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WASHINGTON STREET URBAN RENEWAL PROJECT

SITE 5C

ARCHAEOLOGICAL/HISTORICAL

SENSITIVITY ANALYSIS

REPORT

Prepared For:
Public Development Corp.
161 William Street
New York, N.Y. 10038

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March 1986

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INTRODUCTION

This report is a site-specific archaeological and historical sensitivity evaluation for the Site 5C parcel of the Washington Street Urban Renewal Area.

This lot-by-lot sensitivity evaluation was prepared at the request of the Public Development Corporation and the Landmarks Preservation Commission as a basis for developing a testing and evaluation program which would meet the needs of the Landmarks Preservation Commission and the New York City Board of Education.

The previous Phase IA Sensitivity Evaluation provided by Kirkorian and Tidlow (1984), documented the general history of the project area and highlighted the former presence of 18th century taverns, gardens and a pottery workshop immediately to the east and adjacent to Block 138. The report also indicated the possible presence of historic landfill deposits, as well as the remains of various fill mechanisms, including bulkheads, and the possibility of ship hulls which might have been put in place as part of the landfilling process.

The current site-specific follow-up report focused on two primary tasks. First, a review and synthesis of available primary documents, documented studies and primary resource maps, in order to provide an itemized lot-by-lot account of the changing land use, occupational and ethnic history of Block 138 in order to establish whether or not potential archaeological resources such as wells, cisterns or privies from a discrete period, group or activity characteristic of the site's

inhabitants, might be encountered.

Secondly, by utilizing both boring data and documented foundation depths provided by existing building records and boring logs, an evaluation of the nature and extent of past impacts on any of the lots or streets within the project impact area could be determined. The focus of this impact analysis was the reconstruction of the vertical relationship of the original historic surfaces relative to the subsequent depth and area coverage of later basement construction.

This report indicates the potential for survival of buried archaeological resources in the form of a coded sensitivity map (see Fig. 12).

In addition, based on this sensitivity evaluation, it was determined that three areas of significance, limited in scope to a relatively small percentage of the project area are being recommended to reflect the range of variation of expected surviving historic sub-basement resources which may have survived despite 19th and 20th century impacts.

1. Bishop Lane - a post-1790/pre-1795 roadway which existed relatively undisturbed for approximately 200 years;

2. Lots 4 and 5 - which have relatively shallow basement depths (9'-10 1/2') which overlay approximately 4' of historic fill;

3. Washington Street - presence of surviving post-1790 strata as well as possible presence of structural fill-related elements, such as cribbing, wharves and bulkheads.

For a complete description of testing recommendations, see below.

B 142 L 1

The Project Area

Block #138 is bounded on the east by Greenwich Street, north by Chambers Street, west by West Street, and south by Warren Street. Washington Street, de-mapped between 1921 and 1939, formerly ran parallel to Greenwich and West Streets through the project area. Bishop Lane, which dates back to the eighteenth century, was a cartway which formerly ran north-south through the eastern portion of Block 138. Most of the former buildings were demolished in 1969 and the block has most recently been utilized as a parking lot. One brick structures remains standing (179 West Street), however, it is not within the impact area.

Physical Setting

The Site Survey Map (Lovell & Belcher 1985), was consulted to determine the physical characteristics of the project area block. Elevation above sea level on Greenwich Street (according to Manhattan Datum) is approximately 11 feet. The block slopes to the west and the elevation at West Street is approximately 4 feet. Washington Street averages 7.5 feet, and drops approximately 2.5 feet along its eastern edge.

The sidewalks are asphalt and earth and described as "in poor condition". Roadways are asphalt or asphalt and concrete "in poor condition". The curbs are granite slabs also "in poor condition".

VISUAL INSPECTION OF THE PROJECT AREA

On Thursday, the 24th of October, members of the Greenhouse

Consultants, Inc. staff visited the Block 13B site in Lower Manhattan. The entire project area is presently in use as a parking lot, and there are no standing structures remaining within its boundaries. Although Washington Street is no longer open, its former line can be seen by the presence of granite paving blocks on the surface. There is no surface evidence of Bishop Lane. The site presently slopes from a high point near Greenwich Street to the lowest areas near West Street. The most recent topographic data from the site survey map (Lovell & Belcher 1985), indicates that the entire slope is approximately 7 feet. Nearly 3 feet of this drop occurs across a distance of about 20 feet immediately east of Washington Street. This steeper slope is particularly evident on the ground.

SUBSURFACE CONDITIONS

Department of Water Supply, Gas and Electricity maps were consulted to determine the extent of disturbance cause by the installation of public utilities such as sewer and water mains, steam, gas and electrical lines beneath the present streets. The deepest disturbance beneath Chambers Street is a 20" water main, installed in 1870. The depth of cover is 4 feet, therefore the line has cut through approximately 6' of fill. Disturbance under Warren Street is 5 1/2' deep, caused by the installation of a 10" steampipe. The greatest depth of disturbance is beneath Greenwich Street, where 10 1/2' has been cut through to install a steam line. There is also a 21" sewer line beneath Washington Street, but the exact depth of fill is unknown. Based on the depth of the sewer line beneath Chambers Street, which the

Washington Street sewer empties into, however, the depth can be estimated at not more than 5 feet below surface. This would indicate a maximum disturbance of 7 feet of fill.

STREET HISTORY

Documented historic structures and early street names of this area date back to the mid-late 18th century. Chambers Street was named for John Chambers, a prominent lawyer, corporation counsel, alderman, Supreme Court Judge and officer of Trinity Church between 1727 and his death, circa 1765. Chambers and another lawyer, John Murray, were commended by the Common Council and given the freedom of the city in 1728 for having done legal work on the Council's behalf (Moscow 1979). Chambers Street was paved to Greenwich Street by 1761 (Subsurface Conditions Map 1939).

Warren Street was named for Admiral Sir Peter Warren, an Englishman who acquired a vast fortune through the capture of 24 enemy French and Spanish ships. He owned approximately 300 acres in Greenwich Village in 1744. The street was named after him by the Trinity Church Corporation, of which he was a member. Warren returned to England, became a member of Parliament, and was buried in Westminster Abbey (Moscow 1979). Warren Street was paved to Greenwich Street by 1750 (Subsurface Conditions Map 1939).

Greenwich Street was so named because it was the road that led to Greenwich Village, when "the Village" was out in the country. The name Greenwich is first mentioned in city records

on March 28, 1713. Greenwich was also the name of a mansion built by Admiral Sir Peter Warren, after which "Greenwich Village" was named (Moscow 1979). Greenwich Street was proposed in 1729 but was not regulated and opened until 1784 (Kirkorian & Tidlow 1984:8).

Washington Street was named for George Washington. The street was proposed in part by 1785 and was named and opened by 1797 (Subsurface Conditions Map 1939). This street was also known as "Low Water Street" in many late 18th and early 19th century deeds. The street was paved with Belgian blocks and the area of Washington Street within the impact area was officially demapped between 1921 and 1939.

It is not known how Bishop Lane was named, but it is surmised that the name relates to Protestant Episcopal Church ownership. In a 1795 deed, mention is made of a "free cartway of 9 feet wide running through the middle". This "cartway" became Bishop Lane on subsequent maps and atlases.

LANDFILL SEQUENCE OF THE PROJECT AREA

The combined maps and deed sources provided a basis for reconstructing the landfill sequence in this former shoreline sector of Manhattan.

Abraham Wilson purchased Lots 1-43 from the Protestant Episcopal Church in 1790, although the deed was not recorded until July 31, 1793 (L 49 P. 164). His land, within the project area, was bounded easterly by Greenwich Street, southerly by Warren Street, northerly by Chambers Street and extended westerly into the Hudson River 200 feet from low water mark (Washington

Street). The project area was initially part of the "West Ward" of Manhattan. In the 19th century, it was part of the third ward and today is part of the fifth ward.

Early maps and atlases revealed that the extreme eastern portion of the project area was fast land with the original shoreline running at an angle between Greenwich and Washington Streets. The Barnitz Pier Map (1856) additionally indicated that the area of Bishop Lane was included in this fast land. When buying water lots, the owner assumed responsibility for creating land by a date stated in the deed. As New York City grew and health hazards caused by stagnant water were better understood, the city imposed even more constraints upon the creation of land.

Abraham Wilson filed a petition on March 17, 1790, requesting that a bulkhead be constructed at Warren Street so he could proceed to fill (Kirkorian & Tidlow 1984).

In all likelihood, Wilson began to fill Block 138 immediately. Deed evidence proves that land extended west beyond Washington Street by 1792 (L 48 P. 228) and that the extreme western portion of the project impact area was fast-land by that time. The residue of Block 138, located west of the project impact area and extending to West Street, was almost entirely filled by 1797 as evidenced by the Taylor-Roberts map of 1797.

Further corroborating evidence of the speedy filling in process of Block 138 was located in a deed dating to 1795, which spoke of the existence of a "cartway 9' wide" parallel to Greenwich and Washington Streets, which later became known as Bishop Lane (L 52 P. 202). The Street Openings and Closings Map

indicated that West Street was officially opened in 1828, although Stokes stated that it was passable, although in poor condition by 1800 (Stokes Vol. 4).

HISTORIC OVERVIEW

17th and 18th Century History of the Project Area

Block 138 was part of the approximately 62 acre farm north of the Dutch West India Company's Bouwerie, which was granted to Roelof Janssen (Jansz or Jansen), i.e. ("Jan's Farm"), in 1636 by Governor Van Twiller. "The property boundaries were roughly from Warren Street north along Broadway to Duane Street, thence northwest a mile and a half to Christopher Street" (Kirkorian & Tidlow 1984:5). After Janssen's death, his widow, Annetje, married Dominie Bogardus, spiritual leader of New Amsterdam, who immediately took charge of his wife's property. The farm became known as the "Dominie's Bouwerie".

A lease dated May 17, 1639 stated "that the Reverend Everardus Bogardus leased (the farm or part of the farm) to Richard Brudenell a tobacco house and plantation with a water dog, gun and powder" (Putnam 1889:136).

On August 14, 1642, Bogardus leased the farm to Roger (or Rufus) Barton for 5 years, terminating in 1647. "Bogardus reserved a pasture for his own cattle and Barton promised to construct a house on a site selected by Bogardus" (Ibid:137).

After Bogardus drowned along with Governor Kieft during the ill-fated voyage of the "Princess", Annetje Jans moved to Fort Orange in the Colony of Rensselaerswyck but kept her property in

Manhattan. The lease to Roger Barton expired and the next tenant, Egbert Woutersen, kept it only for a short period of time. On November 1, 1651, it was leased to Evert Reis until 1658.

On July 4, 1654, Governor Pieter Stuyvesant confirmed Wouter Van Twiller's original grant to Roelof Jansz, and recognized Annetje's rights. Jan Van Lieden was the next tenant.

In 1664, Colonel Richard Nicolls took possession of New York for the English. On March 27, 1667, Nicolls confirmed the title of Annetje Jans' heirs to the farm. Prior to this confirmation, a suit was instituted on behalf of Annetje's estate against Thomas Wandel for rent due her according to a "lease running from April 1, 1657 to April 1, 1665" (Ibid:153).

In 1670, Governor Francis Lovelace purchased Annetje's land and added it to the "Company's Bouwerie" - it now being called "the Duke's Farm". With the brief reversion of the colony to Dutch power, Governor Lovelace abandoned his holdings, while Governor Lovelace's tenant, Dirck Siercken (Seckers) remained in possession of the Duke's Farm.

When the colony reverted to the English in 1674, all of Lovelace's property was confiscated by the Duke of York, who claimed a debt of 7000 pounds owed to him. "The whole was, henceforth, comprised under one title, which was altered from the 'Duke's Farm' to the 'King's Farm' and later to the 'Queen's Farm' when Queen Anne began her reign" in 1702 (Ibid:154).

The aforementioned Dirck Siercken maintained his tenancy throughout the changes in ownership of the land. "After his

death, his widow married George Ryerssen, who was occupant of the farm in 1705" (ibid). At this time, Queen Anne granted the Queen's Farm to Trinity Church. The Company's Bouwerie and the Dominie's Bouwerie disappeared altogether into the boundaries of the Church Farm. At the time, none of Annetje's heirs protested the takeover. It was only 68 years after the sale to Lovelace and 31 years after Queens Anne's grant to Trinity Church that the descendants "began to protest the occupancy of Trinity Church....

"The history of the repeated suit is long and involved, and no court has sustained the claims of the 'heirs'..." (Ibid:156).

In later years, the existing land and adjacent water lots were sold off by the Protestant Episcopal Church (Trinity Church) "after the city and the church agreed on specific rights and actions dictated by the Dongan Charter" (Kirkorian & Tidlow 1984:5).

For a complete documentation of the landfilling sequences of the entire Washington Street Urban Renewal Project Area, see Kirkorian & Tidlow 1984.

"According to the Grants of Land Under Water located in the N.Y.C. Topographic Bureau, Trinity Church was given the underwater rights with the provision that any subdivision of the property would entail the creation of 2 streets at high and low water marks (Greenwich and Washington Streets, respectively) and a third (West Street) to the west and running parallel to them." (MCC V:330-331) (Kirkorian & Tidlow 1984:7).

Greenwich Street was proposed in 1729 but was not opened until 1784. An ordinance was passed in 1802 for the filling of Washington Street from Hudson Market to Warren Street. West Street was not formally opened until 1828, although Kirkorian &

Tidlow suggest that Block 138 would "have been bounded to the west by a passable West Street as early as 1817" (ibid:8).

Abraham Wilson purchased the eastern half of Block 138 in 1790 although much of it was land under water at that time. The deed was not recorded until 1793 (L 49 P.145-174).

VAUXHALL GARDENS/TAVERN

The initial Phase I study by Kirkorian & Tidlow (1984) noted the presence of first, at least two 18th century taverns and subsequently, a late 18th century pottery workshop on the site of one of these taverns directly across Greenwich Street from the project area. Furthermore, despite the fact that these 18th century locations were outside of the project area, it was suggested in the Phase I report that the tavernkeepers and potters may have utilized the Hudson Riverbank as a disposal area. If this indeed took place, then the possibility exists that the embankment under the eastern edge of the project area may contain chronologically distinct and isolated deposits. However, it must be noted that given the documented contemporaneity of land filling activities discussed in detail below, these occupation and/or pottery production by-products could just as likely have been deposited anywhere in the vicinity of the project area. Nevertheless, from the available documentary evidence discussed below, if encountered, these sub-basement fill deposits could contain diagnostic cultural materials from the mid-late 18th century, if not earlier.

The earliest landmark near the project area (Site 5C) was a tavern and gardens in existence by 1735, called "Bowling Green".

It was called "old" Bowling Green probably to distinguish it from the Bowling Green near Battery Park (Kirkorian & Tidlow 1984). The tavern and gardens were located near the northeast intersection of Greenwich and Warren Streets, across Greenwich from the impact area. This would have been the southwest corner of the 17th century Annetje Jan's farm.

By 1759, the tavern was known as "Mount Pleasant" and John Marshall was its proprietor (Stokes 1915-1926). By 1762, it had changed hands. John Erkin was the new proprietor and the tavern was known as "Spring Gardens" (Kirkorian & Tidlow 1984). In 1764, Samuel Fraunces took over the property and renamed it "Vauxhall Gardens" (Stokes 1915-1926). Fraunces leased the property to a Major James, who used it as a residence. By 1768, Fraunces was again the proprietor of the tavern (Stokes 1915-1926). Fraunces sold the property to Erasmus Williams in 1774, who changed the name back to "Mount Pleasant" (Stokes 1915-1926). According to Bayles (1915), a second Vauxhall was established at another location circa 1800. Bayles also significantly mentioned that the first tavern was converted into a pottery (Bayles 1915:218).

A second 18th century tavern was identified in the vicinity by Kirkorian & Tidlow (1984). Called "Sherman's Mead House" on the 1735 Plan of the City of New York, it was located "on or near present Greenwich Street where it intersects with Warren or Chambers Street" (Kirkorian & Tidlow 1984:7).

THE POTTERY

Available documentary sources provide a sound basis for establishing the duration and nature of production at the

aforementioned pottery workshop.

As mentioned above, Bayles (1915) stated that the tavern at Vauxhall Gardens was converted into a pottery. This probably occurred circa 1790. Abraham Wilson, owner of the land within the project area, had previously bought 16 lots on an adjacent block. This block included the Vauxhall Gardens and was purchased from the Protestant Episcopal Church on July 1, 1789 (Stokes 1915-1926). Wilson apparently began pottery production immediately, as he is listed in the 1790 City Directory as the operator of a "Queens Ware Manufactory" at Vauxhall (Kirkorian & Tidlow 1984:16). The 1791 directory listed Wilson as a stoneware manufacturer. In 1792, Thomas Oakes bought the Pottery and ran it until 1801 (Ketchum 1967). Oakes was producing brown earthenware at Vauxhall, with James and Abraham Wilson Jr. (Ketchum 1967). The Vauxhall Pottery was identified as 90 Warren Street for the first time in the 1794 Directory (Kirkorian & Tidlow 1984). The 1798 Directory was the last to list Thomas Oakes at 90 Warren Street. Further research on the history of the Vauxhall Pottery block (located outside the project impact area) would be necessary to complete the documentation of the pottery.

As was the case of the tavern, it is quite likely that wasters or broken goods associated with the pottery were dumped "over the bank", either as primary refuse or as part of a land filling process.

19th and 20th Century Chronology: Sources

Several 19th and 20th century maps and atlases were

consulted to determine the individual lot histories of Block 138. These maps varied as to the level of information offered. The earliest 19th century map was the Bridges 1807 Commissioner's Plan which proved to be of limited utility, as no structures are depicted on the map. The various insurance atlases dating from the mid-19th century through the 20th century proved to be of greatest utility, containing much information relevant to the nature of structures present and their function. The Viele (1874) topographic map contained the most accurate topographic detail of the block, showing the eastern portion of the block as riverbank while the western portion was under water.

Various other sources of data have contributed to the lot history chronology. The Minutes of the Common Council, Building Records in the Municipal Archives, deeds, mortgages and the Index of Reindexed Conveyances were consulted. The Longworth, Eliot, Shoemaker and Doggett N.Y.C. Directories listed the occupants of a particular lot as well as the functions of the structures. The Phase I Archaeological Impact Report for Sites 1A, 1B, 5B and 5C, Washington Street Urban Renewal Area by Historic Perspectives (Kirkorian & Tidlow 1984) was also utilized.

The insurance maps consulted, housed at the New York Historical Society and the New York Public Library, were as follows: Perris 1852; Perris 1857-1862; Lloyd 1867; Robinson & Pidgeon 1884; Bromley 1891; and Bromley 1905.

Tax Assessment Records housed in the Municipal Archives were not consulted as part of this study as the initial Phase I report prepared by Kirkorian & Tidlow (1984) contained this information.

"This block (138) was wholly included in lands under water

and with the exception of the westernmost portion was conveyed by the City in a water lot grant to the Episcopal Church, September 30, 1773" (Block Index of Reindexed Conveyances, Vol. 16). A portion of this block did contain fast land and the reference "wholly included in lands under water" must refer to the property as being shoreline. The Rector and Inhabitants of the City of New York in Communion of the Protestant Episcopal Church in the State of New York conveyed Lots 1-43 to Abraham Wilson in a deed recorded on July 31, 1793 (L 49 P. 164). From herein, the individual lots changed hands singly or in small groups and will be discussed separately below (see Appendix III).

19TH CENTURY OCCUPATIONAL HISTORY

A lot by lot survey through time revealed several shifts in the nature, density and economic character of the block. At the same time, this review did not permit the identification of a distinct ethnic or economic composition for any one period or location within the project area.

Early 19th century City Directories revealed that the sequence of settlement on Block 138 concentrated on Greenwich Street and the northeastern side of Warren Street. An examination of surnames confirmed that no specific ethnic affiliations could be determined.

Block 138 was indeed a microcosm of the City of New York during this time period. During the first two decades of the 19th century, the block, bounded by Greenwich, Chambers, Washington and Warren Streets, was composed of a series of small

businesses, boardinghouses, and residences. Included on the block were a smith, chairmaker, watchmaker, painter, dyer, grocer, a livery stable, two teachers, a dry goods store, shoe store, several merchants, two porterhouses and at least one boarding house and one residence.

A water color by the Baroness Hyde de Neuville (see Plate 1) shows the corner of Warren and Greewich Streets in January, 1809. "It is a middle-class neighborhood slightly down at heel" (Kouwenhoven 1972:113).

By the mid-19th century, the entire project impact area was heavily populated. It was still an area of small businesses, residences and boardinghouses, however, although there was a smattering of light industry in the form of a brass manufactory and a distillery. Many business people appeared to reside at their workplace.

Many of the same types of small commercial establishments which appeared in the early 19th century continued into the mid-19th century. For example, smiths, painters and paint stores, grocers, porterhouses, several boardinghouses and many shoe stores still existed. Additionally, there was an increase in the number and types of business establishments. By mid-century, the project impact area also included several liquor stores, an eatinghouse ("colored"), a large mahogany yard, two tailors, a coffee merchant, bakeries, a "provisions" store, a "builder", a brass manufacturer, distillery, and hosiery, millinery, fur and drug stores.

The block was not occupied by any predominant ethnic group.

By 1862, and throughout the late 19th century, the project impact area was entirely commercial with a predominance of food provisioners (fish, fruit, grocers).

There was some light manufacturing of an undetermined nature, as well as drug, hardware and cutlery, and liquor stores. A coffee and spice "mill" was also in existence by 1879.

The 20th century occupation of the project impact area consisted of four, five and six story commercial, structures most of which had multi-usages. Floors alternated occasional living space with stores, offices, storage facilities (warehouses), salesrooms, shipping offices and light manufacturing. A carryover from the previous century was evidenced by provisioners, especially of produce. In addition, the Wells Fargo Company occupied a six story building which covered several lots.

Existing building records show that a building boom occurred between 1874 and 1904. New buildings, five and six stories tall, were erected which covered Lots 1, 2, 3, 6, 7, 11, 15, 15 1/2, 16 and 16 1/2.

SUBSURFACE BORING AND FILL DEPTH RECONSTRUCTION

Two lines of evidence were examined to establish the location and potential survival of 18th century sub-basement fill deposits within the project area. The first was derived from a synthesis of recent and past soil boring profiles. These profiles provided a basis for establishing the depth of historic fill and the topography of the original shoreline below the most

recent building activities. The second line of evidence was derived from the analysis of existing building records which provided a basis for reconstructing the foundation depths of the majority of the most recent late 19th and early 20th century structures. Although the initial Phase I study suggested the majority of the lots had no basements, extensive records are available and in fact document the presence and depth of basements and foundations within the project area. Details for the individual lots are found lot by lot in Appendix III and are summarized in table form in Appendix I. As discussed below, the documented foundation and basement depths provided a basis for establishing the relative depth and thickness of historic fill deposits.

A number of soil borings were investigated to determine the approximate depth of the landfill for the Washington Street Urban renewal Project site 5C. Twelve out of a projected series of thirteen borings were completed during February to April, 1985, as engineering test borings for Public School 234, and these were numbered B2 through B13. The logs from these borings as well as the soil samples taken were made available to Greenhouse Consultants. The boring logs indicated depths of fill ranging from 9.0 to 28.5 feet. The soil samples were visually inspected for evidence to confirm or deny these depths. The depths on the boring logs were confirmed for B2 through B11, but evidence was found in the soils samples from B12 and B13 that indicated that the 9.0 foot depths given in the logs for these two borings were too shallow. Small chips of red brick and mortar were found in the samples down to 20.0 feet in B12 and 18.0 feet in B13. The

following list presents the twelve borings with the revised depths of landfill. All depths are below present surface:

B2: 13.5'	B8: 14.0'
B3: 13.5'	B9: 28.5'
B4: 10.5'	B10: 18.5'
B5: 13.0'	B11: 13.5'
B6: 13.5'	B12: 20.0'
B7: 14.0'	B13: 18.0'

Investigation of records of Rock Data borings in the office of the Manhattan Borough President revealed four additional borings within the vicinity of site 5C which recorded the depth of fill. The list below presents these 4 additional borings with their depth of landfill, with the depths being measured from the present surface:

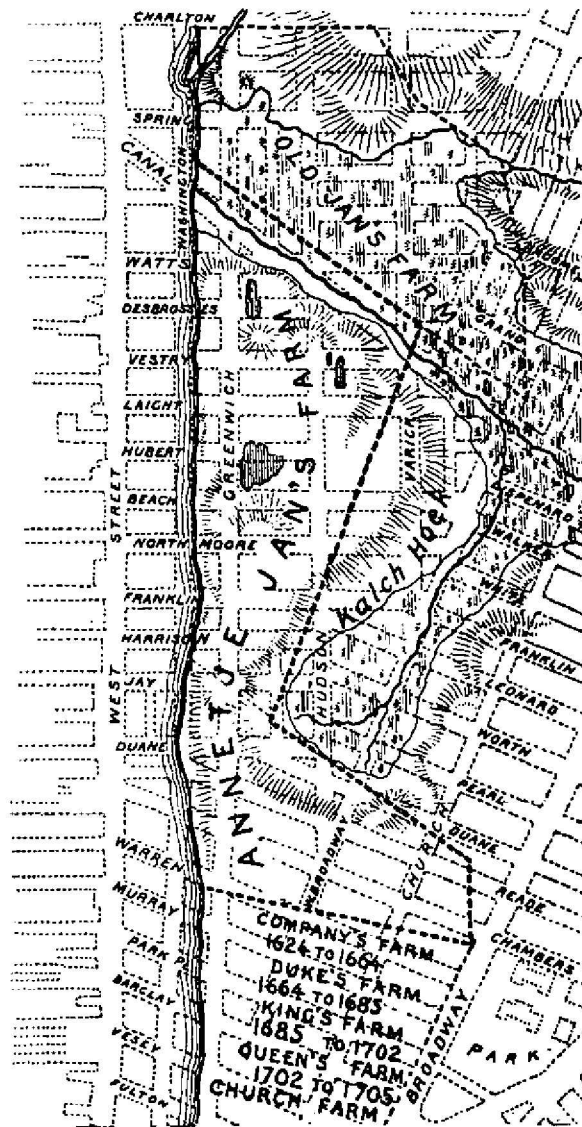
Vol. I, Sheet 7 #10:	25.0'
Vol. I, Sheet 7 #11:	20.0'*
Vol. I, Sheet 7 #19:	20.0'
Vol. I, Sheet 7 #20:	23.0'

(* These are numbered 100, 110, 190 and 200, on Figure 10)

The data from all sixteen borings was entered into a microcomputer which was used to produce Figure 10, the Computer Assisted Subsurface Topographic Map. This map indicates the depth below the present surface of the interface of the bottom of the landfill and the top of the river sands and silts. The interval between the topographic contour lines is one foot, with every other contour line labeled. Figure 10 generally confirms the indications from historic maps, with the shallowest fill recorded near Greenwich Street, about 10.5 to 13.5 feet, and the deepest near the intersection of Chambers and West Streets, 25.0



Figure 1: Site Location on portion of USGS 7.5 Minute Series Topographic Map, Jersey City Quad.



MAP OF THE JANS OR BOGARDUS FARM WITH POSITION
OF THE STREETS INDICATED.

Figure 2: 17th century shoreline and A. Jan's farm lines overlaid on late 19th century street plan (Putnam 1889).

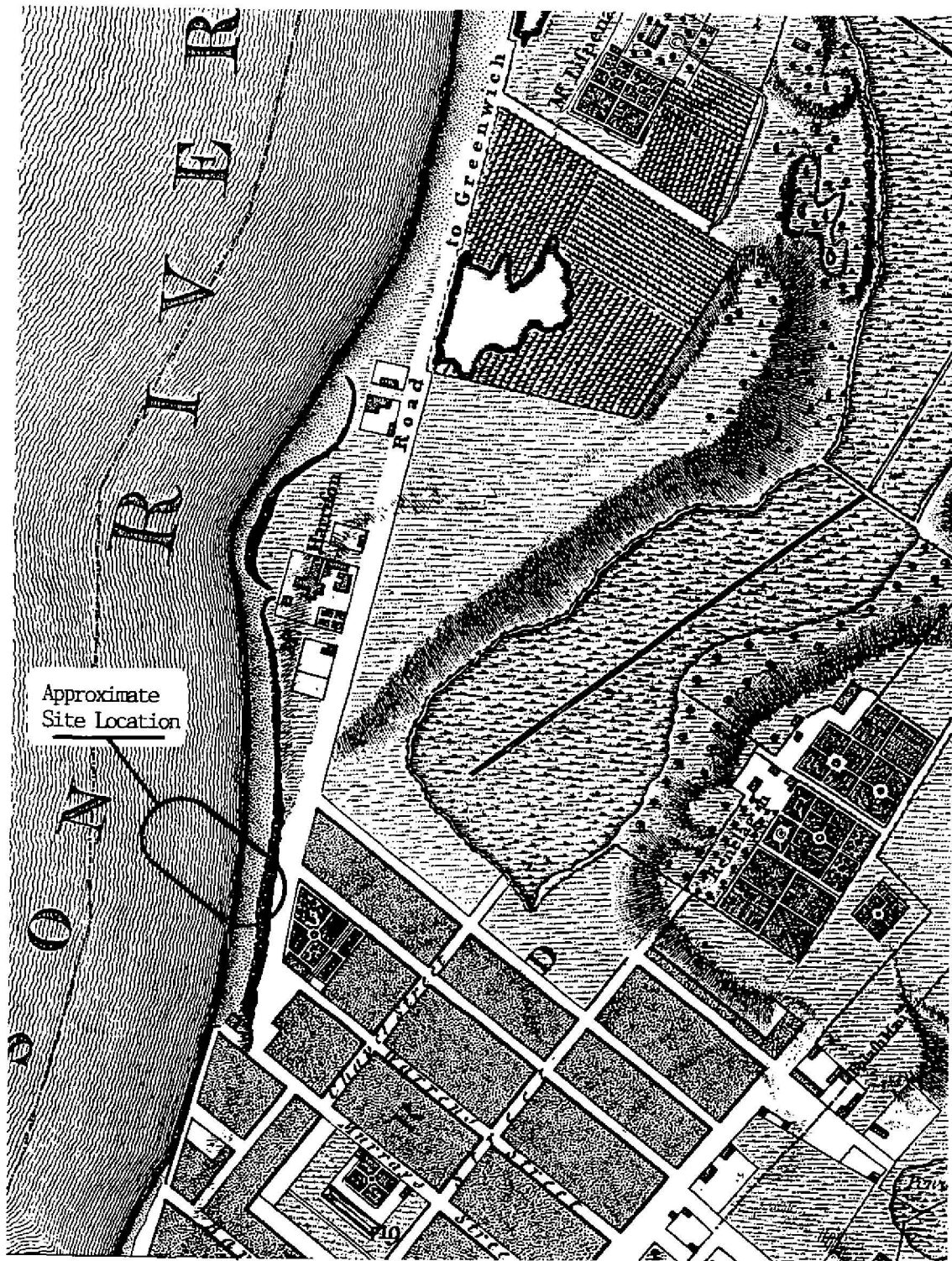


Figure 3: Approximate Site Location on portion of B. Ratzer's Plan of the City of New York, 1766-1767.



Figure 4: B. Taylor & J. Roberts' New and Accurate Plan of the City of New York (1797), with site location.

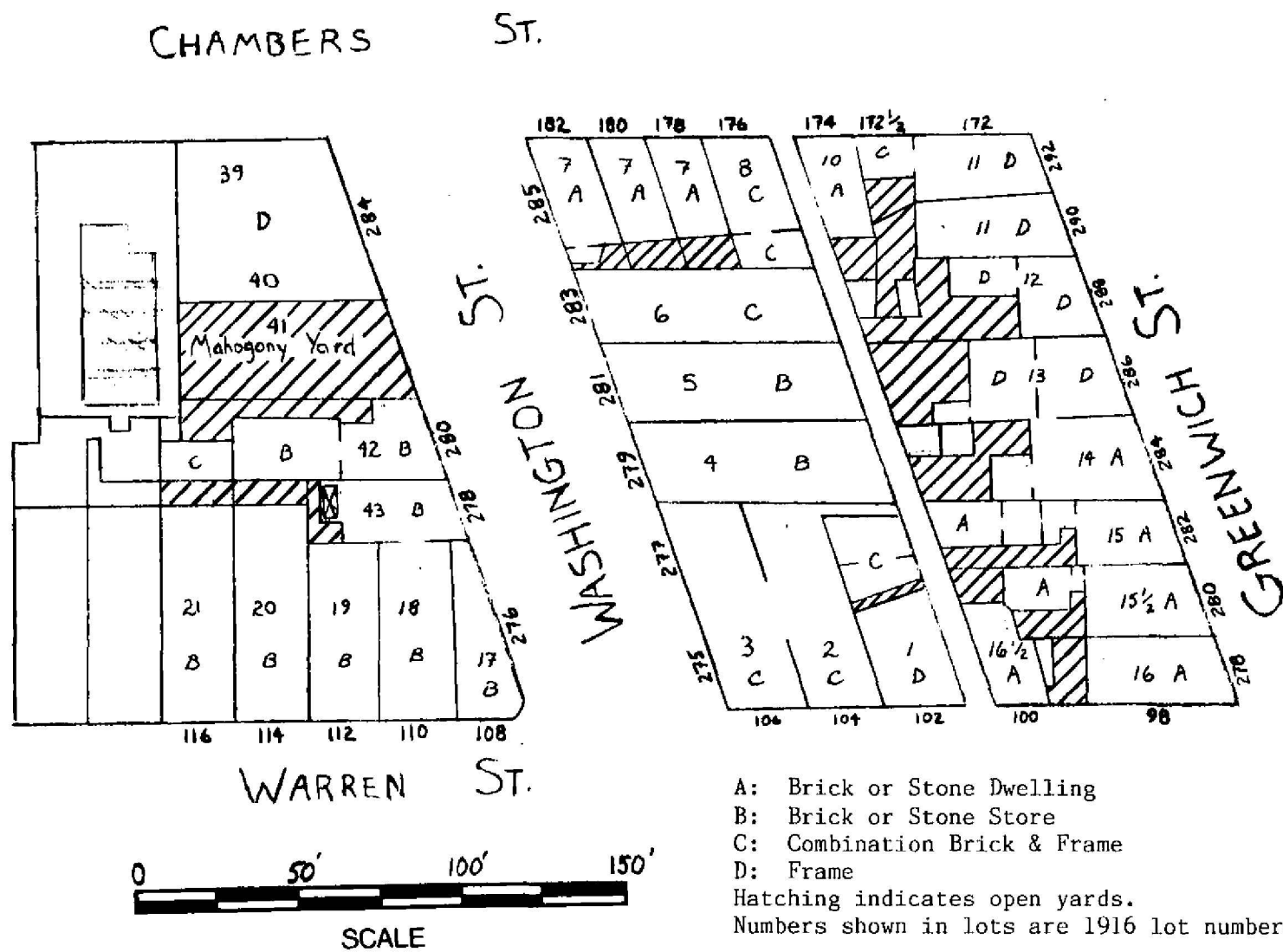
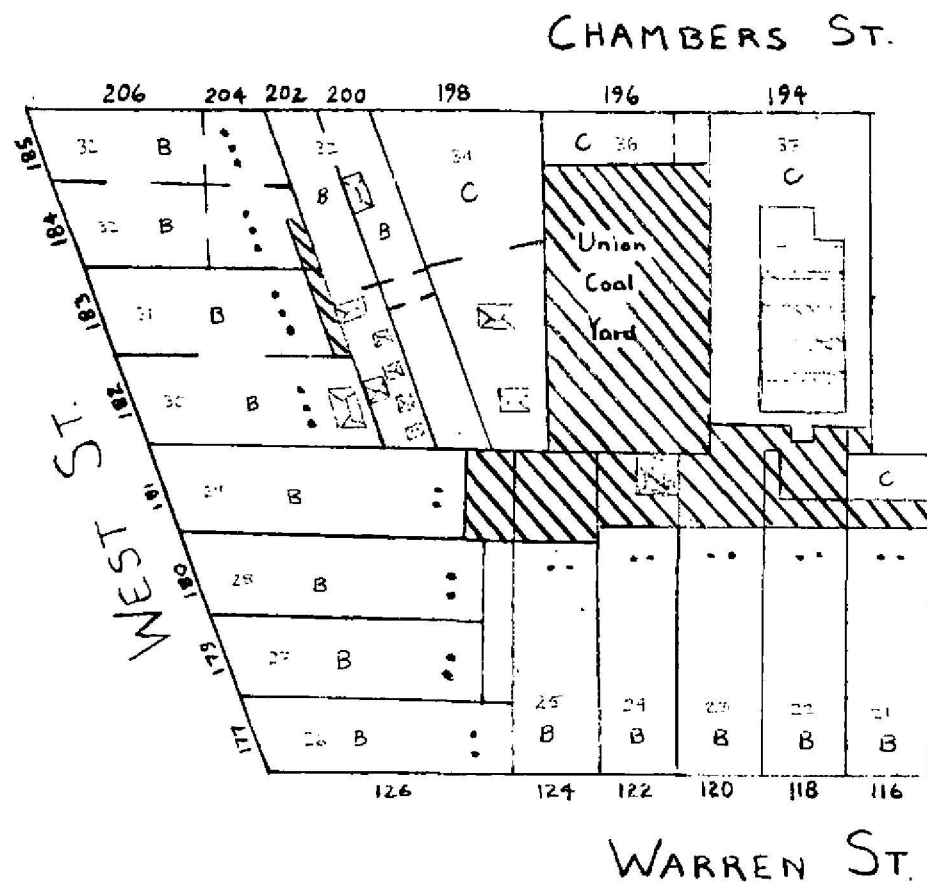


Figure 5: Tracing from Perris 1852.



A: Brick or Stone Dwelling
 B: Brick or Stone Store
 C: Combination Brick & Frame
 D: Frame
 Hatching indicates open yards.
 Numbers shown in lots are 1916 lot numbers.



Figure 5: Tracing from Perris 1852.

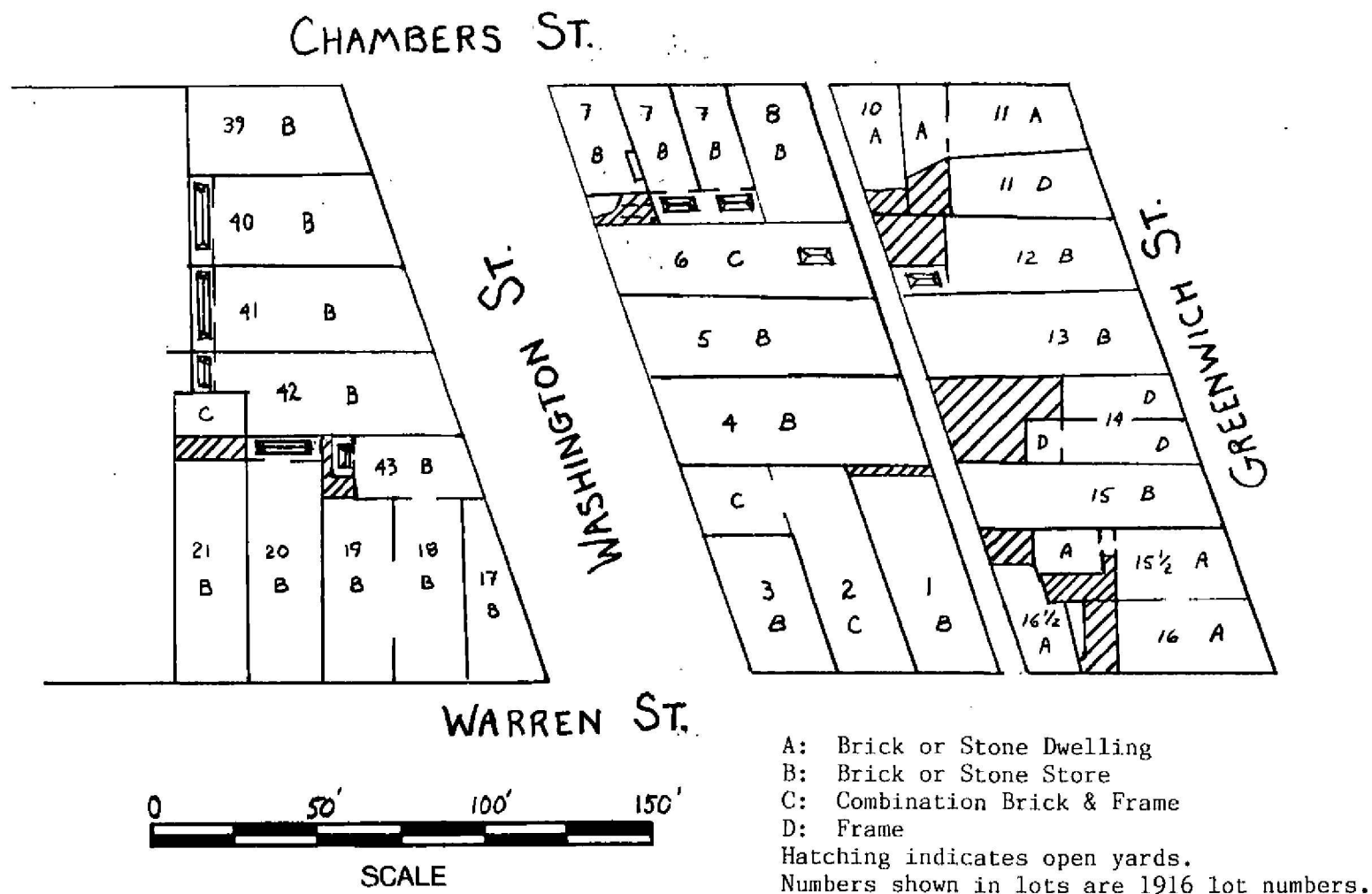
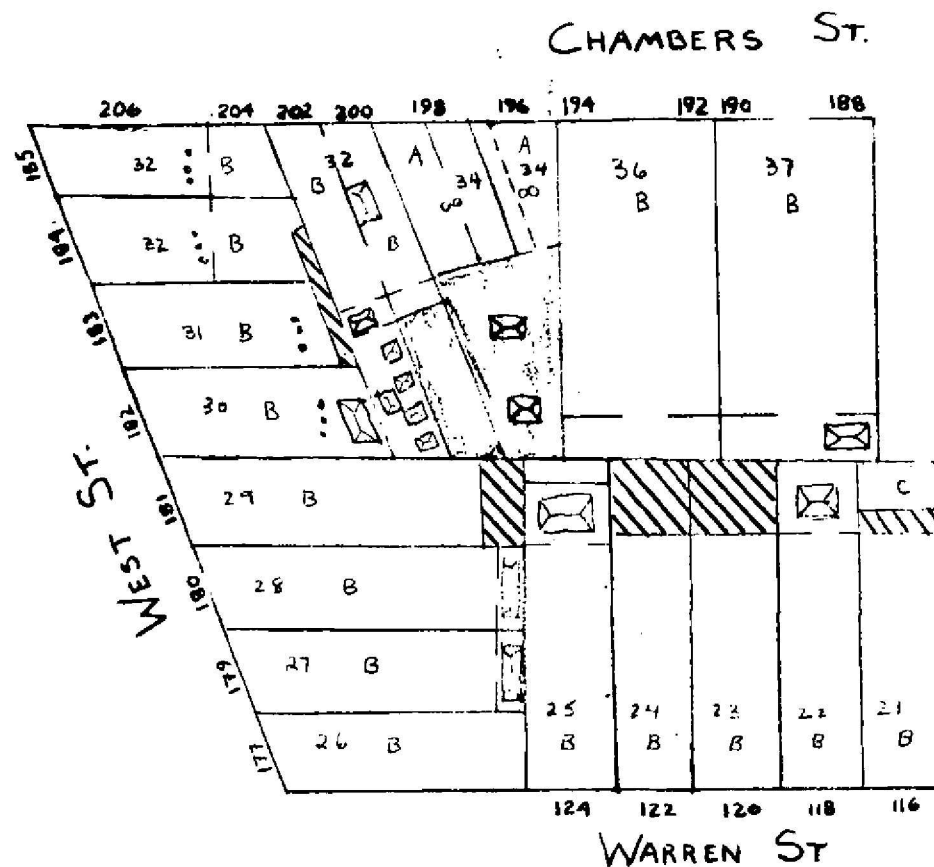


Figure 6: Tracing from Perris 1857-1862.



A: Brick or Stone Dwelling
 B: Brick or Stone Store
 C: Combination Brick & Frame
 D: Frame
 Hatching indicates open yards.
 Numbers shown in lots are 1916 lot numbers.



Figure 6: Tracing from Perris 1857-1862.

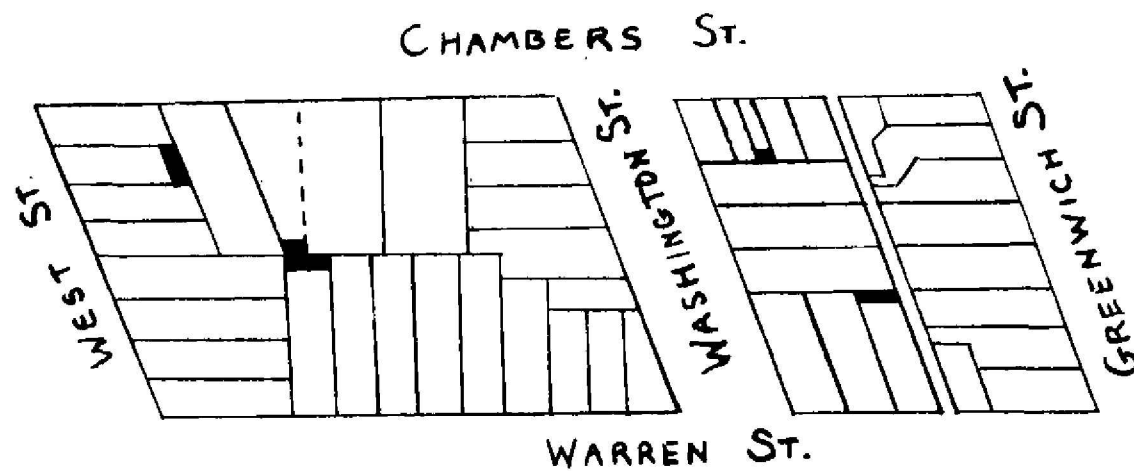


Figure 7: Backyard areas in 1884. Scale: 1" = 100'.
(Robinson & Pidgeon 1884: Vol.4)

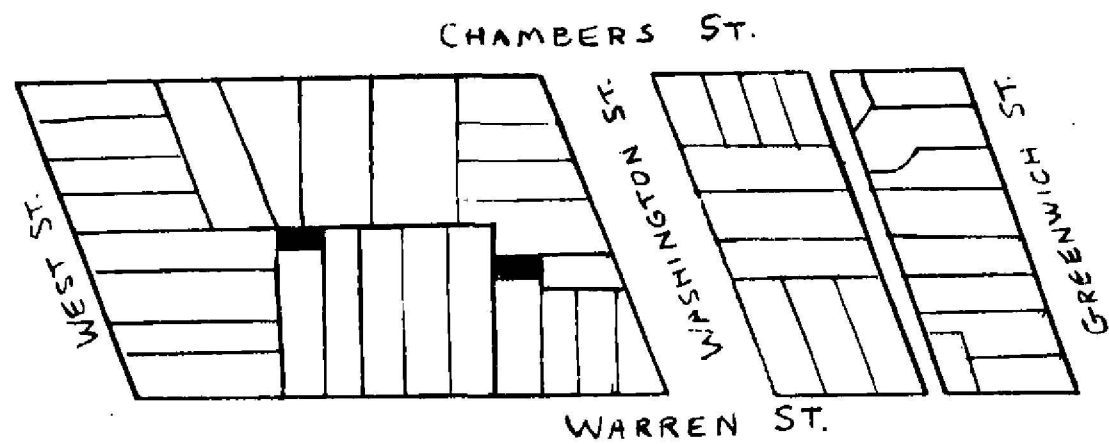


Figure 8: Backyard areas in 1891. Scale: 1" = 100".
(Bromley 1891: Vol.1)

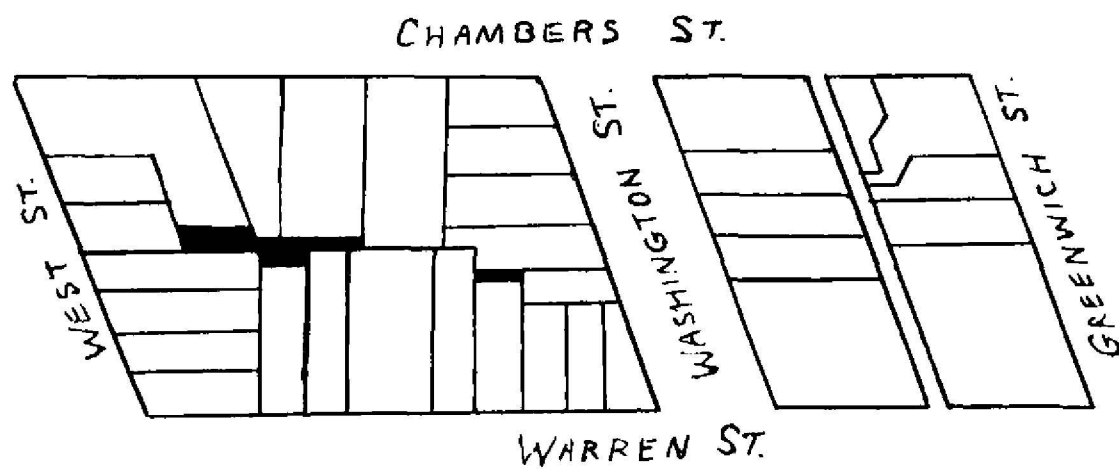


Figure 9: Backyard areas in 1905. Scale: 1" = 100'.
(Bromley 1905: Vol.1)

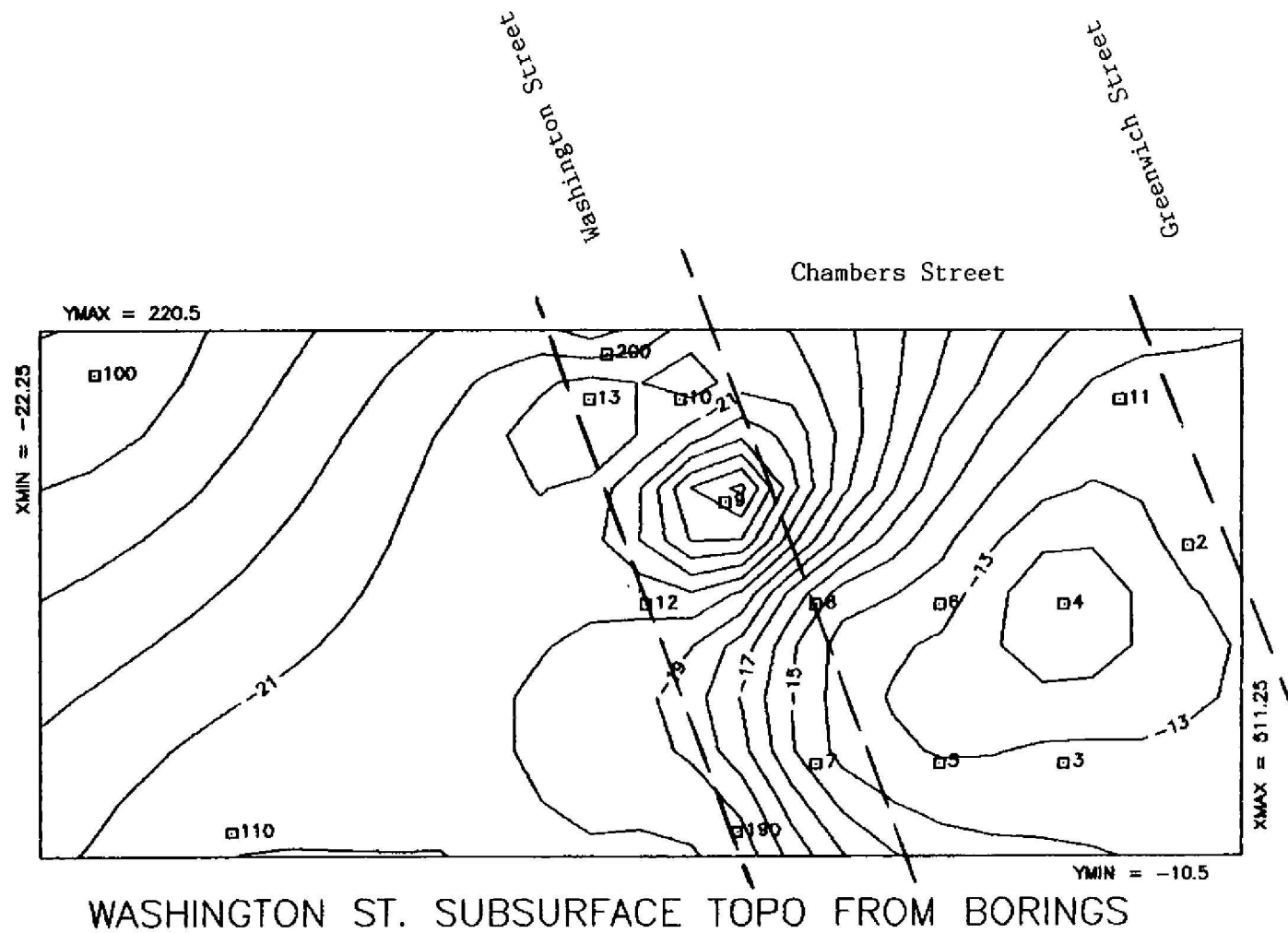


Figure 10: Computer Assisted Subsurface Topographic Map showing former riverbottom surface.

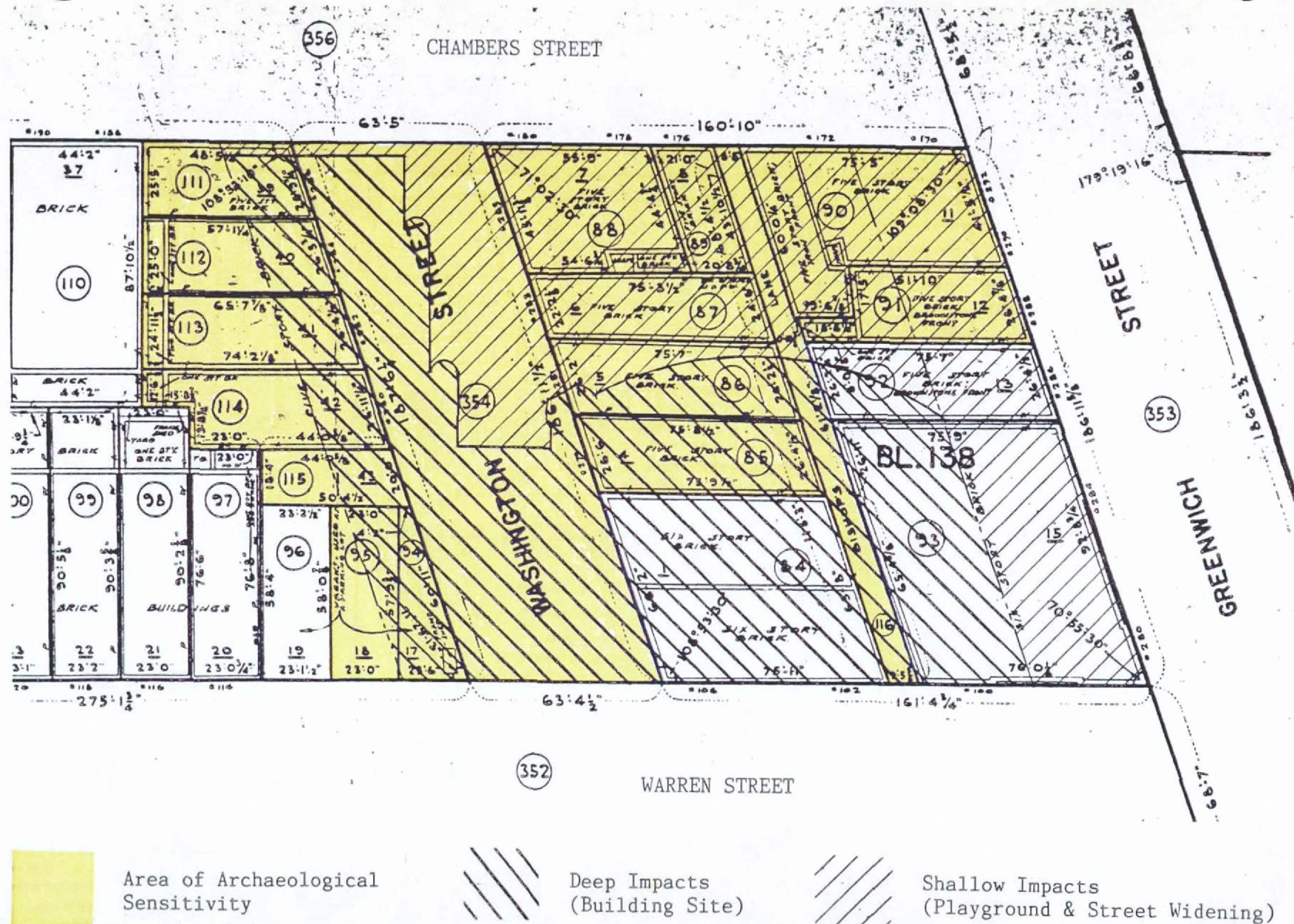


Figure 11: Archaeological Sensitivity Areas and Construction Impacts Overlaid on Damage Map.

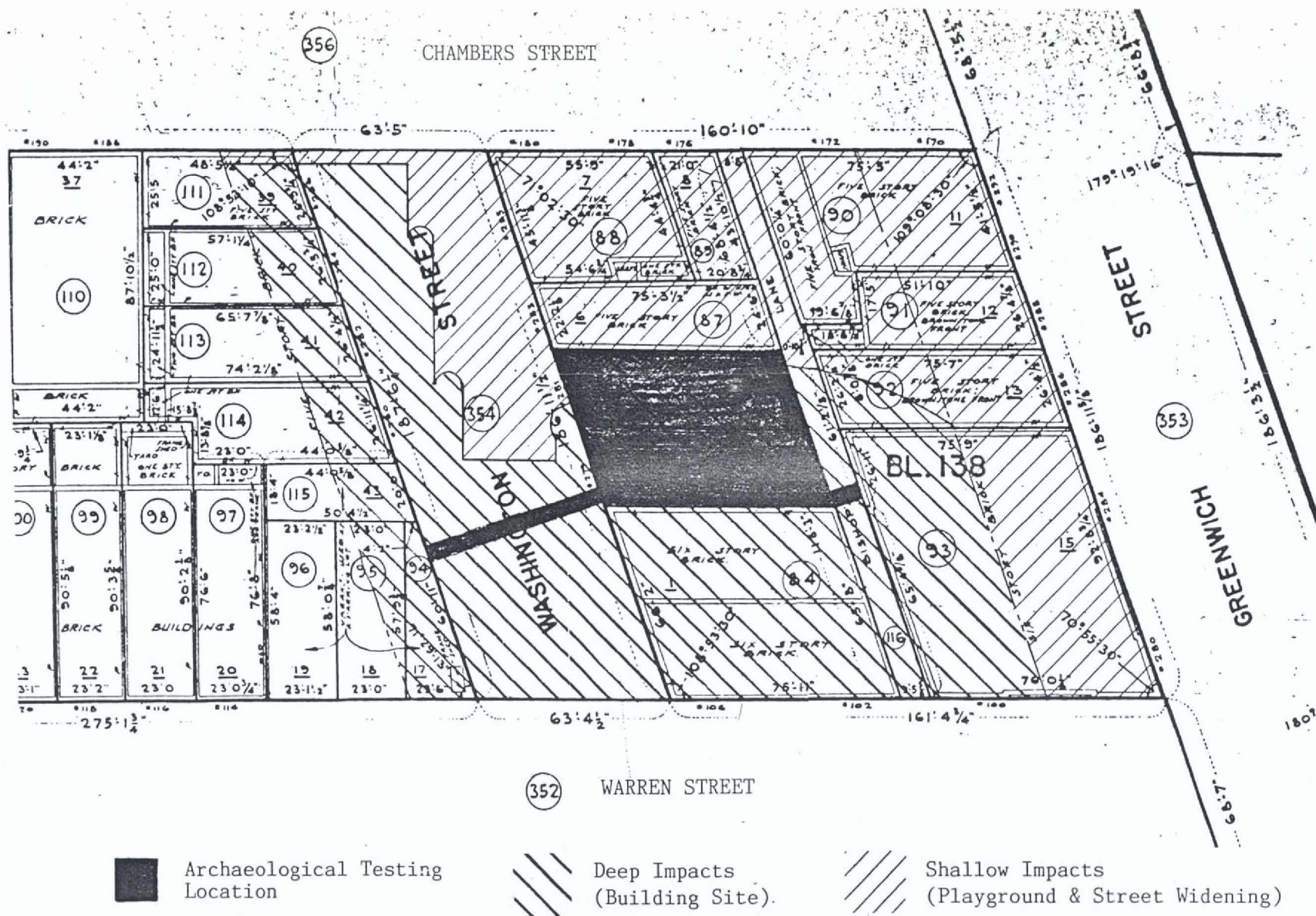


Figure 12: Proposed Archaeological Testing Locations & Construction Impacts Overlaid on Damage Map.

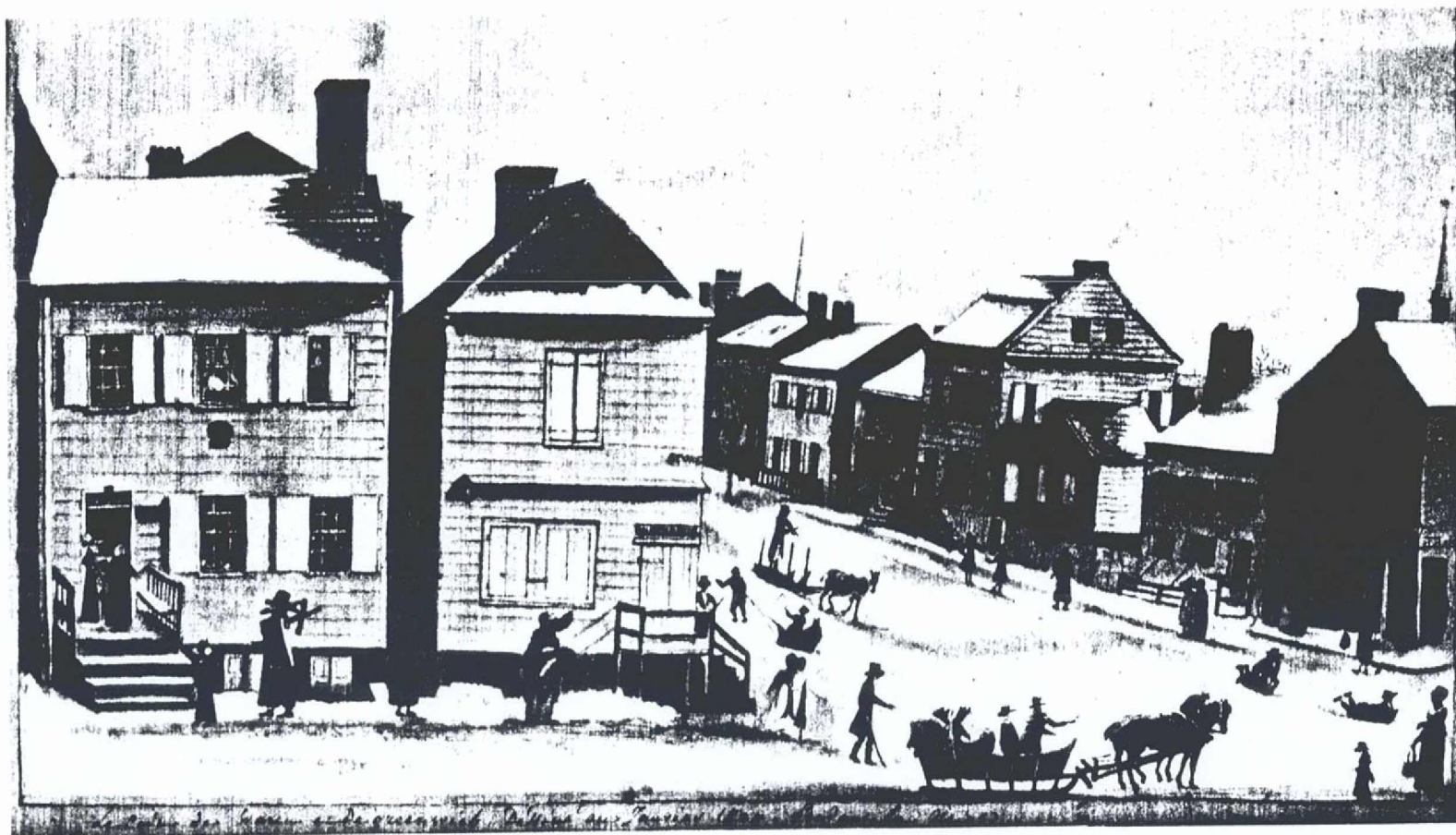


Plate 1: Water-color of Warren and Greenwich Streets, January 1809,
by Baroness Hyde de Neuville (Kouwenhoven 1972:113).

feet. There is one exception to this general trend, boring B9, which showed a depth of fill of 28.5 feet underneath the former course of Washington Street.

SUMMARY OF RESULTS

The purpose of this sensitivity study was to provide a more refined, site-specific recommendation of one of the four areas initially evaluated in the 1984 Phase I Archaeological Impact Report for Sites 1A, 1B, 5B and 5C of the Washington Street Urban Renewal Area. The current evaluation focuses only on the potential survival and sensitivity of possible early historic deposits only within Area 5C, scheduled for development by the N.Y.C. Department of Education. This evaluation in turn has augmented the initial report through the addition of primary data from early deeds as well as building records, which have helped clarify the chronology, location and potential survivability of 18th century landfill deposits within the proposed impact area.

The following summary of results will address three topics: 1) landfill history; 2) defined sensitivity areas based on recent basement versus historic landfill depths; and 3) an assessment of general sensitivity and potential impacts based on the nature and dates of potentially surviving landfill depths.

1: Landfill History: The initial 1984 study suggested, based on 18th century maps, multiple landfill and dumping episodes, prior to the historic extension of the western shoreline through systematic bulkheading and landfilling. While this may be a possibility, detailed analysis of 18th century maps, specifically the 1767 Ratzer Plan and the 1763 Maerschalk

Map show only the presence of what appears to be a natural embankment between the upland bluff areas and the shoreline. The topography in both sources appears to be natural and does not provide a basis for suggesting the presence or absence of landfill activities in this area of Manhattan prior to the documented events of the 1790's. The date and duration of actual landfill activities has been established through combined documentary sources, including original deeds of newly filled areas, the original water lot grants, subsequent deeds as well as petitions to the Common Council for permission to construct bulkheads. Although the initial study referred to relatively long term filling episodes over a 35 year period for the general area, the project specific historic data from this study indicates that the area between Greenwich and West Streets, encompassing parcel 5C, was filled within a 2-7 year period in the decade of the 1790's.

The landfill was undertaken by Abraham Wilson who initially petitioned the Common Council to install a bulkhead in 1790. Similarly, early deed references indicate that the westernmost edge of Washington Street and of the project area was sold as newly-made lots as early as 1792. The combined deed sources therefore suggest that the entire project impact area represented former riverbank as well as made land, which appears to have been filled over a 2 year period by 1792.

Finally, the 1797 Taylor & Roberts Map (Fig. 4) shows the majority of Wilson's original shoreline purchase filled all the way west to what is now West Street, with the exception of the southwest section, at least by 1797. Thus, while the landfill

process to West Street may have lasted until the mid-1790's, the combined cartographic and deed evidence shows the entire project area to have been filled prior to 1792, to at least 50 (or possibly 100) feet west of Washington Street.

There is no basis for speculating whether this landfill process occurred in a single or a multiple series of episodes. Wilson's original petition requested permission to landfill up to the low water mark, which today is Washington Street. The possibility exists, based on the presence of a cartway parallel to and halfway between Washington and Greenwich Streets, that this lane through the center of this landfill block may have been utilized as access for subsequent bulkheading and landfilling processes, but this evidence is speculative. No concrete data exists to project the characterization of the nature of the techniques or materials utilized in this landfill sequence.

2: Defined sensitivity: Given the documented presence of short term and dated landfill deposits beneath the project area, a second focus of this sensitivity analysis has concentrated on the identification of relative basement depths as a basis for identifying a) surviving deep fill deposits; and b) areas of potential impact based on proposed construction activities relative to these indicated sub-basement fill deposits.

The depth of fill throughout the project area was established through the analysis of 16 soil borings and computer assisted topographic maps. When evaluated from west to east, these boring profiles showed the former shoreline to have sloped from a high of 10 1/2 feet below present surface adjacent to

Greenwich Street, to a maximum depth of 25 feet at West Street. This shift in relative depth from east to west occurs in two steps or plateaus. First, a relatively flat area between Greenwich and Warren Streets of between 10 and 14 feet below present grade, with a relatively steep 5 foot slope beneath Washington Street, followed by a more gradual incline of between 20 and 25 feet from the western end of the project area (Fig. 10). This stepping down or subsurface sloping with a steep incline beneath Washington Street corresponds with documentary references to Washington Street as the historic shoreline. These subsurface profiles suggest the presence of historic fill deposits extending 10 and 13 feet below the surface between Washington and Greenwich Streets and the presence of between 10 and 15 feet of historic fill deposits below the 19th century basements between Washington and West Streets. This historic subsurface topographic reconstruction thus provides a basis for projecting the survival of historic fill deposits relative to documented basement depths for the project impact area.

Although not incorporated into the initial 1984 study, this sensitivity evaluation utilized surviving historic building records to document the depths of basement and building foundations for 15 of 25 historic lots within the proposed impact area. Although building records were not available for the remaining 10 lots, the presence of a 6 story structure over five of these 10 lots (Lots 14-16 1/2) suggests the presence of deep basements here as well.

3: Surviving Deposits: As summarized in Appendix I, a review

of surviving building records dating from 1894 to 1932 provide a basis for reconstructing the relative depth of basement and building foundations relative to the documented depth of historic fill deposits. As illustrated in Figure 11, the area of relatively shallow basements appears to correspond with the northern and western portions of the proposed impact area for which majority of proposed impact will be limited to near-surface grading for playground construction. Three lots in northeastern corner (Lots 10-12) adjacent to Greenwich Street, show the potential of surviving historic deposits below relatively shallow basement depths, but current construction plans will be limited in this area to only a widening of Greenwich Street, with the assumption that no deep impacts will be undertaken. The same situation appears for the additional areas of Bishop Lane and Washington Street within the northern half of the project area along Chambers Street.

When the location of deep construction activities is compared to the areas of surviving fill, it is also apparent that deep impacts to surviving sub-basement historic fill deposits will occur in an east-west band across the center of the project area. This will affect three categories of historic subsurface resources: 1) historic Bishop Lane, an 18th century roadway dating to at least 1795; 2) Lots 4 and 5, adjacent to Washington Street; and 3) the southern and western sections of Washington Street itself. Based on these plans, it is also apparent that deep impacts may also occur along the line of historic lots to the west of Washington Street (Lots 17 & 18, and Lots 39-43),

however, as documented, in the reconstructed subsurface topographic map based on boring records (Fig. 10), the historic deposits range between 18-20 feet beneath basement or foundations documented to be 10-12 feet below present grade. Without specific construction specifications regarding the depth and extent of proposed construction, it is impossible to evaluate the nature and extent of potential impacts to deeply buried historic deposits in the western section of the project area. As will be discussed below, given the high water table and the depth of the historic fill deposits, this western section would also represent the most costly and logistically difficult area to test archaeologically.

SIGNIFICANCE AND RESEARCH POTENTIAL

The potential significance of these buried deposits is based on 1) the short time frame documented for this period of deposition (1790-1792), and 2) the previously noted proximity of these deposits to one of New York's earlier local ceramic manufacturing facilities, the pottery of Abraham Wilson, located across Greenwich Street, as well as its previous incarnation as a tavern. The initial Phase I report (Kirkorian & Tidlow 1984) had projected the location of the pottery (90 Warren Street) somewhat east of the intersection of Warren and Greenwich Streets. Further N.Y.C. Directory research conducted for this study indicated the addresses on Warren Street were consistent through time. This would place 90 Warren Street at the intersection of Greenwich Street, directly across from the project area.

The former location of this pottery is significant because its position relates to where and how associated artifacts, in particular ceramic wasters from pottery manufacture, would have been deposited or discarded. As noted in the initial 1984 Phase I report (Kirkorian & Tidlow 1984) and the Landmarks Preservation Commission pilot study (Baugher-Perlin et al 1982), the significance of this early historic landfill deposit focuses on the possible presence of pottery by-products from this workshop in the subsurface landfill. The workshop was located on the former shoreline. Given the contemporaneity of both the post-1790 landfill process and the pottery workshop, it is indeed reasonable to assume that at least portions of the fill may contain artifacts derived from the pottery. Additionally, it is possible that tavern related artifacts dating to as early as 1735 may also be present in the fill.

As pointed out in the Landmarks Preservation Commission pilot study,

"..potteries in particular would leave the durable by-products of the firing process: broken sherds, kiln wasters, kiln furniture, saggers, vitreous brick, ash piles, salts. Dump deposits may be the best way to study the question of what types of wares were made locally. Trace analysis can pinpoint chemical features linking clay vessels to clay sources." (Baugher-Perlin et al 1982:32).

It should also be pointed out that without a complete excavation of the entire landfill area under the projected impact site, the probability of finding discrete and identifiable deposits derived from this workshop and/or tavern activity appears to be statistically low.

It is also important to temper the assumption that pottery

wasters would, by definition, be dumped and discarded and not applied to secondary uses. Work in other urban settings such as Philadelphia, with 18th century pottery making by-products has documented at least two additional forms of secondary re-use for these by-products. Ceramic wasters have been found as road surfacing materials in Yorktown, Va., and as percolation filters at the bottom of cisterns, in Philadelphia, implying the potential presence of a secondary market for these by-products as well as an economic mechanism for their disposal other than as elements of landfill (Beth Bower, pers. comm., Nov. 6, 1985; Bower 1986).

Thus, in evaluating the significance of the potential historic deposits, more stress should be placed upon the utility of the historic landfill for defining a discrete chronological unit and artifact range of variation for this time period, versus the recovery of identifiable materials from this particular workshop.

In sum, the significance of these deposits derives from the short time frame (possibly as limited in range as a two year period) and the fact that, to date, although other fill sites have been excavated on Lower Manhattan, little has been published regarding the mechanism or contents of fill deposits in this area of the city.

Potential Fill Structures and Mechanisms

Based on work at other shoreline sites in Lower Manhattan, and despite the fact that no explicit references to actual fill mechanisms are documented for this block (with the exception of a

petition to build a bulkhead mentioned in the Kirkorian & Tidlow report of 1984), it should be expected that any deep tests which may be recommended by the Landmarks Preservation Commission, may reveal a range of fill mechanisms including wharf grillage, wharves and piers, pilings, platforms, coffer dams, rafts, sheet piling and possible derelict ships (Geismar 1983).

The Issue of Buried Ships

No additional data pertinent to ships beyond that listed in the Kirkorian & Tidlow 1984 Phase I report, was encountered. However, the location and potential presence within the project area of derelict ships can be further clarified based on the more refined sequence of fill history as reconstructed in this report. Using Minutes of the Common Council, and data from the Committee on Wharves and Piers (found in the Municipal Archives), Kirkorian & Tidlow (1984) found references to at least four sunken ships cited between 1817 and 1828. It is pertinent to point out that each of these instances postdate the period of fill of the project area by no less than 25 years, implying that when found, these derelict ships would have been located west of the previously filled-in (1790's) project area. One specific reference (Kirkorian & Tidlow 1984) noted the discovery of large pieces of teak wood (implying the presence of a ship) at the corner of Warren and West Streets, west of the project impact area. Thus, all documented references to the potential discovery of derelict ships involve instances which postdate or were found to the west (in the deeper channel areas) of the filled in shoreline.

In this context, it should be noted that the potential sensitivity of the impact area for possible buried ships, can reasonably be projected to correlate with the original subsurface topography of the western shoreline of Manhattan. As reconstructed from borings (and documented above), the eastern half of the project area (between Washington and Greenwich Streets) represented the area of tidal flux between low and high tide. Only from the mid point of Washington Street to West Street would it have been possible to float a large boat during this time period. Given the dimensions of the Ronson Ship (Soil Systems Inc., 1982), excavated from landfill along the East River, with a keel depth of 11 feet below the main deck for this 18th century vessel, and a vertical height of 15 feet, it must be assumed that any derelict ships used for landfill would have to have been sunk in areas where the modern surface (or depth of fill) is at least 15 feet above the former channel bottom. This condition exists only on the western portion of Block 138, west of Washington Street.

Thus, if they were to be encountered, derelict ships would be expected only west of Washington Street. However, as discussed above, no documentary indications for actual ships being present were encountered.

TESTING RECOMMENDATIONS

Assuming the subsurface survival in the above defined areas of potentially significant post-1790 historic fill deposits of a short time range, it is our conclusion that three localities warrant archaeological testing to establish the presence and

level of integrity of chronologically and technologically significant historic deposits within the proposed project area. The relevance of the potential remains focuses on the survival of sub-basement historic deposits. These three test locations are limited in scope to a relatively small percentage of the project area and are being recommended to reflect the range of variation of expected resources which may be encountered based on the documentary indicators: 1) Bishop Lane - this 1790's vintage roadway existed within the project area parallel to Greenwich Street until the time of demolition and re-paving of the parking lot in 1969. As an historic roadway, this lane may contain both undisturbed, vertically stratified historic deposits as well as construction elements relative to the methodology and technology of historic engineering practices, which have been minimally studied for the western shoreline of Manhattan; 2) Potential deposits beneath historic Washington Street - as in the case of Bishop Lane, the possibility of surviving stratified street paving deposits potentially dating from the 20th century back to the late 18th century, exists for the area under Washington Street; and 3) Lots 4 and 5 in the main building area of the proposed school facility - as indicated in Appendix I, both Lots 4 and 5 appear to have had relatively shallow 9 1/2 - 10 foot basement depths, which overlie at least 4 feet of historic fill deposits. The documents are inconclusive as to the nature of occupation and the identity of the occupants before 1842 in Lot 4, and 1848 in Lot 5 (see Lot Histories). In addition to the presence of surviving post-1790 landfill strata, given the fill

history of the block, it is also reasonable to expect the possible presence of structural fill retention elements such as cribbing, wharves and bulkheads.

The archaeological testing of the Washington Street Site 5C Urban Renewal Project will be accomplished using two techniques in order to recover two distinct data sets. The investigation into the landfill and its associated fill retention structures will be carried out by monitoring the contractor's foundation excavations, while the recovery of the sections through Washington Street and Bishop Lane will utilize preliminary backhoe trenches followed by controlled manual excavation of test units.

The Landfill Under Lots 4 and 5

Examination of the samples from 12 engineering soil borings from Site 5C and the logs from 50 soil borings from the Shearson Lehman/American Express Information Services Center Site revealed that the content of the landfill is reasonably similar on both sites. The landfill under Site 5C can be generally described as brown, slightly silty sand with gravel, brick fragments, wood, cinders, etcetera. The only obvious difference is that the Shearson landfill appears to contain a greater variety of inclusions, but this is probably due to the much larger number of borings taken from that site. Since the contents of the landfill on Site 5C is likely to be generally similar to the samples recovered from the Shearson site, the main purpose of the archaeological testing of Lots 4 and 5 on Site 5C will be to recover information about landfill retention structures (wharves,

piers, bulkheads, sunken ships, etcetera). This will be accomplished by archaeological monitoring of the contractor's foundation excavations in Lots 4 and 5 by a monitoring archaeologist. The backhoe or other equipment used in the foundation excavations and the operators will be supplied by the contractor. The monitoring archaeologist will have the ability to stop the excavation at any point to photograph, record and draw archaeological features for as long as it takes to accomplish these tasks. It may be necessary to call in one or two assistants to expedite the recording. Although it is anticipated that most types of features that could be encountered would require only an hour or two to record, it is possible that excavation would be delayed in Lots 4 and 5 for up to three days. If any discrete deposits are encountered within the landfill, the monitoring archaeologist will have the authority to have a sample taken by the backhoe operator (one or two backhoe buckets should be sufficient) and placed on a nearby surface for screening through 1/4 inch mesh. If no such deposits are encountered, then the only purpose the monitoring program will accomplish will be to accurately record any landfill retention structures or other archaeological features found.

Washington Street and Bishop Lane

The sections through Washington Street and Bishop Lane will be initially investigated by cutting two trenches completely across the streets at right angle to their axes, utilizing a backhoe and operator supplied by the contractor. When the trenches have been cut through the lowest street surface

identifiable, their sections will be photographed, drawn and recorded. When this has been accomplished, the monitoring archaeologist and/or Principal Investigator will select the best portion of each section and one 5 ft. x 5 ft. test unit will be positioned adjacent to the selected portions. These two test units will be screened through 1/4 inch mesh. It should be possible to excavate these manual units simultaneously with at least part of the monitoring activity, in order to create the minimum delay for the contractor. See Figure 12 for the location of the proposed archaeological testing areas.

These testing recommendations vary in location and extent from the initial Kirkorian & Tidlow 1984 report, due to the analysis of more evidence regarding the extent of historic 19th and 20th century basements, as well as a more recent definition of proposed impacts. Two areas originally recommended for testing in the initial report are not reiterated here: the first, a former 19th century building on West Street (See Kirkorian & Tidlow 1984, Fig. 36), is outside the present project impact area. The second, proposed deep cuts next to Greenwich Street (ibid), cannot be recommended as designs and specifications presently available do not indicate deep construction impacts for this location.

ADDENDUM: WASHINGTON STREET URBAN RENEWAL PROJECT

This section of Block 138, consisting of Lots 19-32, 34, and 36-37, bounded on the north by Chambers Street, on the south by Warren Street, on the west by West Street and by Lots 17-18, and 39-43 on the east, is outside of the present project impact area and therefore will not be impacted by the planned construction. This addendum provides individual lot histories for this area, followed by an assessment of the potential archaeological sensitivity of these lots.

RESOURCES CONSULTED

Eighteenth, nineteenth and twentieth century maps and atlases were consulted. These were housed at the New York Historical Society and the New York Public Library. Maps varied as to the level of information offered.

Other sources contributed to the lot history chronology. These included the Building records in the Municipal Archives, deed in the County Clerk's Office, and the Index of Reindexed Conveyances. New York City Directories in the New York Historical Society and Tax Assessment Records housed in the Municipal Archives were also consulted. Of particular use was the initial Phase I report of the Washington Street Urban Renewal Area, prepared by Historic Perspectives (Kirkorian & Tidlow 1984).

HISTORIC LOT SUMMARIES

Abraham Wilson purchased lots 143 from the Protestant Episcopal Church in 1790, although the deed was not recorded

until July 31, 1790. . Wilson requested that a bulkhead be constructed at Warren Street so that he could proceed to fill (Kirkorian & Tidlow 1984). Deed evidence proved that land extended west beyond Washington Street by 1792 (L. 48 p. 228). The remainder of Block 138, extending to West Street was almost entirely filled by 1797 as evidenced by the Taylor-Roberts Map of the year.

Abraham Wilson sold Lots 17-43 to the butcher, Henry Ten Brook in 1792 (L. 48 p. 228). Ten Brook conveyed titled to Peter P. Van Zandt on January 11, 1823 (L. 164 p. 93). George W. Eweyn purchased Lots 17-43 from Matthew Van Zandt, presumably the heir of Peter, in 1842 (L. 425 p. 252). After this date, the individual histories of each lot took different turns and will be discussed separately.

It should be noted that addresses in the tax assessment books did not always correspond to present-day street numbers. However, old ward map numbers were provided in the tax records. By comparing Robinson & Pidgeon's 1884 Atlas, which listed the old ward numbers, with a more recent but undated "damage" map of Block 138, it was possible to correlate old ward map numbers with the most recent street addresses. Such a comparison was made for each lot, ward map number and street number in order to ensure correct street addressed for each lot discussed.

Lot 12 112 Warren Street

Tax assessment records for 1836 show the existence of "lots" at 112-114 Warren Street which were part of the "estate of George Janeway". Elijah Lewis, "baker", occupied 112 Warren Street from

1838 to 1840 (Doggett's N.Y.C. Directory). In 1842, the land was conveyed to George W. Eweyn. By Oct., 1843, however, James D. McMann had acquired a one-half interest in the property which included Lots 17-28. One month later, in Nov. 1843, John C. remsen bought the property from McMann (L. 440 p. 306). It was acquired by John Boyce in 1844 (L. 447 p. 285). Doggett's N.Y.C. Directory (1848-49) listed both James M. tuthill "liquors", and Southwicke & Tupper, "sodawater dealers" at 112 Warren Street. The 1849-50 directory listed only Southwicke & Tupper maintaining their occupancy of 112 Warren Street. The Ferris Atlas (1852) illustrated a brick/stone store on Lot 19 with an L-shaped area to the rear, which may have been shared with Lot 43 (278 Washington Street). Ferris' 1867 Atlas showed Lots 18 and 19 (110 and 112 Warren Street) as having adjoining buildings.

The Robinson & Pidgeon Atlas (1884) showed a brick structure on this lot. By 1891 (Bromley) the lot was completely covered by a building with no backyard area evident. On May 18, 1893, a "partition deed" granted Lucy M. Richards sole ownership of Lot 19. Richards was allotted this land by Margaret Fraleigh, formerly Boyce (L. 12 p. 219). Fraleigh still owned the property in 1903 (Bromley 1903). Unfortunately, no old building records exist for Lot 19. It is known that the building was demolished in 1958, when it was turned into the parking lot extant today (ALT 337/58).

Lot 20 114 Warren Street

Tax assessment records for 1836, 1839 and 1840 listed two lots owned by the "estate of George Janeway" at this location.

Matthew T. Van Zandt, presumably the heir of Peter F. Van Zandt, relayed title to George W. Eweyn in 1842 (L. 425 p. 252). In an unclear conveyance, Wm. Janeway granted James D. McMann one-half interest in Lots 17-28 and 34-43 on October 5, 1843 (L. 439 p. 80). McMann sold the property to John C. remsen that same day (L. 439 p. 82). In May of 1844, John F. Delaplaine acquired Lot 20 after a complicated court case involving "Peter F. Van Zandt, et. al. defendants" (L. 449 p. 25). Title eventually went to John F. Delaplaine, Jr. in 1845 (L. 460 p. 118). Doggett's 1847-48 Directory listed Adam S. Sweet, "commission merchant", at 114 Warren Street. The 1849-50 directory showed J. M. and A. J. Tuthill, "wines" at this address. It also listed James M. Tuthill, "liquors", and Robert Pollock "ale", individually, as occupants of this address.

By 1851, J.M. Tuttle, "importers", Marvin Minor, "commission merchant", and R.M. Pollock, "agent", were listed at 114 Warren Street (N.Y.C. Directories). The 1852 Ferris Atlas depicted a brick or stone store on Lot 20 with an open yard area to the rear. The 1857-62 Atlas (Ferris) showed an adjoining building, probably an extension with a skylight built over the backyard area. In 1889, after Delplaine Jr.'s demise, John A. McGaw became the owner of Lot 20 (L. 2232 p. 426). The earliest extant building record dated to 1890 and stated that "a three-story brick building" owned or leased by Charles H. Woodbury and utilized as a "Commission House" was already standing at this time. The stone foundation walls extended nine feet below the curb (ALT 180/90).

The 1891 Bromley Map showed a backyard area free of the extension depicted in 1862.

Another building records dating to 1894 stated that a "four-story" structure stood on Lot 20. Since no written record, blueprints, plans, etc., existed in the archives and since subsequent records were consistent with the description of 114 Warren Street as a four-story building, it is believed that the 1890 document is either in error or that another new building was constructed between 1890 and 1894 and the record lost. In 1894, the structure housed various types of "office", including a "shipping office", on the first floor. Brooms were stored on the second through fourth floors as well as in the "loft" (COMP 2419/94).

In a 1905 section drawing, the foundation walls were shown 8 feet below the curb. The property was part of the McGraw estate and the building utilized by a commission merchant. A 1912 section drawing illustrated a 6'5" basement depth but also stated that the foundation wall depth extended to 7 feet. The building was utilized as a store and "lofts".

The Guarantee Trust Co. was the custodian of the estate of John A. McGraw. The trustees conveyed title to Frances E. Woodbury in 1916 (L. 159 p. 103) although, according to Bromley (1903) as well as the building records, Charles H. Woodbury was in possession of or was leasing the property as early as 1889. By 1925, Fred Jost & Co. owned the building. The basement space was used for packing celery and the first through fourth floors for storage (ALT 2925/25). The building at 114 Warren Street was demolished in 1969 (DEM 238/69).

Lot 21 116 Warren Street

In 1823, George Janeway owned a "house and lot" on this spot (Tax Records) and John Turnbell, Mr. Shippard and Mr. Lauder were "in" (probably renting) the house. According to the tax assessment records of 1836, 1126 Warren Street was devoid of structures at this time. By 1839, however, another house had been built.

In Oct. of 1843, James D. McMann purchased a one-half interest in Lots 17-38 and 34-43 from Wm. Janeway (L. 438 p. 80). McMann subsequently sold them to John C. Remsen on the same date (L. 439 p. 82). On May 2, 1844, Matthew Vassar purchased Lot 21 (L. 449 p. 40). The N.Y.C. Directory for 1846-47 listed James Barber, "grocer", at 116 Warren Street. By 1849, Vassar & Co., "brewers", occupied this address. The 1851 double directory listed both M. Vassar & Co., "brewers", as well as A.R. Booth, "brewer", at 116 Warren Street.

The 1852 Perris Atlas illustrated a brick or stone "store" with a yard in the back, as well as a brick or brick-framed structures towards the center of the block. It was not clear if the brick-framed structure was considered part of Lot 16 or part of Lot 42 (280 Washington Street). On June 3, 1853, Matthew Vassar sold Lot 21 to John A. C. Gray (L. 631 p. 579). Enoch L. Fancher bought the property from Gray in October of 1857 (L. 747 p. 103). Fancher sold it to Susan M. Gray on June 3, 1871 (L. 1156 p. 674). Lot and building configurations were identical in 1857-62 (Perris), however, by 1884 (Robinson & Pidgeon) a single brick structure occupied the entire lot.

Elizabeth F. Monell bought this lot in 1889 (l. 2222 p.

234), but sold it back to Gray (L. 245 p. 21) on the same day. The earliest extant building record in the archives dated to 1894. John A. Gray was listed as the owner of a four-story brick building with a basement, the floor of which were "loaded...with brooms, screens, etc." (COMP 2422/94).

George Zabriskie owned 116 Warren Street in 1919. A building document described a five-story structure on the property at this time, suggesting that a new building must have been erected sometime between 1894 and 1919. The cellar was 6'3" deep with an additional foot for the load-bearing piers, totalling approximately 7'3". Soil below the building was described as "probably coarse sand". The first two stories were stores while floors three to five were vacant (COMP 113/19). This building was demolished in 1969 (DEM 238/69).

Lot 22 118 Warren Street

John C. Remsen bought Lot 22 along with several others in 1843 (L. 439 p. 82). Tax assessment records dating 1835-36 and 1839-40 for Lot 22, listed a house on the property which was part of the "Estate of George Janeway". On May 2, 1844, druggists Ralph J. Bush and John B. Hillyer purchased Lot 22 (L. 449 p. 8). On June 13, 1846, Hillyer purchased title from Ralph J. Bush (L. 478 p. 541). An 1851 city directory showed the firm "Tupper & Prior", "liquors", at the 118 Warren Street address. Ferris (1852) illustrated a brick or stone store at this address. An L-shaped rear yard area was also depicted. By 1857-62, Ferris showed an extension with a skylight at the rear of the main building which covered the entire lot. The executors of Ralph

Bush conveyed the title of Lot 22 to Wm. C. Dewey on May 2, 1867 (L. 1015 p. 215). Dewey, in turn, conveyed it to John B. Hillyer in Nov. of the same year (L. 1022 p. 553).

Robinson & Pidgeon's 1884 Atlas illustrated a brick building covering the entire lot as did Bromley's Atlas of 1891. The earliest building records pertaining to Lot 22 showed that the four-story brick structure standing at 118 Warren Street was erected sometime prior to 1894 (COMP 2148). On Feb. 2, 1898, Gussie H. Hillyer sold 118 Warren Street to Charles and William Hoffman (L. 227 p. 22), who sold it to Frances R. Irving in 1900 (L. 60 p. 489).

Building records revealed that the depth of the basement foundations was ten feet below curb level in 1900. Foundations were constructed of brick and were twenty inches thick. At this time, the building was utilized as a warehouse. Records also showed that the lot measured approximately 23' front and rear and 90' deep, but the building itself was only 60' deep (ALT 146/00). Inexplicably, the structure was described as a three-story building; however, this was an error, since the building was described as four stories tall in 1894 (see COMP 2148/94), and four stories tall in 1920 (see ELEV 299/20).

By 1920, Helen C. Irving was the owner. She leased it to James Long, Inc., and Walter S. Hill. The building was utilized for storage at this time.

In 1967, Con Edison discontinued service and the building was probably demolished ca. 1969.

Lot 23 120 Warren Street

Tax assessment records for 1835-36 showed the the estate of George Janeway was assessed for an empty lot at this address. By 1839 and 1840, the estate was taxed for a "house".

After a lengthy and complicated court case, Lot 23 was finally conveyed to Daniel S. Miller on May 1, 1844. The N.Y.C. Directories for the years 1846-1851 listed R. Dunlop & Son, "brewer", and Thomas S. Barber, "agent", (and brewer in 1849-50), occupying 120 Warren Street.

Perris' Atlas (1852) depicted a brick or stone "store" with a large backyard area which appeared to adjoin 118 Warren Street (Lot 22) in 1852. The same configuration appeared in the 1857-62 atlas (Ferris) except that the yards no longer were adjoining. On Feb. 3, 1860, Daniel Miller sold Lot 23 to James Green (L. 184 p. 131), who conveyed it, in turn, to Ann K. Miller on the same date (L. 804 p. 133).

Robinson & Pidgeon's 1884 Atlas illustrated a building which covered the entire lot as did Bromley's 1891 Atlas. William H. Kennedy purchased the property in 1891 (L. 1 p. 306). He still owned it in 1903 (Bromley 1903). Unfortunately, the earliest extant building records pertaining to Lot 23 dated to 1920. Therefore, details relating to the early appearance of this structure were nonexistent. A section drawing accompanying the document revealed that the cellar was seven feet deep with bearing piers extending at least one and one-half feet deeper, making the building depth nine feet below the sidewalk surface (CMP 264/20).

By 1961, this four-story building, owned and leased by Allen

K. Murray, was being utilized as follows:

Cellar:	Storage
First Floor:	Storage & Manufacturing
Second-Fourth:	"Permanently Vacant" (ALT 1360/61)

This building was demolished in 1970 (DEM 132/70).

Lot 24 122 Warren Street

The 1836 tax assessment records listed a "coalyard", part of the estate of George Janeway, at this location. By 1839 and 1840, a "house and lot" was listed in the tax records. On May 2, 1884, druggists Ralph J. Bush and John Bittenger received title to the property after a long involved court case. Between 1847 and 1851 at the latest, John Adams, a liquor merchant, maintained a business here. Ferris (1852) illustrated Lot 24 with a brick or stone "store" with an L-shaped backyard area and a large storage shed to the rear.

On Nov. 26, 1867, the executor of Ralph Bush's estate granted title to Wm. C. Dewey (L. 1022 p. 546). On Dec. 3, 1884, Mary E.B. Ely purchased Lot 24 (L. 1849 p. 102). Robinson & Pidgeon (1884), as well as Bromley (1891), showed a building covering the entire lot.

Building records dating to 1893 stated that a four-story brick building with a rear extension on the first floor was 22'3" front and rear and 68'9" deep. The extension was identical in width but only 14' deep. At this time, the first floor was utilized as a "flour warehouse". A section drawing showed the basement depth to be 6'6" with piers extending another 1'6" below the cellar floor (COMP 2039/93). John W. Lumsdon sold this lot to Security Warehousing Co. on Nov. 2, 1902 (L 75 p. 43). A

series of property transactions occurred in May of 1906 which involved both Lots 24 and 25. Essentially, these transactions left Henry L. Dyer the owner of both (L. 103 p. 108, p. 110; L. 104 p. 259). In 1907, Dyer sold them to Patrick Lunch, Howard S. Rickerson and August Eggort.

Anthony Krugh owned Lot 22 in 1934 (ALT 2135/34). By 1958, McCann Produce Co. owned and/or occupied this four-story building (BN 1566). Con Edison discontinued gas and electric services in 1966 and the building was demolished in 1969 (DEM 238/69).

Lot 25 124 Warren Street

Listed in the 1839-40 tax records as a "coal yard", Lot 25 was owned by Wm. C. Jones. In 1844, Lot 25 was purchased by Edward G. and Thomas H. Faile, "merchants" (L. 447 p. 273). The 1849-50 N.Y.C. Directory listed Charles Barber and James C. Smith, "grocers", at this address. In 1851, Smith & Barker, "commission merchants" were listed at 124 Warren Street. Ferris (1852) showed a brick or stone building with a rear extension and skylight, identical to Lot 22 (118 Warren Street), except that Lot 25 retained a narrow open area behind the building. On March 14, 1884, the Failes sold the lot to Charles F. Southmayd (L. 1786 p. 187). Subsequently, there was a long, involved court case involving the property. However, Robinson & Pidgeon's Atlas of 1884 and Bromley's 1891 Atlas showed 124 Warren Street as still having a backyard.

The earliest building records on file date to 1894 (COMP 2221/94) and show that a five-story brick building existed on this site prior to 1894. It was used for the storage of "light

merchandise". The cellar depth was 8' with piers extending another foot to a total approximate depth of 9'.

On May 1, 1896, Alfred L. White acquired the lot from Southmayd (L. 36 p. 98), but sold it to John A. Ely in June of that same year (L. 36 p. 424).

In a series of property transactions involving Ely, Alfred C. Bachman, Daniel B. Friedman and Henry L. Dyer, Lots 24 and 25 were eventually acquired solely by Henry L. Dyer. He sold them to Patrick Lynch, Howard S. Rickerson and August Eggert in 1907 (L. 112 p. 139). Bromley (1905) showed the rear yard still intact at the time of the mapping. Building records corroborated the fact that this property was still owned by Lynch, Rickerson and Eggert in 1917 and that it was being used for lofts and storage (ALT 1917/17). Lynch was the sole owner in 1919 when it was used as a shop and warehouse (ALT 2111/19). By 1934, Anthony Krayer owned both 122 and 124 Warren Street (Lots 24 and 25). The building dimensions of the structure on Lot 25 (124 Warren Street) were 23'6" by 85'4" and it was used both as a store and for storage.

In 1958, McCann Produce col. owned or leased the building. At the time, the first floor was being used for storage. The second through fourth floors were used as offices (BN 2313/58). Con Edison discontinued services in 1967 and the building was demolished in 1969 (DEM 238/69).

Lot 26 177-178 West Street

Prior to the purchase of Lot 26 by Marshall Roberts in 1844 (L. 445 p. 602), the history of property transactions for this

piece of land was identical to the aforementioned Lots 19-25. However, Tax Assessment records showed that there were 3 lots and a bulkhead owned by the estate of George Janeway in 1835 and 1836 but by 1839 a house was somewhere between Lots 26 and 28 (178-180 West Street). It is not known with any certainty where this house stood. The N.Y.C. Directories for 1845-46 list a Thomas Barber, "agent", at 178 West Street. By 1851, the U.S. Mail Steamship Company with M.O. Roberts, "agent", was listed at both 126 Warren Street and 177-178 West Street. It is probable that this Thomas Barber, "agent", is the same person as the individual listed at 120 Warren Street and it is likely that he either had two separate places of business or that the 120 Warren Street address listing was a typographical error.

Perris' 1852 Atlas illustrated a brick or stone building ("store") without a yard area on the corner of Warren and West Streets. Two addresses were given: 126 Warren Street and 177 West Street. By 1857-62 (Perris), only one address (177 West Street) was listed. Lloyd's Directory (1867) listed the Central American Trust Co. at this address in 1867. Robinson & Pidgeon's 1884 Atlas gave the address of this lot as 178 West Street.

Henry Pape or Pope owned or leased the four-story brick, flat-roofed structure at the northeastern corner of Warren Street (L. 2 p. 277). Lot and building dimensions correlated with Bromley's 1891 Atlas and were 25' front, 23'6" rear and 68' deep with no yard area. Stone foundation walls were "about 8 feet" below the curb (ALT 545/91). Pape renewed his lease in 1911 (L. 131 p. 488), and may have actually purchased the property because

in 1912, Herman Sichweh and William Horstmann had been granted a lease for the building (L. 141 p. 234).

By 1932, the structure, now owned by Otto Hosterman, was used in the following manner: the first floor for stores and the second through fourth floors as a "transient hotel" (ALT 1089/32). A section drawing indicated that the bottom of the builder's trench was approximately 7' below the sidewalk (ibid). Hosterman still owned the building in 1949 when it was a Bar and Grill and Hotel/Rooming House. The cellar had a boiler room and was also used for storage. The first floor held the bar, grill and dining room. The second floor held a kitchen, lounge, seven bedrooms and was also used for some storage. The third floor had a maid's dressing room, ten bedrooms and a storage room. Finally, the fourth floor contained ten bedrooms and a storage room (ALT 350/49). Demolition was completed in 1968 (DEM 349/67).

Lot 27 179 West Street

Lot 27 contains the only standing structure on Block 138. On January 11, 1823, Peter P. Van Zandt purchased this lot (L. 164 p. 93). Although there are no conveyances or deeds of record between 1826 and 1828 for Block 138, tax assessment books for this period showed that Lots 26-28 or 178-180 West Street were part of the estate of George Janeway and consisted of three lots and the bulkhead. By 1839, a house existed somewhere between 178-180 West Street. In 1840, George Janeway was listed as the owner of 179 West Street (Tax Assessment Records). On May 1, 1844, merchants Edward G. and Thomas H. Faile purchased Lot 27

(L. 447 p. 271. New York City Directories stated that between 1845 and 1850, J. & M. Olwell, "grocers", carried on its trade at 179 West Street. By 1851, Nostrand & Carman, "grocers", were listed at this address. The 1852 Ferris Atlas showed a brick or stone structure with a yard area to the rear. By 1857-1862, Ferris showed that an extension with skylight had been added to the building which now covered the entire lot.

On March 13, 1884, Isaac B. Crane sold Lots 25, 27, 28 and 36 to Charles V. Faile (L. 1792 p. 245). On March 22 of that same year, Herman F. Barteld Bought Lots 27 and 28. Robinson & Pidgeon's Atlas of 1884 demonstrated that Lot 27 had a structure which covered the entire lot. Bromley (1891) showed the same configuration. The oldest extant building record pertaining to this still-standing structure was a letter dated June 6, 1894, stating that "the building is of brick with stone foundation walls. It is used throughout for light manufacturing" (Small, to Dept. of Buildings, 1894).

Vincent J. Squillante owned this building in 1927 but leased it to Achille Biavati and Frederick Peragallo, "banana merchants", who stored their bananas in the basement. Above the cellar, the remainder of the building was used for the "storage of groceries". Subsequent to 1927 building alterations, the first and second floors became a restaurant and only the third and fourth floors were used for storage (ALT 1704/27). Various section drawings illustrated the foundation depths at between 6'9" and 7'6". By 1936, the third and fourth stories of the building were vacant (P&D 2482/37) and the building owned by the Melgreen Realty Corporation. A one-story brick structure

(probably just an extension) existed at the rear. Although owned by Melgreen Corp., the El Green Bar and Grill, Inc. leased the premises. An alteration application from this time period stated that the "cellar will not be used for the storage of material, boiler room or any other purpose; has only 5' headroom" (ALT 3700/36). "For the past few years, it has been continually under water" (Kirkorian & Tidlow 1984:37). The Dundack Management Corporation still owned 179 West Street in 1946, but McCluskey's liquor store was the tenant (ALT 619/46). "Circa 1950, the top floor was used for an experimental television studio" (Kirkorian & Tidlow 1984:37).

A resident of 179 West Street for 22 years, Mardig Kachian recalled "that when the telephone company dug up West Street near his house a few years back, they encountered wood." Kachian, an artist/sculptor teaching at Queens College at the time, took some of the wood for classroom use. He says that it was 'fresh, like new' and teak (teak is not indigenous to this part of the world, and was commonly used for ship building). During some construction work on the house, Kachian found "a circa 1876 bill of lading for coconuts between the joists" (ibid). This proves that the building pre-dates 1876. In fact, the structure with its extension may be the same as that depicted on Perris' 1857-62 Atlas. As stated above, this building is still standing.

Lot 28 180 West Street

Three lots were listed in the tax records of 1835 and 1836 for Lots 26, 27 and 28. By 1839, a house had been constructed on one of these lots. It should be noted that George Janeway was

listed as owner of 180 West Street in the 1840 tax books. This information was at odds with the deeds which indicated that the property was in the hands of the Van Zandt family at that time. Matthew T. Van Zandt sold Lot 28 to George W. Eweyn in April of 1842. Even more confusingly, it should be noted that a William Janeway sold a 1/2 interest in Lots 17-28 and 34-43 to James D. McMann in 1843 (L. 439 p. 82). New York City Directories listed Edward J. Hamilton , "grocer", at 180 West Street between 1848 and 1849. Between 1849 and 1851, the firm of Hamilton & Dater, "grocers", was listed at this address. Ferris (1852) indicated a brick building ("store") with a narrow yard area at the rear which adjoined 179 West Street (Lot 27). By 1857-62 (Ferris), a rear extension with a skylight had been built in the backyard. In March of 1844, Edward G. and Thomas H. Faile sold Lot 28 to Herman and Henry Barteld (L. 1788 p. 298). Henry in turn sold the lot to Herman who immediately turned it back to Henry (L. 1788 p. 305; L. 1788 p. 314). It is not clear why this was done. However, by 1891, Mary Barteld was in possession of 180 West Street. At that time, she sold it to Herman Heyland. Atlas configurations as drawn by Robinson & Pidgeon (1884) and Bromley (1891) showed a building covering the entire lot.

An alteration application dating to 1900 (ALT 1558/00) corroborated the fact that this four story structure was erected prior to 1900 and was used for stores and lofts. Foundation walls extended 8' below the curb. G. & W. Bromley (1903) stated that Heyland still owned the property in 1903. No other building records for this lot existed post-1900.

Lot 29 181 West Street

From 1835 to at least 1843, John Shephard Jr. owned a boat shop at 181 West Street (Tax Assessment Books and the N.Y.C. Directory). On December 15, 1845, Thomas Lovett sold Lot 29 to Peter J. Lorillard, Jr., the tobacco merchant (L. 469 p. 387). By 1851, J. & M. Olwell, "grocers", and C. R. Scally inhabited Lot 29 (N.Y.C. Directory). Prior to 1851, Olwell was located in Lot 27 (179 West Street). Ferris' 1852 and 1857-62 Atlases illustrated a brick or stone structure on the property with a fair-sized empty yard area to the rear. Jasper Olwell & Co., "wholesale grocers", was still located at 181 West Street in 1867 (Lloyd). On March 20, 1869, the executors of Peter Lorillard granted Lot 29 exclusively to Peter Lorillard Jr. Robinson & Fidgeon's 1884 Atlas revealed that by this time, the yard area had disappeared and a building covered the entire lot until at least 1891 (G. & W. Bromley).

The earliest extant building record for Lot 29 dated to 1894, stated that a four story building existed on the property. It was used for the "storage of merchandise at this time". The basement depth was at least 6'1" (COMP 2256/94). On May 28, 1903, Maude Lorillard Baring granted Lot 29 to Emily T. Kent (L. 78 p. 168). Eliza R. Allen purchased it in 1906 (L. 105 p. 133), but sold it in 1911 to Henry V. Allen (L. 135 p. 152).

By 1923, this building, owned by Frederick H. Icken, was used to store produce (COMP 43/23). An accompanying section drawing recorded the basement depth as 7' (ibid). Demolition was completed in 1968 (DEM 270/67).

Lot 30 182 West Street

Matthew T. Van Zandt granted Lot 30 to George W. Eweyn in 1842 (L. 425 p. 252). New York City Directories showed that John C. Gullick, "grocer", occupied 182 West Street in 1848-49. Between 1849 and 1851, the firm was called Gullick & Holmes, "grocers". The 1852 Perris Atlas showed a brick or stone structure at this address and the same was true in the 1857-62 Perris Atlas. By 1874, Helena L. Asinar sold Lots 30-32 to Ambrose C. Kingsland, who was the trustee for a number of heirs (probably minors). Between 1874 and 1883, Lots 30-32 changed hands many times, eventually becoming the property of Albert A. Kingsland on April 12, 1883 (L. 1710 p. 308). In 1885, Henry P. Kingsland sold it to George L. Kingsland and others. The Robinson & Fidgeon 1884 Atlas illustrated a single structure covering the entire lot. On March 3, 1886, the owner requested permission from the City to erect three new, three-story, brick buildings which were to be utilized for stores and a hotel, and located on the southeast corner of West and Chambers Streets. These new buildings probably covered Lots 30-32. The depth of the foundation walls from curb level or ground surface was to be 7' and the foundation walls were to be "laid on piles". The first floors of these buildings were proposed as stores; the upper stories were to house the Hotel. Lessees at the time were Francis H. Ruhe and Mr. Redling who intended using the northerly wall of the building at 183 West Street (Lot 31) as a party wall. (This suggests the prior existence of a structure at 183 West Street, prior to 1886 (NB 282/86)). A lien dated January 26,

1894 from Ruhe and Redling to the Hinchcliffe Bros. for Lots 30 and 31 exists in the records of the County Clerk's Office of N.Y. (L. 22 p. 224). By 191, Caroline Truax had purchased Lots 30-32 (L. 133 p. 353).

The next building record pertaining to 182 West Street and dated 1923, stated that Mrs. Charles H. Truax still owned the three story store and hotel complex now known as 200-202 Chambers Street (Lot 32), and 182-185 West Street (Lots 30 and 31). The first floor of the building at 182-183 West Street was used for stores; the second floor as an office and hotel and the third floor also for the hotel (ALT 2881/23). Although Mrs. Truax still owned the buildings in 1924, Nazarino Gazzale leased them (ALT 2/24).

Lot 31 183 West Street

See Lot 30 for a real estate history of this property. Through time, Lots 30-32 were sold or leased as one unit.

Tax records from 1840 showed that Thomas Mercein owned a store at 183 West Street. Between 1843-45, Samuel C. Nelson was a shipchandler at this address. From 1845-1846, D. Randolph Martin and Samuel C. Nelson, "Shipchandlers", were located here. Beginning in 1847 until at least 1851, the firm was called Martin & Nelson, "shipchandlers". Also in 1851, A.H. Schultz, "harbor master", was located at this address. The Perris Atlases of 1852 and 1857-62 showed a brick or stone store on Lot 31 which shared a backyard area with 184 West Street (Lot 32). By 1884, (Robinson & Pidgeon), a structure covered the entire lot area, although 184 West Street (Lot 32) still maintained a rear yard

area which was gone by 1891 (Bromley). The earliest extant building record for Lot 31 dated to 1886 (NB 282/86). This record implied the existence of a building at 183 West Street prior to 1886. An extension to an existing structure or a completely new building had gone up between 1884 and 1891. As stated above, in 1923, Mrs. Charles H. Truax owned a three story store and hotel complex at 182-183 West Street had a first floor which was taken up by stores; the second floor by an office and hotel and third floor by the hotel (ALT 2881/23).

Lot 32 184 West Street

The history of property transactions for Lot 32 or 184 West Street was identical to those of Lots 30 and 31 (see above). Tax assessment records of 1840, however, indicated that Thomas Mercein owned a store at 184 West Street. New York City Directories indicated that John Besson, "grocer", located his business here beginning in 1845 and continued at this location until at least 1851. Ferris' 1852 Atlas showed two adjoining brick buildings, one behind the other, on the lot (184 West Street). There was a small yard area to the rear, which covered 2/3 of the back part of the lot. Additionally, this structure adjoined 185 West Street/206 Chambers Street (also Lot 32). Ferris; 1857 Atlas (which had been updated to 1862), showed the same configuration with the exception that 184 and 185 West Street were not adjoined at this time.

Robinson & Pidgeon's 1884 Atlas illustrated 184 West Street with a 24'x66' lot, which was covered by a building with a backyard. The yard at this time extended across the entire width

of the rear of the lot. An application dated March 2, 1886, to erect three new, three-story buildings which were to be used for stores and a hotel was discovered in the Municipal Archives (NB 282/86). The depth of the foundation walls from the curb or ground surface was proposed to be 7'. The first floors of these buildings were to be stores; the upper stories would function as the hotel. Lessees at the time were Ruhe & Redling who intended to utilize the northerly wall of the standing structure at 183 West Street, next door, as a party wall (ibid).

The Bromley 1891 Atlas showed that a building covered the entire lot at 184 West Street. This atlas did not reflect the new building construction. By 1905, however, Bromley indicated a completely new configuration with both 184 and 185 West Street as part of a large structure covering the entire southeast corner of West and Chambers Streets. According to Bromley (1905), 182 and 183 West Street remained intact, while 184 and 185 West Street and 200-206 Chambers Street were "gobbled up" by the new building complex. Although Bromley showed the corner area as a single large structure, in reality, two separate three-story buildings existed at 184 and 185 West Street and another three-story structure was located at 200 Chambers Street. A 1923 building record revealed that Mrs. Charles H. Truax owned the properties at 182-185 West Street as well as those at 200-202 Chambers Street. At 184 West Street, the first floor was utilized for stores and the second and third stories for the hotel (ALT 2881/23) during this period.

Lot 32 184 1/2 West Street

The 1851 N.Y.C. Directory listed Maurice Griffin, "hats", at 184 1/2 West Street. This may be the establishment adjoining the building facing the front of the lot at 184 West Street, which was depicted on the 1852 Perris Atlas. No prior or subsequent data was recovered for this street address.

Lot 32 185 West Street

For a history of real estate transactions for 185 West Street, see above (Lots 30 and 31). Tax assessment records for 1840 revealed that Thomas Mercein had a store at this address in 1840. N.Y.C. Directories for 1846/7 listed Daniel J., Barney, "grocer", at this address. From 1847 to 1849, he was listed as a "liquor merchant". He owned a "porterhouse" in 1851. The Perris 1852 Atlas showed two adjoining stone or brick buildings (stores) on the corner lot known as 185 West Street as well as 204 and 206 Chambers Street. This building also adjoined 184 West Street at the time. The Perris 1857-62 Atlas showed the same configuration as that of 1852, except that here, the buildings were not adjoining.

Robinson & Pidgeon's 1884 Atlas was identical to that of 1857-62. In March of 1886, three new three-story buildings were proposed for the southeast corner of West and Chambers Streets, which was owned by Caroline Truax. These were to be occupied by stores and a hotel. However, Bromley's 1891 Atlas appeared identical to that of 1884 and did not reflect any apparent changes. It is only his 1905 Atlas that showed a major change in the configuration of the corner property (see above, Lot 32, 184

West Street).

By 1923, Mrs. Charles H. Truax owned this three story store and hotel complex which included 185 West Street. At 184-185 West Street, the first story contained stores, with the second and third floors as a hotel (ALT 2881/23). Although Mrs. Truax still owned the structure in 1924, Nazarino Gazzale leased them (ALT 2/24). Since 185 West Street was at the corner of Chambers Street, it also had the address 200-202 Chambers Street. These Chambers Street addresses will be dealt with separately below.

Lot 32 206 Chambers Street

The 1851 N.Y.C. Directory listed a Robert Hamilton, "exchange", and D.J. Barney, "saloon", at 206 Chambers Street. The Perris 1852 Atlas illustrated a brick or stone structure ("store") at 206 Chambers Street which adjoined 204 Chambers Street. Both of these buildings adjoined the two buildings at 184 West Street. The buildings were identical in the 1857-62 Perris Atlas. A Chambers Street address was not given on the 1884 Robinson & Pidgeon Atlas, suggesting that the corner structure (at this time called 185 West Street) might have been a new building erected between 1862 and 1884. As stated above, three new buildings were definitely erected in 1886, one of which covered the corner lot at West and Chambers Streets. After this date, the address for this lot was 202 Chambers Street.

Lot 32 204 Chambers Street

New York City Directories listed Henry P. Hall, a "colored barber" at 204 Chambers Street between 1843 to at least 1851. Additionally, in 1851, James Hardie and Thomas Dillon, both

"laborers", were located at this address, suggesting its use as a rooming house. The Ferris Atlas showed a small brick or stone "store" at this address which was actually at the rear of 185 West Street. By 1884 (Robinson & Pidgeon), a single structure covered the entire lot area of what was called 185 West Street. There was no listing for 204 Chambers Street in either 1884 or 1891 (Bromley). By 1905 (Bromley), the lot configurations had changed. This reflected the new buildings constructed in 1886.

Lot 32 202 Chambers Street

Tax records for 1835-40 showed that Thomas R. Mercein owned a store at 202 Chambers Street. The 1845-47 directories listed John Donovan, "laborer", at 202 Chambers Street. In 1851, Van Brunt & Watrous, "provisioners", were listed at 200-202 Chambers Street. Ferris' 1852 Atlas showed a long narrow building with 6 skylights and no yard area on the lot at 202 Chambers Street. In 1862, the configuration was basically identical. In 1852 and 1857-62 (Ferris), part of 200 and 202 Chambers Street (separate structures) adjoined each other. A single structure covering the entire lot was erected sometime between 1862 and 1884. Now called 200-202 Chambers Street, this single building replaced the two separate, earlier structures. A John H. McCabe sold "butter and cheese" at 200-202 Chambers Street in 1867 (Lloyd).

In 1886, a "new building application" was submitted to the City for the erection of three new, three-story, brick structures on the southeast corner of West and Chambers Streets, to be used for stores and a hotel. The depth of the foundation walls below curb level was projected as 7' (NB 282/86). Mrs. Charles H.

Truax owned this three story store and hotel complex at 200-202 Chambers Street and 182-185 West Street in 1923 (ALT 2881/23). In 1924, it was leased by Nazario Gazzale (ALT 2/24). By 1931, the Northwestern Restaurant Corp. leased 202 Chambers Street (Caroline Truax was still the owner) (ALT 786/310). There was a substantial yard area depicted on a plot plan for this date (ibid). The owner or lessee of 202 Chambers Street at the southeast corner of West Street was Bennett De Beixedon in 1934. By 1949, space at 200-202 Chambers Street was being occupied in the following manner (CO 35229):

Cellar	-	boiler room
1st story	-	restaurant and stores
2nd story	-	23 hotel rooms, heater room, kitchen, waiting room and storage room
3rd story	-	33 hotel rooms

Lot 32 200 Chambers Street

For a discussion of 200 Chambers Street, see above (202-206 Chambers Street; 185 West Street). Additional information, not included previously, was that Francis B. Hall's "porterhouse" was listed at 200 Chambers Street in 1847-1848 (Doggett's Directory).

Lot 34 196-198 Chambers Street

In 1836, tax records indicated a "coalyard" (part of the estate of George Janeway) which covered "5 lots" (probably including Lots 34-37). The coalyard was still extant in 1840. Matthew T. Van Zandt sold Lots 17-43 to George W. Eweyn in 1842 (L. 425 p. 252). On October 5, 1843, William Janeway sold a 1/2 interest in Lots 34-43 to James D. McMann (L. 439 p. 80). McMann, in turn, sold 1/2 of his interest in the property to John

C. Remsen on the same day (L. 439 p. 208). Property transactions which occurred post-1844 were unclear. However, N.Y.C. Directories for this general period shed light on the occupants of this lot. From 1849-50, William Aherne's "porterhouse" was located at 196 Chambers Street. In 1851, Fanny Aherne (who may have been a widow by that time), ran a "lodging" house which was listed at 196-198 Chambers Street. Ferris' 1852 Atlas showed two triangulant shaped brick/brick framed structures with skylights to the rear. The address was given as 198 Chambers Street. By 1862 (Ferris), there were two separate brick/stone dwellings at the front of the lot, which had separate addresses of 196 and 198 Chambers Street. To the rear of the two structures was a brick/brick framed structure with skylights extending toward the center of the block. In 1867 (Lloyd), Bodine & Co., "wholesale grocers", occupied 196-198 Chambers Street.

Another configuration occurred by 1884 (Robinson & Pidgeon). A single structure now occupied Lot 34 (196-198 Chambers Street). It had a small open backyard area. By 1891 (Bromley), the yard area had disappeared.

The earliest extant building record dating to 1894, consisted of an estimate of the bearing capacity of a five story structure already existing on Lot 34. An accompanying section drawing showed the basement as being 8'3" below the first floor level. It can be surmised that foundations extended further below the basement floor (COMP 1891/94).

The Bromley 1903 list of "Owners' Names of the City of New York" listed Daniel S. Miller as the owner of Lot 34. He still maintained possession as late as 1914. At this time, the first

floor was occupied by a store. An accompanying section drawing corroborated the basement depth at 8'3" with footings extending at least another 1'-2' below the cellar floor (COMP 83/14). Annie E. Perpall and Dwight C. Harris held the building in 1935. The cellar was used for storage, the first floor occupied by a store and the second through fifth floors were "vacant - factory" (sic) (ALT 1379/35). By 1946, the building was a "warehouse" (BN 1728/46). In 1959, owner Dwight C. Harris proposed alterations so that there could be a factory on the first through fourth floors. An office was to be located on the balcony and the fifth floor utilized as a stockroom (ALT 1204/57). The building was demolished in 1970 (DEM 171/70).

Lot 36 192-194 Chambers Street

Until 1844, the real estate transactions for this lot were identical to lot 34 (see above). Merchants Edward G. and Thomas H. Faile purchased Lot 36 on May 1, 1844 (L. 447 p. 275). Between 1848 and 1849, William Aherne sold liquor at the 194 Chambers Street address. In 1851, a "coalyard" was listed at both 192-194 Chambers Street. "Stables" were listed for the 194 Chambers Street address only (N.Y.C. Directories).

The Ferris Atlas of 1852 depicted a brick or brick-framed structure at the front of Lot 36 and a large open area, known as the "Union Coal Yard", to the rear. At this time, the address was listed as 196 Chambers Street. By 1862 (Ferris 1857-62) a brick or stone store occupied the entire lot, covering the previously open area. In 1862, Lot 36 was numbered 192-194 Chambers Street. By 1867, William S. Faile & Co. and Chase & Co.

were the tenants (Lloyd).

Robinson & Pidgeon's 1884 Atlas showed a building covering the entire lot. On March 8 of that same year, David Lewis purchased Lot 36 from the Faile Brothers (L. 1789 p. 140). A five-story structure was erected sometime prior to 1894, according to building records in the Municipal Archives. This five-story structure may be the building erected circa 1862 over what had been the "coalyard". At any rate, according to this 1894 document, the basement was 8'3" deep (COMP 1891/94). Utilized for storage by 1904, this five-story building had foundation walls which extended 10' below the curb (ALT 129/04). On March 2, 1906, Sidney C. Lewi conveyed the property to Henriette Lewi (L. 101 p. 75). It was still in her possession in 1911 when the existing structure was described as having been constructed of brick and topped by a "flat roof". At that time, the building was occupied by stores, lofts and "workshops" (ALT 2017/11). By 1948, Bonnel Electric was the owner/occupant of Lot 36. The Victorian Mannequin Co., owned by B. Pelaez and D. Hernandez also leased the building (BN 1301/48). This structure was demolished in 1969.

Lot 37 188-190 Chambers Street

Until 1844, the real estate transactions for Lot 37 were identical to those of Lot 34 (see above). The 1836 tax records indicated that this lot was part of the "estate of George Janeway" and that there was a "coalyard" covering all or part of five lots (probably including Lots 34-37 as well as 198-188 Chambers Street). The coalyard was still in existence in 1839.

However, the N.Y.C. Directories listed John V. Brower, "mahogany dealer", at the 188 Chambers Street address in 1838. Both Anthony and John V. Brower were there in 1840. By 1851, a "sugar refinery" was listed at 188 Chambers Street.

On May 1, 1844, candy manufacturer Robert L. Stuart purchased Lot 37 (L. 447 p. 279). By 1852, Lot 37 was covered in part by a brick or brick-framed building with large vats or tanks in the center of the property. Open areas were illustrated behind this lot which might have belonged to Lot 37 and/or Lots 22 and 23. By 1862 (Perris), a brick or stone "store" which appeared to have a one-story extension with skylight to the rear, covered the lot. At this time, the building was numbered 188-190 Chambers Street. By 1867, until at least 1870, C. Burkhalter & Co., "wholesale grocers", were located on the property (Lloyd; Kirkorian & Tidlow, 1984).

Robinson & Pidgeon's 1884 Atlas showed a building covering the entire lot. Extant building records for Lot 37 dated back to 1893, and stated that a five-story brick structure owned by Mary Wallace was a storehouse and "candy manufactory" with unusually deep, 13' foundation walls. The nature of the ground was described as "earth" (ALT 559/93). Lot 37 was part of the Wallace Estate in 1917 (ELEV 150/17). By 1932, the French Range Co. was listed at 188 Chambers Street (ALT 1902/32). Owned by John L. Cuneo in 1935, the building was used for stores, offices and manufacturing. This structure was demolished in 1969 (DEM 630/69).

CONCLUSION

As summarized in Appendix 1A, a review of surviving building records dating from 1890 through 1936 provided a basis for reconstructing the approximate depths of basements and building foundations for the lots in the study area. These depths were then compared to depth of the historic landfill deposits as interpolated with computer assistance from various engineering soil borings. This comparison indicated that the landfill was considerably deeper than the disturbance caused by the building foundations for every lot investigated, except Lot 19 for which no building records could be located. Therefore, all of Lots 20 through 31, all parcel of Lot 32, Lot 34, Lot 36 and Lot 37 have portions of the historic landfill deposits surviving beneath the foundations and basements of the former or present structures, and have been marked as archaeologically sensitive areas on Figure 11A. They are considered sensitive for two reasons: the primary reason being that this area may preserve historic landfill retention structures such as piers, wharves, bulkheads and/or sunken ships, sealed beneath the building foundations. See Pages 27 through 29 of the main text of this report for a more detailed explanation of these resources. The second reason for considering these lots as archaeologically sensitive concerns the content of the landfill. As explained in pages 25 through 27 of the main text of this report, this landfill was laid down within a relatively short time period and may be related to specific activities. Since no impacts are currently planned for this western portion of Block 138, no subsurface testing is being recommended at this time. Should any future plans impact this

area, we recommend that a suitable plan for an archaeological testing program be drawn up at that time, utilizing techniques such as monitoring and/or test trenching, to investigate the landfill retention structures and possibly the content of the landfill deposits.

REPOSITORIES OF INFORMATION

County Clerks Office
Municipal Archives
Municipal Reference Library
New York Historical Society
New York Public Library
New York City Topographic Bureau
Public Development Corporation
Registers Office, Surrogate Court

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WASHINGTON STREET URBAN RENEWAL AREA

APPENDIX I

LOT #	ADDRESS	BUILDING DEPTH	YEAR	CITATION	BORING NO.	FILL DEPTH
1	102 Warren	14'9"	1901	Applic. 230	5	13'
2	104 Warren	14'9"	1901	Applic. 230	5	13'
3	106 Warren	14'9"	1901	Applic. 230	5	13'
4	279 Washington	9'6"	1919	Comp. 87	8	14'
5	281 Washington	10'	1911	Alt. 129	8	14'
6	283 Washington	7'2"	1932	Alt. 1609	9	28½'
7	285 Washington 178-182 Chambers	8'10"	1894	Comp. 1375	10	18½'
8	176 Chambers	8'	1935	Alt. 933		17'
9	Bishop Lane				6/8	13½'/14'
10	174 Chambers					ca. 16½'
11	172-172½ Chambers 290-292 Greenwich	11'	1919	Viol. 24	11	13½'
12	288 Greenwich	11'8"	1919	Comp. 71	2	13½'
13	286 Greenwich	9'9"4	1894	Comp. 1630	4	10½'
14	284 Greenwich	6 story structure			4	10½'
15	282 Greenwich	"			3/4	10½'
15½	280 Greenwich	"			3/4	10½'
16	278 Greenwich	"			3	10½'
16½	100 Warren	"			5	13'
17	108 Warren 272-276 Washington					19½'
18	110 Warren					approx. 20'
39	188-192 Chambers	12'	1899	Alt. 235	13	18'
40	284 Washington	11'	1919	Viol. 14		approx. 19'
41	282 Washington	10'1"	1917	Viol. 489	12	20'
42	280 Washington	10'	1894	Comp. 2288	12	20'
43	278 Washington				12	20'

BLOCK 138
APPENDIX 1A

LOT #	ADDRESS	BLDG. DEPTH	YEAR	CITATION	BORING NO.	FILL DEPTH
19	112 Warren St.	-----	-----	-----		19½'
20	114 Warren St.	9'	1890	ALT 180/90		20'
21	116 Warren St.	7'3"	1919	COMP 113/19		20'
22	118 Warren St.	10'+	1900	ALT 149/00		20'
23	120 Warren St.	9'	1920	COMP 264/20		20'
24	122 Warren St.	8'	1893	COMP 2039/93		20'
25	124 Warren St.	9'	1894	COMP 2221/94		20'
26	177-78 West St.	8'	1891	ALT 545/91	110	20½'
27	179 West St.	7'6" 5'	1927 1936	ALT 1704/27 ALT 3700/36		20½'
28	180 West St.	8'	1900	ALT 1558/00		21'
29	181 West St.	7'	1923	COMP 43/23		21½'
30	182 West St.	7'	1886	NB 282/86		22'
31	183 West St.	7'	1886	NB 282/86		23'
32	184 West St.	7'	1886	NB 282/86		23½'
32	184½ West St.	7'	1886	NB 282/86		24'
32	185 West St.	7'	1886	NB 282/86	100	24½'
32	206 Chambers St.	7'	1886	NB 282/86		24½'
32	204 Chambers St.	7'	1886	NB 282/86		24'
32	202 Chambers St.	7'	1886	NB 282/86		23½'
32	200 Chambers St.	7'	1886	NB 282/86		23'
34	196-98 Chambers St.	approx. 10'	1914	COMP 83/114		23'
36	192-94 Chambers St.	10'	1904	ALT 129/04		22½'
37	188-90 Chambers St.	13'	1893	ALT 559/93		22'

Appendix II

Page 1 of WASHINGTON ST. URBAN RENEWAL LOT HISTORIES

11/6/85

LOT	DRCT	ADDRS	NEW	FNAME	LNAME	OCCUPIN	BLOG
1	1804	102 WARREN		WILLIAM	BAILEY	CARPENTER	
1	1805	102 WARREN		JOHN	MILLER	SHIPMASTER	R
1	1805	102 WARREN		WILLIAM	BAILEY	CARPENTER	R
1	1806	102 WARREN		JOHN	MILLER	SHIPMASTER	R
1	1810	102 WARREN		MICHAEL	KEARNEY	MERCHANT	R
1	1810	102 WARREN		SARAH	BLISS	PORTER-HOUSE	R
1	1811	102 WARREN		SARAH	BLISS	PORTER-HOUSE	R
1	1812	102 WARREN		SARAH	BLISS	BOARDING HOUSE	R
1	1814	102 WARREN		SARAH	BLISS	PORTERHOUSE	
1	1816	102 WARREN		SARAH	BLISS	PORTERHOUSE	
1	1838	102 WARREN		BENJAMIN	PENNIMAN	SPECULATOR	
1	1840	102 WARREN		BENJAMIN	PENNIMAN	FISHERMAN	
1	1842	102 WARREN		BENJAMIN	PENNIMAN		
1	1844	102 WARREN		BENJAMIN	PENNIMAN	FISHERMAN	R
1	1846	102 WARREN		BENJAMIN	PENNIMAN	FISH MERCHANT	R
1	1851	102 WARREN		CHARLES	BERRY & CO.	PROVISIONERS	R
1	1851	102 WARREN		MICHAEL	CORCORON	SMITH	R
2	1811	104 WARREN		MICHAEL	KEARNEY	MERCHANT	R
2	1812	104 WARREN		MICHAEL	KEARNEY	MERCHANT	R
2	1818	104 WARREN		JERUSHA	BROWN	BOARDINGHOUSE	
3	1809	106 WARREN		DAVID S.	GREEN	MERCHANT	R
3	1810	106 WARREN		DAVID S.	GREEN	MERCHANT	R
3	1811	106 WARREN		STANTON	LATHAM	TEACHER	
3	1811	106 WARREN		DAVID	GREEN	MERCHANT	R
3	1812	106 WARREN		DAVID	I. GREENE	MERCHANT	R
3	1812	106 WARREN		WILLIAM	MOONEY		R
3	1812	106 WARREN		ANTHONY	LATHAM	TEACHER	
3	1814	106 WARREN		STANTON	LATHAM	TEACHER	
3	1838	275 WASHINGTON		EPHRAIM	TREADWELL	BAKER	R
3	1840	275 WASHINGTON		EPHRAIM	TREADWELL	BAKER	R
3	1842	275 WASHINGTON		ABRAHAM	TREADWELL	BAKER	R
3	1842	275 WASHINGTON		EPHRAIM	TREADWELL	BAKER	R
3	1842	275 WASHINGTON		ERASTUS	TITUS	CLERK	R
3	1844	275 WASHINGTON		ERASTUS	TITUS	CLERK	R
3	1844	275 WASHINGTON		EPHRAIM	TREADWELL	BAKER	R
3	1846	275 WASHINGTON		EPHRAIM	TREADWELL	BAKER	R
3	1846	275 WASHINGTON		EPHRAIM	TREADWELL & SON	BAKER	R
3	1848	275 WASHINGTON		EPHRAIM	TREADWELL & SON	BAKER	R
3	1851	104-106 WARREN		E.	TREADWELL & SONS	BAKERS	R
3	1851	275 WASHINGTON		EPHRAIM	TREADWELL & SONS	CRACKERS & SHIPBREAD	R
3	1851	277 WASHINGTON		EPHRAIM	TREADWELL & SONS	CRACKERS & SHIPBREAD	R
4	1842	279 WASHINGTON		WILLIAM	FORSYTH	FISHERMAN	R
4	1844	279 WASHINGTON		ROBERT	FORSYTH	OYSTERS	R
4	1844	279 WASHINGTON		WILLIAM	FORSYTH	OYSTERS	R
4	1846	279 WASHINGTON		WILLIAM	FORSYTH	OYSTERS	R
4	1848	279 WASHINGTON		JOSEPH	FORSYTH	OYSTERS	R
4	1848	279 WASHINGTON		WILLIAM	FORSYTH	OYSTERS	R
4	1851	279 WASHINGTON		WILLIAM	FORSYTH	OYSTERS	R
4	1851	279 WASHINGTON		JOSEPH	FORSYTH	OYSTERS	R
5	1848	281 WASHINGTON		ROBERT	FORSYTH	OYSTERS	R
5	1851	281 WASHINGTON		ROBERT	FORSYTH	OYSTERS	R
5	1851	281 WASHINGTON		T.	BUTLER		R
5	1851	281 WASHINGTON		J.	DYNAN		R
6	1842	283 WASHINGTON		ERASTUS	TITUS	CLERK	R

11/6/85

LOT	DRCT	ADDRS	NEW	FNAME	LNAME	OCCUPTN	BLDG
6	1844	283 WASHINGTON		ERASTUS	TITUS	CLERK	R
7	1838	178 CHAMBERS		JESSE	FOSHAY	GROCER	R
7	1840	178 CHAMBERS		JESSE	FOSHAY		
7	1842	178 CHAMBERS		JESSE	FOSHAY	INSPECTOR 3RD WARD	
7	1844	178 CHAMBERS		JESSE	FOSHAY	MEAS. GRAIN	
7	1846	285 WASHINGTON		HARMON H.	BISSCHOFF	GROCER	B/R
7	1848	285 WASHINGTON		HARMON H.	BISSCHOFF	GROCER	
7	1851	178 CHAMBERS		MARY A.	GORDON	LABORESS	R
7	1851	178 CHAMBERS		E. W.	AYRES		R
7	1851	178 CHAMBERS		ELIZA	REED	BURNISHER	R
7	1851	178 CHAMBERS		JOHN	MURPHY	SEAMAN	R
7	1851	178 CHAMBERS		ELIZA	SCOTT		R
7	1851	180 CHAMBERS		JAMES	WILSON	BOARDING	
7	1851	182 CHAMBERS		H. H.	BISSCHOFF	GROCER	B/R
8	1838	176 CHAMBERS		ROBERT	FORSTER	CLERK	
8	1842	176 CHAMBERS		ALEXANDER	FORSYTH	OYSTERS	R
8	1848	176 CHAMBERS			BURDETT & DODD	BLACKSMITHS	B
8	1851	176 CHAMBERS		J. A.	BURDETT	BLACKSMITH	B
8	1851	176 CHAMBERS		THOMAS	S. MONROE	BUILDER	B
8	1851	176 CHAMBERS		ROBERT	FERGUSON	BUILDER	B/R
10	1851	174 CHAMBERS		JOHN	HOFMAN	PHYSICIAN	
10	1851	174 CHAMBERS		WILHELM	MAEN		
10	1851	174 CHAMBERS		ELIJAH	MONROE	PHYSICIAN	R
10	1851	174 CHAMBERS			KEAR	CLERK	R
10	1851	174 CHAMBERS		MARGARET	DEVINE	DRESSMAKER	R
10	1851	174 CHAMBERS		JAMES	McALLISTER	BAKER	R
11	1805	280 GREENWICH	292	JACOB	SOMERINDYCK	LIVERY-STABLER	B
11	1806	280 GREENWICH	292	JACOB	SOMERINDYKE	LIVERY-STABLER	B
11	1807	280 GREENWICH	292	JACOB	SOMERINDYKE	LIVERY-STABLER	B
11	1808	278 GREENWICH	290	JACOB	ELY	TEACHER	B
11	1808	280 GREENWICH	292	JACOB	SOMERINDYKE	LIVERY-STABLER	B
11	1809	278 GREENWICH	290	JACOB	ELY	TEACHER	B
11	1809	280 GREENWICH	292	JACOB	SOMERINDYKE	LIVERY-STABLER	B
11	1810	278 GREENWICH	290	JACOB	ELY	TEACHER	B
11	1810	280 GREENWICH	292	JACOB	SOMERINDYKE	LIVERY-STABLER	B
11	1811	278 GREENWICH	290	JACOB	ELY	TEACHER	B
11	1811	280 GREENWICH	292	JACOB	SOMERINDYKE	LIVERY-STABLER	B
11	1812	278 GREENWICH	290	W.	VANMUSGRAVE		
11	1812	278 GREENWICH		MRS. JACOB	ELY	TEACHER	B
11	1812	280 GREENWICH	292	JACOB	SOMERINDYKE	LIVERY-STABLER	B
11	1814	280 GREENWICH	292	JACOB	SOMERINDYCK	LIVERY STABLER	
11	1818	278 GREENWICH	290	THOMAS	COCHRANE	WATCHMAKER	
11	1818	280 GREENWICH	292	JOHN C.	ACKERMAN	LIVERY STABLER	
11	1818	280 GREENWICH	292	JOHN	ACKERMAN	CHAIRMAKER	
11	1820	278 GREENWICH	290	THOMAS	COCHRANE	WATCHMAKER	
11	1820	280 GREENWICH	292	JOHN C.	ACKERMAN	LIVERY STABLER	
11	1840	172 CHAMBERS		DANIEL	WHITING	DELINEATOR	
11	1840	278 GREENWICH	290	JOHN	CATTNACH	TRUNKS	R
11	1842	172 CHAMBERS		DANIEL	WHITING	DELINEATOR	
11	1844	172 CHAMBERS		DANIEL	WHITING	DELINEATOR	
11	1846	172 1/2 CHAMBERS		DANIEL	WHITING	DELINEATOR	R
11	1846	172 1/2 CHAMBERS		DANIEL	WHITING	DELINEATOR	
11	1846	172 CHAMBERS		JOHN L.	SMITH	PAINTER	B
11	1846	280 GREENWICH	292	JAMES	CURREY	HARDWARE	B
11	1848	172 1/2 CHAMBERS		DANIEL	WHITING	DELINEATOR	R
11	1848	172 CHAMBERS		JOHN L.	SMITH	PAINTER	B

11/6/85

LOT	DRCT	ADDRS	NEW	FNAME	LNAME	OCCUPTN	BLDG
11	1848	172 CHAMBERS		ALEXANDER	CROSSETT	POLICEMAN	R
11	1848	280 GREENWICH	292	JAMES A.	SMITH	PAINTS	B
11	1848	280 GREENWICH	292	JOHN L.	SMITH	PAINTER	B
11	1848	292 GREENWICH		JAMES R.	REED	EXCHANGE	B
11	1851	172 1/2 CHAMBERS		JOHN	FRASER	LOCKSMITH	
11	1851	172 1/2 CHAMBERS		DANIEL	WHITING	AGENT	
11	1851	172 1/2 CHAMBERS		W.A.	JOHNSON		
11	1851	172 CHAMBERS		J.L.&J.A.	SMITH	PAINTERS	B
11	1851	172 CHAMBERS		ALEXANDER	CROSETT	POLICEMAN	R
11	1851	172 CHAMBERS		JAMES	NOBLE	MILLWRIGHT	R
11	1851	278 GREENWICH	290	FRANCIS	GERAU	PHYSICIAN	R
11	1851	278 GREENWICH	290	JOHN	BUSH		R
11	1851	278 GREENWICH	290	ALEXANDER	YOUNGB		R
11	1851	278 GREENWICH	290	J. D.	ERBIG	LEATHER	
11	1851	280 GREENWICH	292	ABNER	TAYLOR	SHOES	
12	1810	276 GREENWICH	288	THOMAS	PLATT	PAINTER	
12	1811	276 GREENWICH	288	THOMAS	PLATT	PAINTER	
12	1812	276 GREENWICH	288	THOMAS	PLATT	PAINTER	
12	1812	276 GREENWICH	288	JAMES	McCABE	HATTER	B
12	1812	276 GREENWICH	288	MRS. JACOB	ELY	TEACHER	B
12	1814	276 GREENWICH	288	THOMAS	PLATT	PAINTER	
12	1838	276 GREENWICH	288	JOSEPH	BATTIN	DRY GOODS	
12	1838	276 GREENWICH	288	JOHN	BATTIN		
12	1840	276 GREENWICH	288	JOHN	BATTIN		
12	1840	276 GREENWICH	288	JOSEPH	BATTIN	HOSIER	
12	1842	276 GREENWICH	288	JOHN	BATTIN		
12	1842	276 GREENWICH	288	JOSEPH	BATTIN	HOSIERY	
12	1844	276 GREENWICH	288	JOHN	BATTIN		
12	1844	276 GREENWICH	288	JOSEPH	BATTIN	HOSIERY	
12	1846	276 GREENWICH	288	JOHN	BATTIN	HOSIERY	R
12	1848	276 GREENWICH	288	JOSEPH	BATTIN	HOSIERY	
12	1851	276 GREENWICH	288	JOSEPH	BATTIN	HOSIERY	
12	1851	276 GREENWICH	288	JOHN	BATTIN		
13	1809	274 GREENWICH	286	WILLIAM	DEALING	SHOEMAKER	
13	1810	274 GREENWICH	286	WILLIAM	DEALING	SHOEMAKER	
13	1811	274 GREENWICH	286	WILLIAM	DEALING	SHOEMAKER	
13	1812	274 GREENWICH	286	WILLIAM	DEALING	BOOTMAKER	
13	1812	274 GREENWICH	286	C.	HICKS	BOOT CLEANER	R
13	1812	274 GREENWICH	286	CALEB	JAMES	BOOT CLEANER	R
13	1814	274 GREENWICH	284	WILLIAM	DEALING	SHOEMAKER	
13	1818	274 GREENWICH	286	MRS. THOMAS	BOWER	WIDOW	
13	1838	274 GREENWICH	286	MATTHEW	LYONS	SHOEMAKER	
13	1840	274 GREENWICH	286	MATTHEW	LYONS	SHOEMAKER	
13	1842	274 GREENWICH	286	THOMAS	LYONS	SHOES	B
13	1844	274 GREENWICH	286	THOMAS	LYONS	SHOES	B/R
13	1846	274 GREENWICH	286	THOMAS	LYONS	SHOES	R
13	1848	274 GREENWICH	286	THOMAS	LYONS	SHOES	
13	1848	274 GREENWICH	286	EDWARD	BRADY	WAITER	R
13	1851	274 GREENWICH	286	THOMAS	LYONS	SHOES	R
13	1851	274 GREENWICH	286	EDWARD	BRADY	LODGINGS	R
14	1809	272 GREENWICH	284	JOHN	MONEYPENNY	DYER	
14	1810	272 GREENWICH	284	JOHN	MONEYPENNY	DYER	
14	1811	272 GREENWICH	284	JOHN	MONEYPENNY	DYER	
14	1812	272 GREENWICH	284	JOHN	MONEYPENNY	DYER	
14	1814	272 GREENWICH	284	JOHN	MONEYPENNY	DYER	
14	1816	272 GREENWICH	284	JOHN	MONEYPENNY	DYER	

LOT	DRC7	ADDRS	NEW	FNAME	LNAME	OCCUPTN	RLOS
14	1818	272 GREENWICH	284	JOHN	MONEYPENNY	DYER	
14	1838	272 GREENWICH	284	HINAMENT	CASTLES		
14	1840	272 GREENWICH	284	WILLIAM	CASTLES	CARPENTER	R
14	1840	272 GREENWICH	284	HINAMENT	CASTLES	WIDOW OF BENJAMIN	R
14	1842	272 GREENWICH	284	HINAMENT	CASTLES	WIDOW OF BENJAMIN	
14	1844	272 GREENWICH	284	WILLIAM	CALLEN	BRASS MANUFACTURER	B/R
14	1844	272 GREENWICH	284	HINAMENT	CASTLES	WIDOW OF BENJAMIN	
14	1846	272 GREENWICH	284	WILLIAM	CALLAN	BRASS MANUFACTURER	R/B
14	1846	272 GREENWICH	284	JACOB	ALTHEN	SHOEMAKER	B/R
14	1848	272 GREENWICH	284	JACOB	ALTHEN	SHOEMAKER	R
14	1848	272 GREENWICH	284	ELIZABETH	BOOSEY	MILLINER	
14	1851	272 GREENWICH	284	J.	ALTHEN	SHOEMAKER	
14	1851	272 GREENWICH	284	M.	LANDA	FURRIER	
14	1851	272 GREENWICH	284	HANNAH	CASTLES		R
15	1810	270 GREENWICH	282	JAMES	PATTERSON	MERCHANT	
15	1811	270 GREENWICH	282	JAMES	PATERSON	GROCCER	
15	1812	270 GREENWICH	282	JOHN	PATERSON	GROCCER	
15	1851	270 GREENWICH	282	WILLIAM	FLAGG	BAKER	
15 1/2	1805	268 GREENWICH	280	SAMUEL	BRADHURST	PHYSICIAN	
15 1/2	1810	268 GREENWICH	280	CHARLES T.	KEESE	NOTARY	R
15 1/2	1810	268 GREENWICH	280	CHARLES	KEESE		B
15 1/2	1811	268 GREENWICH	280	CHARLES T.	KEESE	NOTARY	R
15 1/2	1812	268 GREENWICH	280	CHARLES T.	KEESE	NOTARY	R
15 1/2	1848	268 GREENWICH	280	WILLIAM	CALLAN	BRASS MANUFACTURER	
15 1/2	1851	268 GREENWICH	280	PETER	HOGGLAND	EXCHANGE	
15 1/2	1851	268 GREENWICH	280	WILLIAM	CALLAN	BRASS MANUFACTURER	R
15 1/2	1851	268 GREENWICH	280	HARRIET	MILES		
16	1805	96 WARREN		JAMES	PATTERSON	MERCHANT	
16	1806	96 WARREN		JAMES	PATTERSON	MERCHANT	
16	1807	96 WARREN		JAMES	PATTERSON	MERCHANT	
16	1808	96 WARREN		JAMES	PATTERSON	MERCHANT	
16	1809	94 WARREN		THOMAS	PLATT	PAINTER	
16	1810	96 WARREN		DAVID	STIDGER	CHAIRMAKER	
16	1811	266 GREENWICH	278	JOHN J.	BOYREAU	MERCHANT	
16	1811	96 WARREN		DAVID	STIDGER	CHAIRMAKER	
16	1812	266 GREENWICH	278	JOHN J.	BOYREAU	MERCHANT	
16	1812	94 WARREN		ALLEN	GRAHAM	SMITH	
16	1812	96 WARREN		DAVID	STIDGER	CHAIRMAKER	
16	1814	94 WARREN		ALLEN	GRAHAM	SMITH	
16	1816	94 WARREN		ALLEN	GRAHAM	SMITH	
16	1818	266 GREENWICH	278	JOHN	BATTIN	DRY GOODS STORE	
16	1818	94 WARREN		ALLEN	GRAHAM	SMITH	
16	1820	266 GREENWICH	278	JOHN	BATTIN	DRY GOODS STORE	
16	1838	266 GREENWICH	278	JAMES	TARRANT	DRUGS	B
16	1840	266 GREENWICH	278	JAMES	TARRANT	DRUGS	B
16	1840	96 WARREN		J. & J.	MOGENIER & CO.	DISTILLERS	B
16	1842	266 GREENWICH	278	CHARLES	TARRANT	DRUGS	B
16	1842	266 GREENWICH	278	JAMES	TARRANT	DRUGS	B
16	1842	96 WARREN		J. & J.	MOGENIER & CO.	DISTILLERS	B
16	1844	266 GREENWICH	278	JAMES	TARRANT	DRUGS	B
16	1844	96 WARREN		J. & J.	MOGENIER & CO.	DISTILLERS	R/B
16	1846	266 GREENWICH	278	JAMES	TARRANT	DRUGS	B
16	1846	92 WARREN		SAMUEL	H. ST. JOHN	TAILOR	R
16	1846	96 WARREN			J.J. MOGENIER & CO.	DISTILLERS	B/R
16	1848	266 GREENWICH	278	JAMES	TARRANT	DRUGS	B
16	1848	92 WARREN		SAMUEL	H. ST. JOHN	"LATE TAILOR"	R

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LOT	DRCT	ADDRS	NEW	FNAME	LNAME	OCCUPIN	BLDG
16	1848	96 WARREN		J.J.	MOENIER	DISTILLER	B/R
16	1851	266 1/2 GREENWICH	278	JAMES	TARRANT	DRUGS	B
16	1851	92 WARREN		S.	H. ST. JOHN		R
16	1851	94 WARREN		F.	J. KRUGLER	CORDIALS	
16	1851	94 WARREN		MARY	C. ADEMA	"BOARDING"	
16	1851	96 WARREN		J. J.	MOENIER	WINE & LIQUOR DEALER	
16	1851	98 WARREN		JAMES	TARRANT	DRUGS	DRUG
16 1/2	1803	100 WARREN		ELIAS	BURGER	MERCHANT	
16 1/2	1804	100 WARREN		ELIAS	BURGER	MERCHANT	
16 1/2	1805	100 WARREN		ELIAS	BURGER	MERCHANT	
16 1/2	1806	100 WARREN		ELIAS	BURGER	MERCHANT	
16 1/2	1807	100 WARREN		ELIAS	BURGER	MERCHANT	
16 1/2	1809	100 WARREN		SARAH	BLISS	PORTERHOUSE	B
16 1/2	1810	100 WARREN		DAVID D.	BURGER	MERCHANT	B
16 1/2	1811	100 WARREN		DAVID D.	BURGER	MERCHANT	B
16 1/2	1812	100 WARREN		DAVID	BURGER	MERCHANT	B
16 1/2	1814	100 WARREN		DAVID D.	BURGER	MERCHANT	
16 1/2	1838	100 WARREN		JANE	BOYLE	BOARDINGHOUSE	
16 1/2	1846	100 1/2 WARREN		JOHN	SMITH	LABORER	R
16 1/2	1851	100 1/2 WARREN		JOHN	HEALY		
16 1/2	1851	100 1/2 WARREN		ELIZA	FAYRWEATHER		
16 1/2	1851	100 WARREN		J. J.	WANZER		B
17	1842	274 WASHINGTON		ANTHONY	BROWER	MAHOGANY	B
17	1842	274 WASHINGTON		JOHN V.	BROWER	MAHOGANY	B
17	1846	276 WASHINGTON		WILLIAM W.	HYDE	SHOEMAKER	B
17	1848	108 WARREN		WARREN	GEROW	PAINTER	B
17	1851	108 WARREN		A. H.	HALLENBECK	LIQUORS	B
17	1851	108 WARREN		WILLIAM	JOHNSON	EATINGHOUSE	
17	1851	276 WASHINGTON		A.H.	HALLENBECK	OHIO HOUSE PORTERHSE	B
17	1851	276 WASHINGTON		THOMAS	DEMPSEY	SHOEMAKER	
18	1846	110 WARREN		JAMES C.	SMITH	GROCCER	
18	1848	110 WARREN		JAMES C.	SMITH	GROCCER	
18	1851	110 WARREN			SEARS & HYDE	COMMISSION MERCHANT	
18	1851	110 WARREN		J. M.	BROWNING	LIQUORS	
39	1838	188 CHAMBERS		JOHN V.	BROWER	MAHOGANY	B
39	1840	188 CHAMBERS		ANTHONY	BROWER	MAHOGANY	B
39	1840	188 CHAMBERS		JOHN V.	BROWER	MAHOGANY	B
39	1851	188 & 190 CHAMBERS				SUGAR REFINERY	B
40	1844	284 WASHINGTON		ANTHONY	BROWER	MAHOGANY	B
40	1844	284 WASHINGTON		JOHN V.	BROWER	MAHOGANY	B
40	1844	284 WASHINGTON		A. & J.V.	BROWER	MAHOGANY	B
40	1846	284 WASHINGTON		ANTHONY	BROWER	MAHOGANY	B
40	1846	284 WASHINGTON		JOHN V.	BROWER	MAHOGANY	B
40	1846	284 WASHINGTON		A. & J.V.	BROWER	MAHOGANY	B
40	1848	284 WASHINGTON			A. & J.V. BROWERE	MAHOGANY	B
40	1851	284 WASHINGTON		A. & J.V.	BROWER	MAHOGANY	B
41	1851	282 WASHINGTON		A. & J.V.	BROWER	MAHOGANY	B
42	1804	280 WASHINGTON		JOHN	NEILL	COFFEE	
42	1846	280 WASHINGTON		WILLIAM	LORIMER	TAILOR	B/R
42	1848	280 WASHINGTON		WILLIAM	LORIMER	TAILOR	R
42	1851	280 WASHINGTON		J.H.	BEDELL		
42	1851	280 WASHINGTON		WILLIAM	LORIMER	TAILOR	
43	1846	278 WASHINGTON		JOHN	MORRISON	COM. MERCHANT	B
43	1846	278 WASHINGTON		LEVI W.	HYDE	COM. MERCHANT	B
43	1848	278 WASHINGTON		JOHN	MORRISON	COMMISSION MERCHANT	B
43	1848	278 WASHINGTON		LEVI W.	HYDE	COMMISSION MERCHANT	B

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LOT	DRCT	ADDRS	NEW	FNAME	LNAME	OCCUPTN	BLDG
43	1851	278 WASHINGTON		JOHN	MORRISON	BUTTER MERCHANT	

R = Residence

B = Business

APPENDIX III

Individual Historic Lot Summaries

Lot 1 (102 Warren Street)

In 1795, Abraham Wilson sold this lot to William Baily (Bailey), a house carpenter (L 52 P.200). He occupied this lot in 1804. City directories revealed that John Miller, Shipmaster, resided at 102 Warren Street in 1805. From 1806-1808, he was listed as a merchant. In 1809 Baily conveyed this lot to Jacob Peterson (L 83 P.277). By 1810, Sarah Bliss leased the property and was the proprietess of a porterhouse at this address. In 1812, Bliss was running a boardinghouse. In 1815 Jacob Peterson granted Lot 1 to Jacob Schiefflin (L 109 P.7). At that point in time, Sarah Bliss, (boardinghouse and/or porterhouse owner), was still listed as the occupant of 102 Warren Street. She was there until 1816. On May 22, 1815, Schiefflin was cited for "sundry nuisances on premises", though the record does not state their nature (Minutes of the Common Council VIII:213). On May 5, 1817, a privy on this property was cited as nuisance. The owner was J. Bingham (L 115 P. 23) and the occupant was J.L. Van Kleeck (MCC IX:130). Benjamin Penniman, speculator, fisherman and fish merchant, resided at 102 Warren Street from 1838 until 1846. After much litigation, the Bingham heirs conveyed the property to William Hustace on December 8, 1847 (L 498 P. 304-321). Hustace in turn sold it to William E. Treadwell on September 14, 1849 (L 528 P. 23). City Directories show that in 1851 Charles Berry and Co., provisioners, and Michael Corcoran, a smith, were situated

on the property. The Perris 1852 atlas showed two structures on the lot. There was a frame dwelling fronting Warren Street and a brick dwelling at the rear. The two structures were separated by an alley which accesses Bishop Lane. The Perris 1857-1862 Atlas depicted a brick or stone commercial structure on the lot with a small backyard area, which was also seen on the Robinson & Pidgeon 1884 Atlas. The Bromley 1891 Atlas depicted a brick commercial structure covering the entire lot.

The earliest extant building record for "102 Warren Street", dated April 1898, indicated an existing 6-story brick building, the first floor of which was used as a "store" while the second through the sixth floors were "lofts" (Violation Notice #1990/98). This structure, 29' wide in front, 26' wide in rear and 43' and 48' in depth was replaced circa 1901 by a larger six story building which covered 2 additional lots (Lots 2 & 3). It measured 75'11" in front, 75'8" in rear, and 66'1 1/2" in depth and completely covered the three lots. The foundation of the new building was laid on sand and the depth of the foundation walls below curb level or ground surface was 14'9" (Application for Erection of Brick Building Plan 230). In 1903, William Hustace still owned this triple lot (Bromley 1903). The Bromley 1905 Atlas depicted this 6-story brick building. Between 1920-1929, various building records indicated that this structure was used for stores, offices and "cold storage" (Alteration Application #305-29; 1595-27; Elevator Application 226-25 and Plumbing and Drainage 1128-20). No demolition record was extant although the building has been torn down.

Lot 2 (104 Warren Street)

In 1802, Abraham Wilson sold this lot to William Baily (L 63 P.174). The 1811 and 1812 City Directories cited Michael Kearney, merchant, as being the occupant. William Bailey, a house carpenter, as the owner, was cited for "sundry nuisances" on the premises in 1815. At this time, John Bonsall, a lumber merchant, was listed as the "occupant" (MCC VIII:213). In 1817, a privy located on the property was cited as a nuisance. Lot 2 was sold to Stephen Gorham in 1818 (L 132 P. 31). Although William Hustace was listed as the owner in 1847 (L 493 P. 455), by 1851, the city directories showed E. Treadwell and Son, bakers, occupying 104-106 Warren Street. Evidently, Treadwell or his son later purchased the property on November 24, 1862 (L 860 P. 604). The Perris 1852 Atlas showed a brick dwelling covering the entire lot as did the 1857-1862 Ferris Atlas, the Robinson & Pidgeon 1884 Atlas and the Bromley 1891 Atlas. In 1901, this lot was incorporated along with Lots 1 and 3 and a six-story commercial structure was built (see Lot 1, above). In 1903, the property was owned by William Hustace (Bromley 1903). The 1905 Bromley Atlas depicted this 6-story brick structure.

Lot 3 (106 Warren Street)

Abraham Wilson sold Lot 3 to Silas Barber, carpenter, in 1792 (L 47 P. 514). Although the deed from the Rector and Inhabitants of the City of New York in Communion of the Protestant Episcopal Church in the State of N.Y. to Wilson, was recorded on September 27, 1793 (L 49 P. 164), the actual property

transaction took place in 1790 (see L 49 P. 164). Barber conveyed it to Tunis Van Pelt in 1803 (L 65 P. 257). David S. Green, merchant, occupied this address from 1809 through 1812, when he was joined by a William Mooney and Anthony Latham, a teacher. From 1811-1814, Stanton Latham, teacher, was at "Warren corner Washington" (106 Warren Street).

The executor for the estate of Tunis Van Pelt conveyed the property to Ephraim Treadwell on April 30, 1829 (L 249 P. 375). By 1845, Treadwell sold it to William Hustace (L 458 P. 73), meanwhile keeping a half interest in the ownership and maintaining his bakery, "Ephraim Treadwell and Son", on the premises, until at least 1851 and probably later. Erastus Titus, clerk, worked at 275 Washington Street between 1842 and 1844, while residing elsewhere..

The Perris 1852 Atlas showed a brick dwelling covering the entire lot. The Perris 1857-1862 map depicted a brick or stone store fronting on Warren Street with a brick dwelling at the rear. Lloyd's 1867 Business Atlas named "Dohrman and Company, Grocers" at 106 Warren Street. The Robinson & Pidgeon 1884 Atlas showed a brick commercial structure, as did the Bromley 1891. In 1901, this lot was incorporated along with Lots 1 and 2 and a six-story commercial structure was erected (see Lot 1, above). The property in 1903, was still owned by William Hustace (Bromley 1903). The 1905 Bromley Atlas depicted this six story brick structure.

Lot 4 (279 Washington Street)

Abraham Wilson sold Lot 4 to Joseph Seaman and Samuel Wood on October 28, 1795 (L 50 P.546). In November of 1795, Seaman and his wife deeded their share of the property to Samuel Wood (L 50 P.548).

Joseph Seaman, "carman" (probably "cartman") was appointed a Foreman with Engine Co. 29 on December 12, 1808 (MCC V:370). In 1827, he was appointed to the office of Assistant Foreman of the 3rd District Watch (MCC XVI:556). Prior to this, Seaman petitioned for the office of Inspector of Charcoal but it is not known if he was successful (MCC XV:570). Possibly not, because on November 17, 1827, Joseph Seaman further petitioned to be appointed "keeper of the Washington Square" (MCC XVII:450).

Samuel Wood, the other owner of Lot 4 was reimbursed \$2.00 for a lost firebucket by the Treasurer of the Common Council at the insistence of the Mayor of New York in 1806 (MCC IV:156).

On February 22, 1825, Samuel Wood conveyed the property to Charles Dennison (L 187 P. 446) who sold it to Asahel or Asabel Denison in 1834 (L 313 P. 237). Asabel, in turn, conveyed the land in 1837, to Jacob Kershaw (L 368 P. 432). By 1842, the property had again changed hands and was in the possession of William Forsyth (L 422 P. 631), a member of the Forsyth family which bought and sold oysters in the Washington Market while residing at 279 Washington Street. Robert, William and Joseph Forsyth lived there at various times between 1842 and 1851. In 1844, the slip in front of the Washington Market was pulled up, "forcing oyster boats from their usual place of business to the

piers of Fulton and Dey Streets" (Rutsch 1983:139).

Approximately forty sloop owners, who traditionally used those piers at Fulton and Dey Streets, petitioned the Common Council to remove the oystermen, but "the Committee on Wharves and Piers did not support the petition" (ibid).

Despite this upheaval, City Directories showed that the Forsyth family maintained their residences on Washington Street, within the project impact area, and their places of business within the Washington Market.

The Ferris 1852 Atlas showed a brick or stone commercial structure covering the entire lot, as did the Ferris 1857-1862 Atlas. The 1867 Lloyd business map named the occupant as "Williamus Crosbie and Company, Wholesale Grocers". The executors of William Forsyth sold the property to Joshua Jones, on March 19, 1880 (L 1540 P. 30). The Robinson & Pidgeon 1884 Atlas showed a commercial brick structure covering the lot, as did the Bromley 1891 Atlas. Erected prior to 1894 as a 5-story building with loft, the structure on Lot 4 had an 8' deep basement (Alt. 30/94). On March 1, 1889, Thomas S. Clarkson acquired the property and owned it until at least 1903 (Bromley 1903) (L 2202 P. 330). The Bromley 1905 Atlas depicted a four story brick structure covering the entire lot.

A January 1919 document (COMP 87/19) indicated that the first and second stories were utilized as office and storage space, while the third through fifth floors were used only for storage. This document included a cross section which showed a basement or "cellar" of 7'6" depth. However, another 2' extended below the floor for columns or building foundations giving a 9'6"

building depth, which is probably more accurate than the 8' depth above. The structure was demolished in 1969.

Lot 5 (281 Washington Street)

On May 8, 1797, Abraham Wilson sold Lot 5 to John Fetter, house carpenter, (L 53 P. 311). Fetter (or Felter) conveyed it to Charles Cougnacq, merchant, on April 24, 1798 (L 52 P.465). That same day, Cougnacq sold the land to Louis Malingre (L 52 P.468), who sold it back to Cougnacq one day later! (L 52 P.470).

On May 14, 1798, Cougnacq conveyed the land to Francois Mondouville (L 52 P.516). One year later, Mandouville sold Lot 5 to Jean Soupe (L 57 P.190). On December 8, 1803 Soupe sold the property to Joseph Skinner (L 66 P.18). Skinner sold the property to John Wood in 1816 (L 114 P. 564), whose executors conveyed it to Augustus W. Clason, Jr., on March 1, 1845 (L 456 P. 38), and Clason deeded it to William Paine six days later (L 458 P. 360). By 1848, Robert Forsyth owned Lot 5 (L 471 P. 175). City Directories indicated that Forsyth resided here while buying and selling oysters in the Washington Market (see Lot 4, above).

The Ferris 1852 Atlas depicted a brick or stone store covering the entire lot, as did the Ferris 1857-1862 Atlas. The Robinson & Pidgeon 1884 map showed a brick commercial structure occupying the entire lot as did the Bromley 1891. The earliest extant building record for 281 Washington Street, dated May, 1894, indicated that a "brick building, basement and five stores" stood on this lot. On March 28, 1889, this lot was acquired by a Seaman Lichtenstein (L 2206 P. 164) who retained ownership until

at least 1903 (Bromley 1903). The Bromley 1905 Atlas depicted a six story brick commercial structure covering the entire lot.

A building record dated January 1911 (ALT 129/11) indicated that the stone foundation walls of the building extended "10' below curb level". This five story structure with a "corkloft (sic) at rear" was utilized as a store, loft and offices. By 1915, it was used for "wholesale produce" (ALT 1214/15).

Lot 6 (283 Washington Street)

The documented history of ownership during the late 18th century is unclear due to the lack of pertinent archival data. On July 19, 1798, John Felter a house carpenter, and John Rourke, Innholder, sold this lot (along with Lot 7) to Dr. Samuel Bradhurst (L 53 P. 483). In another deed, not quite comprehensible and dated June 21, 1799, Abraham Wilson conveyed Lot 6 (and 8) to a William Stewart (L 56 P. 452). Stewart sold these lots to Hamlet Fairchild on June 22, 1799 (L 56 P. 454). Fairchild subsequently sold the property to James D. Westervelt on April 21, 1807 (L 75 P. 282).

Westervelt's executors granted Lot 6 (and Lot 8) to John S. Westervelt on October 16, 1840 (L 409 P. 534). By 1841, Ephraim Treadwell, a baker, owned Lot 6 (L 420 P. 330). Erastus Titus, clerk, lived here at that time. In 1844, Treadwell conveyed the property to Titus (L 449 P. 400). Between 1844 and 1889, Titus sold or gave the land (Lots 6 and 8) to his son, Erastus Titus Jr., (L 2237 P. 287), but the transfer of title is unclear.

The Perris 1852 Atlas depicted a brick dwelling at 283

Washington Street which covered the entire lot. The Ferris 1857-1862 Atlas also indicated a brick structure which covered the property. The Robinson & Pidgeon 1884 Atlas showed a brick structure, as did the Bromley 1891 Atlas. In 1903, this lot was still owned by Erastus Titus Jr. (Bromley 1903). The 1905 Bromley Atlas depicted a six story commercial structure covering this lot.

The establishment of a building depth for Lot 6 was complicated. A "New Building Application" (N.B. 742/1883) dated June 1883, indicated that a new five story "Warehouse" would be erected on "natural soil" at 283 Washington Street and that the depth of the foundation walls would be "10 feet" below curb level. However, a document dated May 1894 indicated a building depth of 8'. Therefore, it is possible that the 10' depth indicated in 1883 was only a speculated depth. In 1894, the first through third floors were utilized for the storage of glass and china while the fourth and fifth floors were used for light manufacturing. An 1899 building record (COMP 530/99) further documented the 8' building depth.

ALT 1609/32 dating October, 1932, included a longitudinal section showing a 6'2" "cellar" depth, however, the foundation walls appeared to extend another foot below the floor making the depth 7'2". This structure was demolished in May of 1969.

Lot 7 (178-182 Chambers Street/285 Washington Street)

John Fetter, (Felter) house carpenter, and John Rourke, Innholder, acquired this property prior to 1798. On July 19, 1798, Fetter and Rourke sold Lots 6 and 7 to Dr. Samuel Bradhurst,

physician (L 53 P. 483). A gap in the archival record makes the chain of title unclear. It is possible that Lot 7 became part of 6 or 8. For a chronology of Lots 6 and 8, see above and below.

The early City Directories consulted, i.e. 1805-1812, did not list the addresses of occupants on Chambers or Washington Streets within the project area. Today's Lot 7 covered 178-182 Chambers Street as well as 285 Washington Street. In the 19th century, however, each numbered address was indicative of a separate parcel or lot.

Between 1838 and 1844, Jesse Foshay, grocer and "grain measurer" resided at 178 Chambers Street. The 1846 City Directory indicated that Harmon H. Bisschoff, grocer, occupied 285 Washington Street. In 1851, Mary A. Gordon, laboress, E.W. Ayres, Eliza Reed, burnisher, John Murphy, seaman, and Eliza Scott resided at 178 Chambers Street. James Wilson maintained a boarding house at 180 Chambers Street. H.H. Bisschoff, grocer, occupied 182 Chambers Street.

The Perris Atlas (1852) showed three brick dwellings partially covering the 3 parcels of Lot 7, and each had an open backyard. 182 Chambers Street had a frame extension but also a yard.

The Perris 1857-1862 Atlas showed a brick or brick frame structure at 182 Chambers Street. There was a rear yard still open. 178 and 180 Chambers Street were brick or stone stores with skylighted extensions at the rear. No yard areas were open. The Robinson & Pidgeon 1884 Atlas showed brick structures on all 3 parcels. 180 Chambers Street had a backyard area open.

Bromley 1891 depicted brick structures on all 3 parcels, and no yard areas were shown. The Bromley 1905 Atlas depicted this lot as one building, seven stories high (probably incorporating adjacent Lot 8).

The "Original Detailed Statement of Speculations for Erection of Buildings" (N.B. 445/1874), dating to June, 1874, proposed the erection of "two buildings" for "store purposes" which would be five stories tall, with basements. The depth of the foundation walls below curb level was initially estimated to be 10' and "laid on stone".

A cross section dating May, 1894, (COMP 1375/1894) however, showed the actual foundation depth to be 7'8" with columns extending another 14", making the depth of the building 8'10".

By March, 1921, the building was utilized for store, offices and storage (ALT 242/21). In 1956, the cellar was utilized for storage and floors 1-5 for wholesale produce (ALT 473/56). At this time, the existing one story 5" diameter cast iron columns found in the cellar were found to be in damaged condition and were replaced by new 6" diameter columns (ibid). This structure was demolished in 1969 (DEM 45).

Lot 8 (176 Chambers Street)

Abraham Wilson sold Lots 6 and 8 to William Stewart, basket maker, on June 21, 1799 (L 56 P. 452). Stewart, in turn, sold the property to Hamlet Fairchild on June 22, 1799 (L 56 P. 454). Fairchild conveyed these lots to James D. Westervelt on April 21, 1807 (L 75 P. 282).

In 1838, Robert Forster, clerk, occupied 176 Chambers

Street. Alexander Forsyth, fisherman, was in residence in 1842. The executors of James D. Westervelt conveyed title to John S. Westervelt on October 16, 1840 (L 409 P. 534) who in turn sold it to John T. Burdett, blacksmith, on May 2, 1848 (L 503 P. 579). City Directories for that year corroborate that "Burdett & Dodd", blacksmiths, plied their trade at 176 Chambers Street in that year (1848). By 1851, J.A. Burdett, blacksmith, as well as Monroe & Ferguson, builders, occupied that address.

The Perris 1852 Atlas depicted a brick or brick frame building covering the entire lot. In 1855, John A. Burdett conveyed the land to Erastus Titus (L 694 P. 275). The Perris 1857-1862 Atlas showed a brick commercial structure on the property. The Lloyd 1867 business map indicated that the occupant of the structure was "W. Hall Wholesale Liquors". The earliest building record in the Municipal Archives relating to Lot 8 was dated October 13, 1879. This "Detailed Statement of Specifications for Alterations, Additions or Repairs to Buildings Already Erected" revealed that this structure at 176 Chambers Street, presently in the 5th Ward, was erected sometime prior to 1879 and was in need of repair at that time. The description of the building revealed that it was a five story brick structure with a flat tin roof and that its size was 20' in front and rear and 43' deep. The building record indicated that there was an additional building on the lot. This may be the depicted building extension on the 1852 Perris Atlas, at the rear of the lot which may have had access from Bishop Lane, therefore considered a separate entity from 176 Chambers Street.

In 1879, the building was occupied as a "mill" (coffee and spices). A fire had damaged the third floor and the building needed internal repairs. The owner of the lot at this time was Erastus Titus, Jr. The 1884 Robinson & Pidgeon and the Bromley 1891 Atlases indicated a brick commercial structure. In 1903, the lot was owned by Erastus Titus Jr. (Bromley 1903), who had acquired it in 1889 (L 2237 P. 287). The Bromley 1905 Atlas indicated that Lot 8 had been incorporated into the adjoining 3 parcels of what is called Lot 7 and one brick structure had been erected on the property.

Additional building records dating from 1894 through 1935 strongly suggest that this structure survived (with minor alterations) until its demolition in 1969 (DEM #610). Usage of the building varied, ie: wholesale liquors in 1867; wholesale produce and fruit dealer in 1935. The 8' basement depth could be determined from a 1935 section drawing attached to an Alteration Application (#933) dated May 15, 1935, which also noted that the cellar was built upon "hard clay".

Lot 9 (Bishop Lane)

The Protestant Episcopal Church conveyed this lot (along with others) to Abraham Wilson in a deed recorded on July 31, 1793 (L 49 P. 164). On October 28, 1795, Wilson conveyed the property to William Baily along with Lots 1, 15, 15 1/2, 16 and 16 1/2 (L 52 P. 202). Within the language of this transaction, mention is made of a "free cartway of 9 feet wide, running through the middle". This "cartway" became "Bishop Lane" on subsequent maps and atlases. Previous historical research had

not been able to document the existence of this roadway prior to the mid-19th century insurance maps.

Lot 10 (174 Chambers Street)

The earliest extant deed after the Protestant Episcopal Church conveyed the property to Abraham Wilson in 1793 (L 49 P. 164) was that of Hugh Gobel, marshall, to Dr. Samuel Bradhurst. It was dated February 8, 1804 (L 66 P. 235) and conveyed Lot 11 as well.

The 1851 City Directory revealed that John Hofman, physician, Wilhelm Maen, Elijah Monroe, physician, Mr. Kear, clerk, Margaret Devine, dressmaker, and James McAllister, baker occupied the building at 174 Chambers Street.

The 1852 Ferris Atlas depicted a brick dwelling on a portion of the lot. There was an open backyard area with a storage shed at the extreme rear of the lot. Dr. Bradhurst sold Lot 10 (including Lots 7, 11 and 12) to Marshall O. Roberts on February 4, 1853 (L 625 P. 334). The 1857/1862 Ferris Atlas depicted a different lot dimension, with the former storage shed area being part of Lot 11. There was however, still an extant backyard area on the property. The Robinson & Pidgeon 1884 Atlas depicted a brick commercial building on the lot. Its size was again different, with the former backyard area being part of Lot 11. The Bromley 1891 Atlas showed yet another lot configuration; Lot 10 being much smaller than it had been in 1884. The property contained a brick building. The property was owned by the Estate of Marshall O. Roberts in 1903 (Bromley 1903). The 1905 Bromley

Atlas showed another lot dimension change; it was back to the configuration seen in 1884 and contained a five story commercial brick structure.

Not much information on building records was available for Lot 10. A 1919 "Report on Violation" #20, related that the structure was a five story brick building, 19' wide in front, 12' in rear (probably 21'), and 57' "irregularly" deep. At this time, the first floor was used as a warehouse and the second floor was a residence. It is not clear how the upper floors were utilized. The building was still owned by the Estate of Marshall O. Roberts. An "Alteration Application" (1291) dated May 27, 1936 indicated that the building had a "cellar" which was used for storage; the first floor was a store but the second through fifth floors were vacant at the time. No basement depths could be determined as no other building records were extant.

Lot 11 (172-172 1/2 Chambers Street, 290-292 Greenwich Street)

In 1802, Abraham Wilson sold Lots 11 and 12 to Dob Peter (L 63 P. 152). The 1805-1814 City Directories indicated that Jacob Somerindyke, livery-stabler, occupied 292 Greenwich Street. On March 9, 1807, Dob Peter sold the lots to Justice Thompson (L 74 P. 155). Thompson in turn conveyed Lots 11 and 12 to John Battin, a tavern owner, in 1809 (L 83 P. 225). From 1808-1811, Jacob Ely, teacher, occupied 290 Greenwich Street. By 1812, a W. Van Musgrave lived at this address. Thomas Cochrane, watchmaker, was there from 1818-1820. Simultaneously, John C. Ackerman was operating a livery stable at 292 Greenwich Street.

John Ackerman, chairmaker, was also at the 292 address. From 1840-1848, Daniel Whiting, a "delineator" occupied 172 and/or 172 1/2 "Chambers Street corner of Greenwich" while John Cattnach, a dealer in trunks, resided at 290 Greenwich Street in 1840.

James A. Smith, paints, and John L. Smith, painter, had their business at 292 Greenwich Street from 1846 to at least 1851, as did James Currey, hardware, in 1846. By 1851, Abner Taylor, shoes, was established there. At 290 Greenwich Street that same year, was Francis Gerau, physician, as well as John Bush, Alexander Youngs and J.D. Erbig, leather.

The Ferris 1852 Atlas showed Lot 11 as a double lot. There were two frame dwellings depicted which front onto Greenwich Street. Behind 292 Greenwich Street was a brick or brick frame structure which occupied approximately half the backyard area. This structure fronted Chambers Street and its address was 172 1/2. There were extant backyards in both lots; the rear of 290 Greenwich Street contained a storage shed. The executor of the John Battin estate granted the property (Lots 11 and 12) to John Huyler on June 12, 1856 (L 715 P. 48). The 1857-1862 Ferris Atlas showed changes in the Lot 11 dimensions. A portion of the backyard area, formerly part of 290 Greenwich Street is now part of the adjoining Lot 12. 292 Greenwich Street was a brick dwelling connected to the brick dwelling at 172 1/2 Chambers Street. 290 Greenwich Street was a frame dwelling with a backyard. The Lloyd business map of 1867 had "S.O. and I.V. Hedden" listed as occupying 290 Greenwich Street in a brick structure. The lot configuration was different on the Robinson & Pidgeon 1884 Atlas. 290 Greenwich Street had taken part of the

rear of Lot 12 and had access through to Bishop Lane. "Naught and Williams" were occupying the structure in 1885 (Robinson & Fidgeon 1885). The structures were brick and no backyard areas were depicted. The 1891 Bromley Atlas showed a slight change in lot configuration from 1884. The structures were brick and there were no backyard areas depicted. In 1903, the property was owned by the Estate of Marshall D. Roberts (Bromley 1903). The Bromley 1905 Atlas depicted Lot 11 much as it was in 1884. The structures were brick and five stories tall.

The earliest extant building record on file at the Municipal Archives was the "Detailed Statement of Specifications for the Erection of Buildings" (Application 261/77), dated April 27, 1877. The proposed new building was to be five stories tall constructed of brick and have a flat tin roof. The irregularly shaped building was projected to be 56' 5/12" front, 59' 2/12" rear and 41'8" and 41'2" deep, respectively. "The depth of the foundation, from curb level or surface of the ground, was estimated at 10'. The foundations would be laid on "earth" (NB 261). "Violation Notice" 6494, dated December 29, 1898, stated that the building was utilized in the following manner: first floor was a shipping room; second was for storage; third was for printing; fourth was for packing; and fifth was for storage. An attached cross-section of this building at 172 Chambers Street showed the foundation depths to be 10'.

In 1912, a resolution was adopted by the Board of Estimate and Apportionment of the City of New York. "Alteration Plan" 641, dated March 24, 1913, stated that at this time the building

on the southwest corner of Chambers and Greenwich Streets was known as 170-4 Chambers Street and 290-292 Greenwich Street, and was occupied by stores and lofts.

This 1913 document stated that the depth of the foundation walls below curb level was 12'. A 1919 section drawing showed the cellar depth to be 9' with footers extending another 2' below the floor, making a total depth of 11'.

After 1912, the buildings at 170-172-174 Chambers Street had awnings built extending out over the sidewalks.

"Whereas there are now no adequate market facilities for the proper handling of the food products received and distributed daily in the Borough of Manhattan, City of New York, and whereas in that section"...bounded (on) the east by the westerly side of Greenwich Street and on the west by the easterly side of West Street, "there is now and has for many years been a market conducted on private properties, for the receipt, sale and delivery of said food products, in which Market a large part of the said products are received and distributed throughout the city..."

It was resolved that the streets within the above described district would be designated as Market Streets between 8 p.m. and 8 a.m.. It was further resolved that on these market streets, existing sheds or awnings over the sidewalks might be retained for the protection of the food products.

Lot 12 (288 Greenwich Street)

In 1802, Abraham Wilson sold Lots 11 and 12 to Dob Peter (L 63 P. 152). On March 7, 1807, Peter sold Lot 11 and 12 to Justice Thompson (L 74 P. 155) who sold it to John Battin, a tavern owner, in 1809 (L 83 P. 225).

The 1810-1814 City Directories cited a Thomas Platt,

painter, at 288 Greenwich Street. By 1812, Platt was joined by James McCabe, hatter; and Mrs. Jacob Ely, teacher, who had moved from next door (see Lot 11, above). From 1838 through 1851, Joseph Battin, hosiery, occupied the property. A John Battin was also listed at this address during this time period.

The 1852 Perris Atlas showed a frame dwelling with a rear frame extension on the property. There was a large open backyard area which abutted Bishop Lane. After Battin's death, his executor granted the land (Lots 11 and 12) to John Huyler on June 12, 1856 (L 715 P. 418). The 1857-1862 Perris Atlas depicted a much larger structure on this lot. It was a brick or stone commercial building with an extension at the rear which abutted Bishop Lane. There was still an open backyard area off Bishop Lane, but much smaller than in 1852. Lloyd's 1867 business map described the occupant of the brick structure as "J.J. Brower Hardware and Cutlery". The lot configuration was much the same on the 1884 Robinson & Pidgeon Atlas. The building was depicted as a stone-fronted brick commercial structure. No backyard areas were shown, but there still appeared to be access to Bishop Lane from this property. The 1891 Bromley Atlas depicted the lot as having a brick commercial structure upon it. The lot configuration was the same as 1884, and no backyard areas were shown. In 1903, the property was owned by Thomas A. Clarkson, who initially purchased it on April 15, 1892 (L 230 P. 12). The Bromley 1905 Atlas showed a five story commercial brick structure on the property.

The earliest extant building record pertaining to Lot 12 was

a cross section of the building, drawn on April 4, 1894 (COMP #1383). The section drawing only showed the cellar floor at a depth of 9'4". In 1918, the owner of the property was D.A. Clarkson, heir of the T.F. Clarkson Estate. A longitudinal section, however, drawn in 1919 (COMP #71) indicated a basement depth of 9.8' with bearing columns extending down approximately another two feet, totalling 11.8'. At this time, the five story brick building was utilized for storage, office space and light manufacturing (ALT 71).

Lot 13 (286 Greenwich Street)

In 1801, Abraham Wilson sold Lot 13 to William Willess, a hatter (L 60 P. 70). On the same date, March 30, 1801, Willess sold the property to Mordecai Myers, auctioneer (L 60 P. 75). On December 31, 1801, Simon Block bought Lot 13 from Myers (L 61 P. 295). Block sold the land to Elizabeth Lund in 1804 (L 67 P. 232), who in turn sold it to David Rogers on May 14, 1805 (L 69 P. 447).

William Dealing, shoemaker or bootmaker, occupied 286 Greenwich Street from 1809-1811. He was joined in 1812 by C. Hicks and Caleb James, both boot cleaners. In 1818, the widow of Thomas Brower was listed in the N.Y.C. Directory.

On December 31, 1832, David Rogers conveyed title of the property to Samuel D. Rogers (L 290 P. 385). Matthew Lyons, shoemaker, occupied 286 Greenwich Street between 1838 and 1840. Thomas Lyons, probably a relative of Matthew, and also in the shoe business, occupied this address between 1842 and 1851. From 1848 and 1851, Edward Brady, a waiter in 1848 and lodginghouse

owner in 1851, was listed at this address. In 1853, Samuel Rogers sold Lot 13 to Isaac I. Greenwood (L 335 P. 350) who sold it back to Rogers for reasons unknown, in 1836. Rogers conveyed it to Greenwood again on the same date (December 31) in 1836 (L 365 P. 595-96).

The Perris 1852 Atlas depicted a frame dwelling on a portion of Lot 13. There was a large backyard area abutting Bishop Lane for the entire width of the lot. There was a small frame extension at the rear of the structure. The 1857-1862 Perris Atlas showed that a brick or stone structure replaced the frame dwelling, covering the entire lot and there was no backyard area depicted. The Robinson & Pidgeon 1884 Atlas depicted a stone fronted brick structure occupying the lot; no backyard area was shown. The Bromley 1891 and 1905 Atlases both showed a brick structure covering the entire lot.

The latest structure on Lot 13 was erected prior to 1893. The earliest building record (COMP 1630) revealed that this brick structure was five stories tall and had a cellar 9'9" deep. It is not known how much deeper the foundation walls may have extended. The building was utilized as a store, office and storehouse. The dimensions were 26'6" front and rear, and 77' deep. 286 Greenwich Street was demolished in 1969.

Lot 14 (284 Greenwich Street)

Abraham Wilson, merchant, sold Lot 14 to Robert Barwick on October 10, 1793 (L 49 P. 248). On April 26, 1815, Barwick conveyed Lot 14 to William Willess, a hatter (L 110 P. 11).

By November 7, 1815 however, John Moneypenny, a dyer, owned Lot 14 (L 112 P. 173). Moneypenny occupied this address between 1814 and 1818. Joseph Ireland was the proprietor of Lots 14 and 15 in 1833 (L 304 P. 512). On May 14, 1834, Ireland sold the land to Hinament Castles (L 315 P. 41), widow of Benjamin. In 1840, a William Castles, carpenter, was living at this address with Mrs. Castles. Hinament resided at 284 Greenwich Street until 1842.

In 1844, William Callen, brass manufacturer, conducted business from this address until 1846. In 1846, Jacob Althen, shoemaker, also occupied 284 Greenwich Street. Althen was still there in 1851 along with M. Landa, furrier, and a Hannah Castles.

The Perris 1852 Atlas depicted a frame dwelling covering a portion of the lot. There was a small frame extension at the rear of the structure. There was a large backyard area off Bishop Lane, which contained two storage sheds. Samuel Taylor purchased Lot 14 from Hinament Castles on May 7, 1857 (L 726 P. 608). Samuel sold a 1/2 interest in his property to John C. Taylor in 1861 (L 839 P. 460). The 1857-1862 Perris Atlas also depicted a frame dwelling with a large backyard area along Bishop Lane. The storage sheds were no longer extant. In 1864, Lot 14 became the property of William McDermut (L 921 P. 296). The 1884 Robinson & Pidgeon Atlas depicted a stone fronted brick structure covering the lot. McDermut's widow sold 284 Greenwich Street to Alvah J. Dollaway in 1887 (L 2100 P. 294), and Martin Schrenkeisen bought it in 1889 (L 2261 P. 42). By 1890, Lot 14 was in the hands of Solomon Abrahams (L 2365 P. 39). The Bromley 1891 depicted a brick building covering the lot. In 1903, the

property was owned by Abraham Stern (Bromley 1903). In 1905, Lot 14 had been incorporated with others and a six story brick structure had been erected.

In 1893, the building at the northwest corner of Greenwich and Warren Streets was called the "Tarrant Building" (COMP #51). In 1904, a new six story structure was erected which covered Lots 14, 15, 15 1/2, 16 and 16 1/2. This "loft building" was erected on a lot which measured 76' front, 75'6" rear and 91' 5 3/4" and 91' 10" deep, respectively (PLAN 147). The documents show that the "character of the ground" was "natural earth and sand" (ibid). Although the building plans specified that there would be a "cellar", no foundation or building depths were available. An addendum to the plans stated that "all the vaults are old vaults. No new vaults being created." Unfortunately, blueprints and building plans are no longer extant, therefore, the location of the vaults could not be determined. The occupant at this time was the Wells Fargo Express (ELEV 147; NB 104).

In 1947, the fourth floor was occupied by Katzenbach Printers, Inc., wallpaper printing. The owner of 100 Warren Street in 1953 was Joseph Boulliant. By 1956, the cellar was utilized for storage, the first floor for stores and the second through sixth floors as a factory (ALT 1587). This structure was demolished in 1969.

Lot 15 (282 Greenwich Street)

Abraham Wilson, merchant, conveyed this property plus Lots 1, 9, 15, 15 1/2, 16 and 16 1/2 to William Baily (Bailey), a

house carpenter on October 28, 1795 (L 52 P. 200). On September 4, 1809, Baily sold Lot 15 (and 15 1/2, 16 and 16 1/2) to Elias Burgher, Jr., merchant (L 84 P. 101).

In 1810, James Patterson, merchant, occupied 282 Greenwich Street. In 1811 and 1812, he was listed as a grocer. Elias Burgher sold Lot 15 (16 and 16 1/2) to David Rogers on March 22, 1824 (L 175 P. 60). John Hopper owned it in 1829 (L 248 P. 244) and Abraham Paul in 1830 (L 261 P. 24). The heirs of Abraham Paul allotted the property to Hannah Ascough on May 31, 1832 (L 286 P. 382). On December 17, 1833, Joseph Ireland acquired Lot 15 (and Lot 14) (L 304 P. 512), but sold it to Hinament Castles on May 14, 1834 (L 315 P. 41). By 1850, it was owned by William Flagg (L 539 P. 558), a baker.

The Perris 1852 Atlas showed two structure on this lot. The first fronted Greenwich Street and was a frame dwelling with a small frame extension at the rear. The second was a brick dwelling which fronted onto Bishop Lane. There was a small backyard area at the rear of the frame dwelling and what appeared to be an alley adjacent to the brick structure through to Bishop Lane. By 1853, Hector Sears was the owner of Lot 15. The Perris 1857-1862 Atlas depicted one brick or stone structure which covered the entire lot. The property changed hands several times during this time period. Hector Sears sold it in 1864 to Horace K. Thurber (L 895 P. 495). By 1874, it belonged to Tarrant & Co. (L 1278 P. 626). The 1884 Robinson & Pidgeon Atlas depicted a stone fronted brick structure which covered the entire lot. The 1891 Bromley Atlas showed a brick structure covering the lot with no backyard area extant. The 1905 Bromley Atlas showed that

Lot 15 had been incorporated along with other lots, and a six story brick structure had been built. In 1903, the property was owned by Arthur Johns who acquired it on July 6, 1901 (Bromley 1903) (L 64 P. 313).

In 1904, a new six story structure was erected which covered Lots 14, 15, 15 1/2, 16 and 16 1/2. This loft building was built on a lot which measured 76' front, 75'6" rear, and 91' 5 3/4" and 91' 10" deep, respectively. For a further description of the structure, see Lot 14 chronology. Although the building plans specified that there would be a "cellar", no foundation or building depths were included in the existing records. The structure was demolished in 1969.

Lot 15 1/2 (280 Greenwich Street)

On October 28, 1795, Abraham Wilson sold Lot 15 1/2 (plus Lots 1, 9, 15, 16 and 16 1/2) to William Baily (Bailey), house carpenter (L 52 P. 200). In 1805, Samuel Bradhurst the physician, occupied what became 280 Greenwich Street. In 1810, Charles T. Keese, notary, lived here as did his son, Charles. Keese was still there in 1811 and 1812. William Baily conveyed this property including Lots 15, 16 and 16 1/2 to Elias Burgher, Jr., merchant, on September 4, 1809 (L 84 P. 101).

Burgher sold Lot 15 1/2 to David Rogers on February 15, 1825 (L 187 P. 329). In 1829, Israel Cook bought the property (L 250 P. 121). William Callan, brass manufacturer, occupied 280 Greenwich Street in 1848. By 1851, Peter Hoagland, exchange, William Callan, brass manufactory and Howard Miles occupied this

address.

The Perris 1852 Atlas showed a brick dwelling covering a portion of the lot. The structure had a brick extension at the rear but showed two open yard areas. The configuration of the brick structure and yard areas was exactly the same on the 1857-1862 Perris Atlas. Somehow, prior to 1872, Helen Denison acquired Lot 15 1/2. On May 1 of that year, she sold it to the Tarrant Co. (L 1207 P. 585). The 1884 Robinson & Pidgeon Atlas showed a stone fronted brick structure covering the entire lot. No backyard areas were depicted. The Bromley 1891 Atlas showed a brick structure covering the entire lot. In 1904, a new six story building was built which covered Lots 14-16. This building was erected on a lot which measured 76' front, 75'6" rear, and 91' 5 3/4" and 91' 10" deep, respectively. For a complete description of the building, see Lot 14. No foundation or building depths were available. The Bromley 1905 Atlas further corroborated that Lot 15 1/2 had been incorporated along with other lots, and a six story brick structure had been erected. The structure was demolished in 1969.

Lot 16 (278 Greenwich/92-98 Warren Street in City Directories)

On October 28, 1795, William Bailey, a house carpenter, bought Lot 16 from Abraham Wilson (L 52 P. 100). The most recent addresses for Lot 16 on Warren Street consist of 96-98 Warren Street. In the 19th century, however, the addresses were 92-98 Warren Street, as well as 278 Greenwich Street. James Patterson, a merchant, was listed as the occupant of 96 Warren Street from 1805-1808.

William Bailey sold Lot 16 along with Lots 15, 15 1/2, and 16 1/2 to Elias Burgher, Jr., merchant, in 1809 (L 84 P. 101). At that time, Thomas Platt, painter, was listed at 94 Warren Street. David Stidger, a chair maker, occupied 96 Warren Street from 1810-1812. In 1811, John J. Boyreau, merchant, was at 278 Greenwich Street. He was there until 1812. Allen Graham, a smith, occupied 94 Warren Street from 1812 to 1818. Listed from 1818-1820 was John Battin, a dry goods merchant, who later sold hosiery on Lot 12. Elias Burgher sold Lot 16 (15, 16 1/2) to David Rogers in 1824 (L 175 P. 60). Rogers, in turn, sold it along with Lot 16 1/2, to James R. Mullany on March 7, 1825 (L 188 P. 245). By 1835, the aforementioned property was purchased by Stephen Reed (L 330 P. 557) who sold it to Robert R. Hunter in 1837 (L 379 P. 554). James Tarrant, druggist, occupied Lot 16 as early as 1838 but only purchased Lot 16 (and Lot 16 1/2) on October 7, 1845 and continued to ply his trade at this address. City directories from 1838-1851 confirm this. J.J. Mogenier and Company occupied 96 Warren Street from 1840 until at least 1851, when it was listed as "wine and liquor dealer". Samuel H. St. John, a tailor, occupied 92 Warren Street from 1848-1851. F.J. Krugler, cordials, occupied 94 Warren Street in 1851.

The Ferris 1852 Atlas showed a brick structure covering a portion of the lot. There was an open backyard area with a storage shed at the rear. The heirs of James Tarrant conveyed a 1/2 interest in the title to Lot 16 (and 16 1/2) to John A. Tarrant on June 26, 1856 (L 715 P. 68). The configuration of the building, yard and shed was the same on the 1857-1862 Perris

Atlas. William A. Powers purchased it in 1864 (L 909 P. 439). The Lloyd business map of 1867 listed the occupant of this brick structure as "Tarrant and Company Wholesale Druggists". The Robinson & Pidgeon Atlas of 1884 and Bromley 1891 depicted a brick structure covering the entire lot. Thomas J. Williams acquired the rights to this property in 1892 (L 9 P. 477), and Arthur Johns acquired it in 1901 (L 64 P. 313). The Bromley 1905 Atlas showed that Lot 16 was incorporated along with other lots and a six story brick building erected.

In 1904, a new six story building was built which covered Lots 14-16 1/2. This building was erected on a lot which measured 76' front, 75'6" rear, and 91' 5 3/4" and 91' 10" deep, respectively. (For a complete description of the building, see Lot 14). No foundation or building depths were extant. The structure was demolished in 1969.

Lot 16 1/2 (100 Warren Street)

Abraham Wilson conveyed Lot 16 1/2 (plus 1, 9, 15, 15 1/2 and 16) to William Baily on October 28, 1795 (L 52 P. 200). On September 4, 1809, Baily sold the property along with Lots 15, 15 1/2 and 16 to Elias Burgher, Jr., merchant (L 84 P. 101). Burgher (Burger) had occupied 100 Warren Street since at least 1803. By 1809, Sarah Bliss' Porterhouse was listed at 100 Warren Street. From 1810-1814, David D. Burger, merchant, occupied this structure. Elias Burgher sold Lot 16 1/2, (15 and 16) to David Rogers on March 22, 1824 (L 175 P. 60). Rogers, in turn, sold Lots 16 and 16 1/2 to James R. Mullany the following year (L 188 P. 245). By 1835, Stephen Reed acquired title (L 330 P. 557).

Two years later, in 1837, Robert R. Hunter became the owner (L 379 P. 554). In 1838, Jane Boyle ran a boardinghouse at 100 Warren Street.

James Tarrant took possession on October 7, 1845 (L 466 P. 397). In 1846, John Smith, laborer, lived at 100 1/2 Warren Street. Listed at 100 and 100 1/2 Warren Street in 1851 were J.J. Wanzer (at 100 Warren St.), John Healy (100 1/2 Warren) and Eliza Fayrweather (100 1/2 Warren).

The 1852 Perris Atlas showed a brick structure covering the entire lot, as did the 1857-1862 Perris Atlas. John A. Tarrant was the owner as of 1856 (L 715 P. 68) and William Powers in 1864 (L 909 P. 439). The Robinson & Pidgeon Atlas of 1884 and the Bromley 1891 Atlas also showed a brick structure covering the whole lot. Thomas Williams was the owner in 1892 (L 9 P. 477) and Arthur Johns in 1901 (L 64 P. 313). The Bromley 1905 Atlas showed that Lot 16 1/2 along with others, was owned since 1904 by the Surety realty Co. (L 81 P. 283), and then Wells Fargo Co. (L 80 P. 379), and a six story brick structure built on the property.

In 1904, a new six story building was erected which covered Lot 14-16 1/2. This building was built on a lot which measured 76' front, 75'6" rear, and 91' 5 3/4" and 91' 10" deep, respectively. For a complete description of the building, see Lot 14. No foundation or building depths were extant. The structure was demolished in 1969.

Lot 17 (108 Warren Street/272-276 Washington Street)

Abraham Wilson conveyed Lots 17-43 to Henry Ten Brook, butcher, on September 27, 1792 (L 48 P. 228). On August 15, 1793, Ten Broeck (Brook) petitioned the Common Council for a "standing" in the Hudson Market and his petition was granted (MCC II:27). In October of that same year, Henry Ten Broeck was elected Assessor for the Third Ward (MCC II:39). On April 11, 1794, he was elected "Inspector for the Ensuing Election of Senators and Members of the Assembly" (MCC II:69), and was re-elected to the same post in 1796. On February 1, 1796, the Common Council ordered that "Mr. Mayor" order the Treasurer to pay Henry Ten Broeck six pounds "towards a Well, lately sunk in Washington Street" (MCC II:213).

On January 11, 1823, Henry Ten Brook sold Lots 17-43 to Peter Van Zandt (L 164 P. 93) whose son, Matthew T. Van Zandt sold them to George W. Eweyn in 1842 (L 425 P. 252). At this time, Anthony and John V. Brower maintained a mahogany business at 274 Washington Street. In 1843, James D. McMann and John C. Remsen each acquired 1/2 interest in Lot 17 (17-28 and 34-43). Robert Land became the proprietor one year later (L 452 P. 183). In 1846, William H. Hyde's shoemaker shop was located at 276 Washington Street.

In 1848, Warren Gerow, painter, conducted his business from 108 Warren Street. In 1851, A.H. Hallenbeck, a liquor vendor at 108 Warren Street was also the owner of the "Ohio House" (a "porterhouse") at 276 Washington Street. In 1851, William Johnson ("colored") was listed as having an Eatinghouse at 108 Warren Street. In addition Thomas Dempsey, shoemaker, was listed

at that address.

The Perris 1852, Perris 1857-1862, Robinson & Pidgeon 1884, and Bromley 1891 Atlases all showed a brick or stone commercial structure covering the entire lot. John Huddleston had acquired it on June 4, 1862 (L 861 P. 45), and Anthony Lane in November of that same year (L 861 P. 455). By 1864, it was in the hands of Abraham Van Vechten (L 889 P. 253). In 1891, he leased it to George W. Leifried (L 7 P. 130). No backyard areas were depicted. In 1903, the property was owned by A. Van Vechten (Bromley 1903), but leased to John W. Pfeiffer in 1906 (L 106 P. 298). The 1905 Bromley Atlas depicted a four story brick structure covering the entire lot.

Building records prior to 1958 were non-existent. However, a group of four four-story buildings was demolished in 1958. These were 108 Warren Street (Lot 17), 110 Warren Street (Lot 18), 112 Warren Street (Lot 19) and 278 Washington Street (Lot 43). Although it is not clear when these structures were erected, Robinson & Pidgeon's 1884 Atlas clearly showed 4 brick buildings standing on these lots.

After demolition, the vacant space was utilized as a parking lot (DEM 89). In 1960, Consolidated Edison installed a transformer vault below the Warren Street sidewalk between Lots 17 and 18. A section drawing prepared by Con Ed (UB-31870-2) and drawn on 1/13/60, showed the high water mark at approximately 7 1/2', below the sidewalk.

Lot 18 (110 Warren Street)

Henry Ten Brook (Ten Broeck) bought Lots 17-43 from Abraham Wilson on September 27, 1792 (L 48 P. 228) (see Lot 17, above).

On January 11, 1823, Peter P. Van Zandt purchased these lots from Ten Brook (L 164 P. 93). By April 23, 1842, they were owned by George W. Eweyn (L 425 P. 252) and a year later, both James D. McMann and John C. Remsen had acquired a 1/2 interest each in Lots 17-28 and 34-43 (L 439 P. 80-82).

In 1844, John Boyce acquired the rights to Lots 18 and 43 (L 447 P. 283). James C. Smith, grocer, occupied 110 Warren Street (Lot 18) in 1846 and 1848. By 1851, Sears and Hyde, commission merchants, and M. Browning, a liquor merchant, were listed at this address.

The Perris 1852, 1857-1862, Robinson & Pidgeon 1884 and Bromley 1891 Atlases showed a brick or stone commercial structure covering the entire lot. No backyard areas were extant. The Bromley 1905 Atlas depicted a four story brick or stone commercial structure. In 1903, the property was owned by Laura Avis who received it on March 16, 1893 (Bromley 1903). (See Lot 17, above, for a discussion of building records).

Lot 39 (286 Washington Street/186-192 Chambers Street)

Abraham Wilson, merchant, sold Lots 17-43 to Henry Ten Broeck (Ten Brook), butcher, on September 27, 1792 (L 48 P. 228). Ten Brook sold Lots 17-43 to Peter P. Van Zandt in 1823 (L 164 P. 93). City directories for 1838 and 1840 listed John V. and Anthony Brower, mahogany dealers, at 286 Washington Street. By 1842, it was in the hands of George W. Eweyn (L 425 P. 252). One

year later, both James D. McMann and John C. Remsen each acquired a 1/2 interest in lots 17-28 and 34-43 (L 439 P. 80-82). In 1844, John L. Brower purchased Lots 39-41 (L 449 P. 168) and sold them on June 21, 1849 to Anthony Brower (L 524 P. 68). Maps and atlases gave no address for the Chambers Street side of Lot 39. However, an 1851 City Directory indicated a sugar refinery at 188-190 Chambers Street. The addresses roughly fit between 194 Chambers Street, which is the lot west of Lot 39, and the corner of Chambers and Washington Street on the Perris Atlases.

The 1852 Perris Atlas showed a frame dwelling on this lot which also included adjacent Lot 40. The 1857-1862 Perris Atlas depicted a brick or stone store on the lot. The Robinson & Pidgeon 1884 Atlas and Bromley 1891 Atlas depicted a brick or stone store on the entire lot. Lot 39 became the property of Mary B. Brower in 1889 (L 2255 P. 111-13). Ten years later, in 1899, Bloomfield Brower became the proprietor (L 55 P. 431). In 1903, the owner of Lot 39 was still Bloomfield Brower. The 1905 Bromley Atlas depicted a five story brick building.

The earliest extant building record pertaining to Lot 39 was a letter dated October 11, 1893, from the Building Inspector to the Superintendent of Buildings. This document discussed a five story structure utilized as an office and storehouse which sat on the front of the lot on the southwest corner of Chambers and Washington Streets.

A subsequent 1895 record further stated that the structure was constructed of brick and sat upon a lot which was 23'4" x 54'6" x 49'6" respectively. The building was utilized as a fruit

warehouse and the depth of the foundation walls was six feet (ALT 1367).

Two subsequent records dating to February, 1899, offered conflicting foundation depths. The first (ALT 235), stated that the "stone" foundation walls were 12' deep; the second, that they were "10 feet below the curb" and made of "brick 24 inches thick" (Report attached to above cited Alteration Application 235).

By 1913, an "existing shed" protruded over the sidewalk, which was 47' long on Chambers Street and 25' long on Washington Street. This "shed" was erected because the building was utilized as a produce market.

The building on Lot 39 was demolished "but not properly graded" in 1969 (Report to the Borough President, June, 1969).

Lot 40 (284 Washington Street)

Henry Ten Brook purchased Lots 17-43 from Abraham Wilson on September 27, 1792 (L 48 P. 228). The property then passed to Peter Van Zandt in 1823 (L 164 P. 93), and to George W. Eweyn in 1842. James D. McMann and John C. Remsen each held a 1/2 interest in the property by 1843 (L 439 P. 80-82), but John L. Brower purchased Lot 3, 39-41 on May 25, 1844 (L 449 P. 168). From 1844-1848, A. and J.V. Brower, mahogany merchants, were located at 284 Washington Street. In 1851, they were located at 282 and 284 Washington Street.

The 1852 Perris Atlas showed a frame dwelling on this lot along with adjacent Lot 39. The Perris 1857-1862 Atlas showed a brick or stone store on the lot with a skylighted extension at the

rear. The Lloyd 1867 business map identified the occupant of this lot as "J. Winans and Company Fish and Provisions". The Robinson & Pidgeon 1884 Atlas and Bromley 1891 Atlas depicted a brick building covering the entire lot. In 1903, this lot was owned by Janet L. Brower, who received it on July 31, 1889 (Bromley 1903). The 1905 Bromley Atlas depicted a five story brick building with a skylighted extension. At this time, Hugh Getty was the owner (L 90 P. 285).

The only extant building record on file at the Municipal Archives dealt with the latest structure on Lot 40, and dated to 1919. This five story brick structure had the following dimensions: 26'4" front, 24'2" rear, and 59'2" deep (VIOL 14). At this time, the building was used as a shipping and sales room, an office and for "light storage". An attached section drawing revealed that the building foundation was laid on "sharp dry sand". This structure was demolished but "not properly graded" by 1969.

Lot 41 (282 Washington Street)

The deed conveying Lot 41 (included in lots 17-43) from Abraham Wilson to Henry Ten Brook was dated September 27, 1792.

The Perris 1852 Atlas depicted no structure on this lot, but defined the use of this lot as a "mahogany yard". This was corroborated by Doggets 1851 double directory which established A. and J.V. Brower, mahogany, at 282-284 Washington Street. The Perris 1857-1862 map depicted a brick or stone store with a

skylighted extension at the rear. The 1867 Lloyd business directory identified the occupant of the structure as "Allen and Brother Fish and Provisions". The Robinson & Pidgeon 1884 Atlas and the Bromley 1891 Atlas both depicted a brick structure covering the entire lot. Hugh Getty purchased Lot 41 on June 14, 1904 (L 84 P. 216). The Bromley 1905 Atlas showed a five story brick building on the lot.

The earliest extant building record pertaining to Lot 41 was a violation notice (VIOL 489), dated 1917, stating that the structure was irregular in shape, being 26'4" front, 25'3" rear and 66'2" and 73'8" deep, respectively. A section drawing revealed that the cellar was 7' below the first floor and the building foundations extended approximately another 2' below this cellar floor, equaling a total of 9' in depth. This was a five story brick structure utilized for fruit storage which was owned by Rafaele Garguilo at this time (1917).

Alterations were undertaken in 1937 (ALT 1905) when the buildings foundations and spread footers were dropped another 13", making the total depth approximately 10'1". The soil beneath it was "coarse sand". The building was demolished in 1969, but "not properly graded" (DEM 266).

Lot 42 (280 Washington Street)

Abraham Wilson conveyed this property (included in lots 17-43) to Henry Ten Brook on September 27, 1792 (L 48 P. 288).

In a deed dated January 11, 1823, Henry Ten Brook sold Lots 17-43 to Peter Van Zandt (L 164 P. 93). Matthew T. Van Zandt conveyed title to George W. Eweyn on April 23, 1842 (L 425 P.

252). On October 5, 1843, J. McMann and J. Remsen each bought a 1/2 interest in Lots 17-28 and 34-43, however, title to Lot 42 alone was conveyed to William Forsyth in 1844 (L 449 P. 22). William Lorimer, a tailor, was the sole occupant of 280 Washington Street from 1846-1848. By 1851, John Neill, coffee merchant, J.H. Bedell, and William Lorimer, tailor, were the occupants of this building.

The Perris 1852 Atlas depicted a brick or stone store covering a portion of the lot. There was an open yard area shown as well as what appeared to be an alley for access to Washington Street. The 1857-1862 Perris Atlas showed a brick or stone store covering the entire lot with a skylighted extension at the rear. A brick or brick frame structure was shown to the rear of this lot, but may well belong to Lot 21. Joshua Jones purchased Lot 42 on March 19, 1880 (L1540 P. 33). The Robinson & Pidgeon 1884 and Bromley 1891 Atlas depicted a brick building which covered the lot. The 1905 Bromley Atlas depicted a five story brick building. In 1903, the property was owned by William H. Fenn, who received it on March 1, 1889 (Bromley 1903).

A single building record was extant for Lot 42. This document, dating to May, 1894 (COMP 2288) stated that the five story structure was constructed of brick, had stone foundation walls and was utilized for the storage of light merchandise. An attached cross-section showed the cellar as probably having a dirt floor and as being 8' deep. Spread footers extended another 1-2', for a total depth of approximately 10'.

Lot 43 (278 Washington Street)

On September 27, 1792, Henry Ten Brook, butcher, purchased Lots 17-43 from Abraham Wilson, merchant (L 48 P. 228) (see Lot 17, above). On January 11, 1823, Peter P. Van Zandt bought Lots 17-43 from Henry Ten Brook (L 164 P. 93). George Eweyn purchased the property in 1842 (L 425 P. 252) and McMann and Remsen bought it in 1843 (L 439 P. 80-82). On May 1, 1844 John Boyce purchased Lots 18 and 43 (L 447 P. 283-85).

John Morrison and Levi Hyde, both commission merchants, plied their trade at 278 Washington Street between 1846 and 1848. In 1851, Morrison was listed as a butter merchant in the N.Y. City Directory.

The Perris 1852 Atlas depicted a brick or stone store covering a portion of the lot. There was an open backyard area shown. There was an extension with a skylight at the rear. The Robinson & Pidgeon 1884 Atlas and Bromley 1891 Atlas depicted a brick building but no backyard areas. In Bromley 1905, the building was a four story brick structure. In 1903, the property was owned by Margaret E. Fraleigh, who received it on March 16, 1893 (L 12 P. 219) (Bromley 1903). (See Lot 17, above, for a discussion of building records).