

Redraft of the Castello Plan of 1660 (Stokes 1916 Vol II: overleaf)

## Phase 1A Archaeological Documentary Study Stone Street Historic District (LP-1938)

DRAFT: September 1997

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Prepared By: New York City Landmarks Preservation Commission  
100 Old Slip  
New York, New York 10005

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Revised and Completed by: Amanda Sutphin, S.O.P.A.

Research and Editorial Assistance by Joseph Brooks, PhD,  
Christopher Ricciardi, Rachel Pressman, and Professor H. Arthur  
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## EXECUTIVE SUMMARY:

The New York City Landmarks Preservation Commission was awarded a grant for streetscape work to be performed within the Stone Street Historic District, a New York City designated historic district. In compliance with federal, state, and city guidelines an assessment was made of what archaeological resources might have existed as well as the likelihood of their survival. The study included all sidewalks and streetbeds within the district and concluded that there is archaeological potential for the recovery of 17th Century-19th Century archaeological remains. Specifically, there is potential to recover building foundations and their trenches for structures built before S. William Street was cut through from Mill Lane to William Street in the late 17th Century, before Mill Lane was widened in the late-eighteenth century, before Stone Street and Hanover Square were widened in the early nineteenth century and before Coenties Alley was realigned in this century. Additionally, there is the potential for recovery of colonial through early nineteenth century street debris and recovery of early streetbeds and utilities in all portions of the project area (Figure 1). Further research consisting of archaeological testing and monitoring is recommended in areas where disturbance could not be documented below depths of two feet.

## ACKNOWLEDGEMENTS:

The initial report and research were performed by Dr. Daniel Pagano, of the New York City Landmarks Preservation Commission. He was assisted in his research by Ms. Gina Santucci also of the LPC. This version was submitted to the New York State Office of Parks, Recreation and Historic Preservation in August of 1997 who responded that the submitted study was incomplete. At that time I, Amanda Sutphin, LPC, was asked to revise the study. I was assisted in this effort by Dr. Joseph Brooks, LPC, who compiled the Block and Lot histories and by Mr. Christopher Ricciardi, an anthropological doctoral candidate at Syracuse University, who compiled the *Minutes from the Common Council* and Elevated train research. The report was then edited by the following people: Dr. Brooks, Rachel Pressman, LPC intern, and Professor H. Arthur Bankoff of Brooklyn College. I assume all responsibility for the findings of this report.

## INTRODUCTION

In 1996 the New York City Landmarks Preservation Commission was awarded an \$800,000 grant from the New York State Department of Transportation, Intermodal Surface Transportation Efficiency Act (ISTEA), Transportation Enhancement Program. The grant was awarded to fund streetscape improvements for the Stone Street Historic District (LP-1938), an historic area in lower Manhattan (Figure 2). The Alliance for Downtown New York commissioned the architectural and planning firm Beyer Blinder Belle LLP to design the streetscape improvements that are to be implemented (Figure 3).

Proposed actions include the following sub-surface work: installation of a new water main through Stone Street, new paving for the sidewalks and streetbed within the Stone Street Historic District, and all pre-engineering work that must be performed for these actions. As the project grant was awarded by ISTEA to cover actions within a New York City designated historic district these actions must be reviewed by the New York State Historic Office, the Advisory Council, and the New York City Landmarks Preservation Commission. This report is being prepared in compliance with Section 106 requirements.

## METHODOLOGY:

The purpose of this documentary study is to identify and evaluate archaeological resources that may be affected by the proposed work. The project site encompasses the streetbeds and sidewalk beds of the Stone Street Historic District as well as the sidewalk beds outside the individually landmarked J & W Seligman & Company building which includes Stone Street from Coenties Alley to Hanover Square, the western sidewalk of Hanover Square between S. William Street and Pearl Street, Mill Lane, the southern sidewalk of S. William Street between the outlet of Coenties Alley and Hanover Square, and the northern sidewalk of Pearl Street between Coenties Alley and Hanover Square. The findings of this report are compiled from the following sources: the Stadt Huys Block Excavations (Rothschild et al 1987), the New York City Landmarks Preservation Commission Designation Report of the Stone Street Historic District (LP-1938), prepared by Dr. David Breiner, as well as additional archival and map research such as *Minutes of the Common Council of the City of New York* and utility installation maps. The objective was to compile the developmental histories of the streets in question and documented disturbance. Additionally, we compiled a Block and Lot history for every lot in the project area, in the event that foundations of earlier structures are encountered in the sidewalks and streetbeds. We then compared this research to the findings of the Stadt Huys excavations to relate their excavation results with our documentary findings. Additionally, we have been visiting the project location and took photographs in February 1997.

## PREHISTORIC PERIOD

The New York State Museum (NYSM) has indicated that two Native American village sites are recorded in the Archaeological Site File for lower Manhattan. These sites include NYSM #4059 and #4060, and are drawn from a report prepared by Arthur C. Parker (1922). NYSM site #4059 is recorded by Bolton (1920:79) as "Warpoes" the area above the "Klock," (the Collect pond). Bolton also records a site at the present day Corlears hook. Known as "Rechtauck" or "Naghtogack," Bolton (1920:79) reports that this Indian station is where the Weckquaesgeek fled to for shelter from the Mohawk and were massacred (c. 1643) by order of Director-General



of New Amsterdam Willem Kieft. While archaeological literature from the early 20th century documents settlement north of the project site, Native Americans also occupied the southern end of Manhattan. Remains of Native American occupation have been recovered from the Stadt Huys site (Stehling et al. 1987: 9) and at 60 Wall Street (Rutsch et al 1984: G-6) but were not found in situ.

Although it is possible that Native American artifacts may be encountered at the project site, due to the extensive development activities of the last three hundred years and the location of project site directly along the pre-Contact shoreline, it seems unlikely that these artifacts would be found in situ, therefore the potential for encountering significant remains of Native American occupation is low.

## HISTORICAL PERIOD:

The streets in the project area appear to have been laid out shortly after the Dutch West India Company established the settlement of Nieuw (New) Amsterdam in 1624. Native American Indian paths, topographical features and an organic pattern of growth determined the physical development of the settlement (Landmarks Preservation Commission 1996:3). The streets appear to be within the same location as the Dutch colonial streets circa 1640. Pearl Street was originally the East River shoreline and then became known as "The Waal," and then Dock Street after 1687. In 1794 the street was renamed Pearl in honor of the many shells that littered the water's edge. S. William was first known as Slyck Steegh (muddy lane) and later was also known as Mill Street. Hanover Square was known as "the slip" until 1695 when it was named in honor of the British royal family (Landmarks Preservation Commission 1996: 3-5). The development histories of each street will be discussed below by street but by studying maps we can see general trends of the colonial development of the project area.

"The Map of the Dutch Grants," shows that the project area had been lotted as of 1645 and what is now Pearl Street was the shoreline of the East River (Stokes Vol II, Plate 87)(Figure 4). This map additionally shows that the entirety of the project area was owned by four owners and that the property of what is now 93-101 Pearl Street included a wharf. However it is not possible from this map to know what stood on these properties. The next map we have, "The Castello Plan of 1650," shows that the project area had been developed, although the area between Pearl and Stone and Coenties Alley and Hanover Square included open spaces (Stokes Vol I 1915: Pl 82 and Vol II overleaf)(Figures 5 & 6). "A Plan of the City of New York," attributed to William Bradford from a survey by James Lyne dating to 1730, shows that landfilling activity had occurred and now Pearl Street was a street. Additionally, it shows that the project area was developed although S. William Street appears to have open

spaces within its block (Stokes 1915 Vol I: Pl 26)(Figure 7). "A Plan of the City of New York from an actual Survey Anno Domini 1754 MDCCIV (the Maerschallck or Duyckinck Plan)," shows the project area as being developed with the exception that no structures are shown as facing the present day Mill Lane (Stokes 1915 Vol I: Pl 34)(Figure 8). After this period far more detailed information is available and will be discussed in Appendix 2 after addressing the developmental history of the streets themselves.

#### STONE STREET:

Stone Street was originally called Hoogh (High) Street and led northward from the small settlement of New Amsterdam to the Long Island ferry at Dover Street. The street ran along a low ridge between the Company Vly (a swamp) and the East River and so was aptly named (Wall 1987: 270). Colonial records of New Amsterdam from 1653 to 1674 indicate that residents of Stone Street, on the portion of Brewer's Street southwest of the project site, petitioned the Court Burgomasters and received a disposition for paving of the Street in 1658 (Ferno 1897:309). It is not known whether the area within the project site was paved at this time although it appears unlikely. Funds to pay for the improvement were to be derived from tax assessments but there is no record of approval of such assessments for this portion of High Street in 1658.

In 1704, the Common Council ordered that Stone Street be newly paved and have a channel or gutter in the middle of the street to facilitate drainage. The Council ordered that the work be completed within fifteen months (MCC 1905:II, 265). Orders for the immediate pavement of Stone Street were issued by the Council in 1750 (MCC 1905:V, 302). In 1784, the City Council agreed to regrade Duke (Stone) Street (MCC 1917: I, 583). It does not appear that this work was performed in the 1780s as Duke Street was regraded and paved in July 1791 (MCC 1917: I, 661). And in 1791, a fire swept through Duke (Stone) and Mill Streets. It is not possible to assess how much damage was done (MCC 1917: I, 677). In 1794, Stone Street, Duke Street, and the little street from Duke Street to Hanover Square were all renamed Stone Street (MCC 1917: II, 73). The last action of the century by the Council was to widen Duke (Stone) Street. In 1794, after a series of petitions by residents of the street (MCC 1917:II 8) the Council agreed that the street should be expanded and contributed 50 pounds to the overall project (MCC 1917:II 10).

John Broome, a resident of 75 Stone Street, was granted permission to construct a vault in front of his house in July of 1805 (MCC 1917:IV 47). Four years later, John Greene was granted permission to construct a vault in front of 62 Stone Street (MCC 1917:V 678). In both cases, the gentlemen were required to repair any damage to the sidewalks that construction caused.

In the first half of the nineteenth century many petitions were made to the



Council to repave Stone Street and to clean its sewers. Although not directly stated, it appears that Stone Street was paved and repaved using a macadam mixture. This hard-packed earthen material would have required frequent maintenance.

Between 1810 and 1811 a series of petitions were brought by local residents to the Council about whether or not to widen Stone Street. One petition asked that specific houses be removed and that approximately 4 feet be added to the width of the street (MCC 1917:VI 79). In 1811 approval was given to widen the street (MCC 1917: VI 483). The Council heard final estimates to the cost of the 1811 work in January of 1815. The cost of the project was approximately \$150,000.00 dollars (MCC 1917:VIII 129).

The maintenance and widening of the street were not the only problems that residents on Stone Street faced. Issues of health and hygiene seemed to plague the area throughout the century. The sewers in Stone Street of the early 19th Century were wooden troughs that constantly needed replacement due to erosion. Aside from water destroying the wood, the sewers would become blocked and required servicing. By the 1820s summons for residents with "privy nuisances" were being issued with regularity.

Petitions for repairs to the wooden sewer drains and to repave parts of the street (beginning in front of Number 47) were passed during the fall of 1812 (MCC 1917: VII 246 and 282). In 1828, a new wooden drain/sewer was constructed through the entire length of Stone Street (MCC 1917:XVII: 179, 204, 312 and 345). It was repaired in April of 1829 (MCC 1917: XVIII: 57 and 665).

In October of 1830 the Council authorized construction of sewers made of brick and stone through the entire length of Stone Street to begin (MCC 1917:XIX 26, 33, 87 and 88). By the end of 1831 the money to pay for construction of sewers and the subsequent repaving were issued (MCC 1917:XIX 294, 300, 362, and 388).

In March of 1890 the Council ordered that the street and sidewalks should be repaved with Belgium Block (Board of Alderman Minutes 1890: 153:603).

#### PEARL STREET:

As with many of the streets in this area, Pearl Street has also been known by several other names. Great Dock Street, Queen Street and Thomas Street were synonymous names for Pearl Street until March of 1794 when the names were changed to Pearl/Magazine Street (MCC 1917:II 66). It would appear that specific sections of the overall length of Pearl Street were subdivided into these different "streets". Although there is no mention in the Council records of specific lengths and

addresses for the block, one can surmise from the descriptions of the blocks of this 'continuation'. From 1794 on, the two street names appear interchangeable in the records until April 1811 when the Council decided to officially call it all Pearl Street (MCC 1917:VI 574).

Pearl Street had been the East River Shoreline until the end of the 17th Century when the area between Pearl Street and Water Street was landfilled (Figure 8). In 17th Century maps such as, "The map of Dutch Grants" (Figure 4) dated to 1645, one can see that wharfs existed along Pearl Street in our project area. However, Pearl Street quickly evolved and in the eighteenth and nineteenth centuries underwent several episodes of grading, paving, sewer and sidewalk construction/maintenance. In 1785 and 1790, Queen (Pearl) Street was regraded (MCC 1917:I 159) and the level was raised (MCC 1917:I 574). The 1790 regulation of Queen Street that called for the level to be raised described the street as being 380 feet long (MCC 1917:I 574). Additionally, during this five year period petitions to clean and fix the sewers were heard on three occasions (MCC 1917:I 242, 400 and 453).

Also in 1790, Thomas Street was regraded to "meet" with the new levels on Queen (Pearl) Street (MCC 1917:I 597). Pearl Street and Great Dock Street were regraded again in 1791 (MCC 1917:I 667, 676, 686-687, 705, and 715). Great Dock Street underwent the most extensive restructuring when the Council decided that it must be sloped 1 foot every 10 feet descending towards the "Waters" Street (MCC 1917:I 686-687). New sidewalks were tied into the overall regulation project as well (MCC 1917:I 715 and 765). By 1793 Thomas (Pearl) Street was once again repaved (MCC 1917:II 23 and 28). Also during this year a petition for a vault was made by James Warner of Queen Street and was granted (MCC 1917:II 31).

In 1794, Pearl Street became the "official" name of the street that included Great Dock Street, Hanover Street, Thomas Street and Queen Street (MCC 1917:II 66). The sewers were opened and inspected (MCC 1917:II 89) and new drains were added from private houses to the main sewer (MCC 1917:II 140 and 146). Pearl Street received a new pavement and sidewalk along its entire length in 1795 (MCC 1917:II 195 and 204).

Residents of Magazine (Pearl) Street fought not to have their block filled and regraded between 1797 and 1799 (MCC 1917:II 375, 419, 561). No explanation was recorded as to why the residents did not want this, but it would appear that since local residents had to pay for these improvements, they must not have wanted the added expense. However, between 1801 and 1809 the residents petitioned the Council to raise the street by 1 foot in height, and repair and repave Magazine Street nine times (MCC 1917:III 51, 514, 561, MCC 1917:IV 4, 283, MCC 1917:V 21, 191, 229, 342 and 598).



A new vault, under Number 104 Pearl Street was constructed in April of 1806 (MCC 1917:IV 180) and the street was repaved in August of 1808 (MCC 1917:V 336). A petition not to close, but to clean out, a dirty well and pump at the intersection of Pearl Street and Magazine Street was read and approved (MCC 1917:V 598).

In April of 1811 the Commission decided to raise Magazine Street by 2 feet so it could have an even transition into Pearl Street and officially changed the name of the entirety of these streets to Pearl Street (MCC 1917:VI 574). By the end of the year, and after a great fire, Pearl Street would receive new sidewalks and be widened (MCC 1917:VI 693, 719 and 755).

In 1814 a petition by the residents of Pearl Street was made as according to law Pearl Street should have been fifty feet wide but was not. The residents asked the Council not only to rectify this situation but to straighten the street as well (MCC 1917:VII 719 and MCC 1917:VIII: 84). It does not appear that this work was undertaken. Several petitions to pave, and not to pave were heard over the next nine years (MCC 1917:VIII 129, 373, 338, MCC 1917:X 193 and MCC 1917:XII 698). It wasn't until March of 1823 that the Commission decided to extend the sewers along the length of Pearl Street to William Street (MCC 1917:XII 348 and 356).

In 1826 the Council mandated that work should be undertaken to widen the intersection of Pearl Street and Coenties Alley (MCC 1917:XV 334, 494 and 588). Gas lights were also placed along Pearl Street (MCC 1917:XIV 239) and the wood sewers were replaced with brick (MCC 1917:XV 252). New sewers were added under the intersection of Pearl Street and Coenties Alley in 1851 (Board of Alderman 1851:42 355).

Finally in 1865 and 1870 the sidewalks along the entire length of Pearl Street, and those on Hanover Square and Coenties Alley were razed and replaced with Belgian pavement stones (Board of Alderman 1865:98 225 and 1870:118 225).

In 1877-78 the New York Elevated Company erected the East Side Third Avenue Line along Pearl Street which stood until the 1940s (Landmarks Preservation Commission 1996: 9). See "Elevated" section below for discussion.

#### S. WILLIAM STREET:

The street bounding the northern portion of the project area was known as Mill Street until 1826 and was then called South William (MCC 1917:XV 252). The Castello Plan of 1660 shows that S. William Street did not cut through from Mill Lane to William Street in the 18th Century. At that time a house was located in what is now the streetbed in front of Lot 36 (Stokes 1916: Vol II 303)(Figure 5). Mill Street was surveyed for regrading in 1790 (MCC 1917:I 577) and it was determined that the street should be

sloped 2 inches per 10 feet and that a new pavement should also be applied (MCC 1917:I 600 and 664). The paving was replaced in 1818 by Jas. Pinkerton and George Charlton (MCC 1917:IX 21, 84 and 275). In 1825 a new survey was undertaken and the Council ordered new paving to be laid (MCC 1917:XIV 799 and 780). The last mention of paving to occur on South William/Mill Street was in 1890 when the street, after years of petitioning by the residents, was paved using the "new black top" paving (Board of Alderman Minutes 1890:197 727).

Aside from paving the street underwent work for sewers. Beginning in 1817, residents were complaining that the sewers backed up whenever it rained and so demanded a new pump and sewer system be installed (MCC 1917:IX 253, 683 and 754). In 1818 the Council decided that the residents should pay for the pump while the City would pay for the sewer and street repair (MCC 1917:X 163). Petitions to clean the sewers were made and granted in 1820 (MCC 1917:XIV 279). At Numbers 12 and 14 Mill Street, the sewers were not only backing up, but spilling their contents into the vaults underneath the sidewalks. Both residents petitioned the Council to be allowed to fix the program and it was granted (MCC 1917:XIII 175). Finally in 1826 after repeatedly repairing the wood sewers, brick drains were placed along the entire length of South William Street (MCC 1917:XV 252, 293, 487, 498 and 553).

#### MILL LANE:

Mill Lane was initially surveyed in 1657 and was built shortly after (Stokes 1916 vol II: 302). In 1754, residents petitioned the Council to widen the street from four feet to twenty feet wide. The petition further asked the Council to purchase a house and Lot to accomplish this as they lay in the desired streetbed. The Council passed this motion (Stokes 1916 Vol II: 313). There is no further mention of this street in the *Minutes of the Common Council*, although this street may well have been subsumed under entries for Mill Street (S. William Street) and Stone Street.

#### COENTIES ALLEY:

Resolutions were passed to enlarge the Alley in December of 1850 (Board of Alderman Minutes 1850:40 536), clean the sewers (Board of Alderman Minutes 1851:498 and 1860:293) and repave at the corner of Pearl Street with black stone (Board of Alderman Minutes 1860:843). See the "Elevated" section below for further discussion.

#### HANOVER SQUARE:

Hanover Square was known as "the slip" until 1695 when it was named in honor of the British royal family (Landmarks Preservation Commission 1996: 3-5). In the early nineteenth century it was also additionally referred to as Exchange Street/Place and Hanover Street until the name was officially changed to Hanover

Square in May of 1830 (MCC 1917:XIX 19).

In April of 1804 residents requested funds to have their street paved and new sewers laid which was approved but one cannot tell if the work was approved (MCC 1917:III 491, 575 and 591). In May of 1816 a petition was made to widen the street between the intersections of South William and Pearl Street. This was approved later in the month and monies were set aside for the project (MCC 1917:VIII 517 and 528). Another petition for expansion was presented in May of 1824 (MCC 1917:XIII 719-720) and was approved the following year (MCC 1917:XIV 36). In April of 1826 the street was straightened (MCC 1917:XIV 755).

Between 1825 to 1826 this area underwent several construction projects. In December of 1825 the Sloats Lane became Exchange Street (MCC 1917:XV 111). Following the new name, a petition was read to have the street expanded 30 feet and repaved (MCC 1917:XV 132 and 161). From January to May of 1826 petitions were read and granted that extended and repaved Exchange Street (MCC 1917:XV 229, 298, 334, 335, 399 and 400).

#### **WILLIAM STREET:**

According to accounts in the Common Council minutes, William Street, King George Street, and Smith Street were other names that referred to what we call Hanover Square. However, it is difficult to follow the Council Minutes as to exactly where William Street was and if it was indeed once the street known as Hanover. Based on the *Minutes of the Common Council*, it appears that the William Street and Smith Street mentioned in their reports are not the same street as Hanover Square/Street. However, we can tell that in 1657 the portion of William Street that is in our project area was surveyed. There had been two large stone structures that stood in the bed of the new street (Stokes 1916 Vol II: 304). In 1829, petitions were read and approved that allowed for the repaving of William Street between Stone Street and Wall Street (MCC 1917:XVIII 27, 44, 139 and 228).

#### **ARCHAEOLOGICAL FINDINGS OF THE STADT HUYS EXCAVATIONS:**

The excavation of the Stadt Huys Block (Rothschild et al 1987) was the first large scale urban archaeological project performed in New York City. It was this project's finding that it is possible to recover meaningful cultural material within an urban context which is a cornerstone of urban archaeology in New York today. The Stadt Huys Block excavation was bounded by S. William Street to the north, Broad Street to the west, Pearl Street to the south, and included Coenties Alley to the east. This project was directly adjacent to the western perimeter of our project site. Clearly, their findings are relevant to analyzing the archaeological potential of our project

area.

Rothschild et al determined that Coenties Alley was sensitive because it appeared to not have been greatly disturbed and was adjacent to the Stadt Huys which had been uncovered in an earlier excavation (Rothschild et al 1987: 1). In their report they acknowledge that utilities installation may have disturbed the area but thought that it was possible that pockets of undisturbed areas existed within the street (Rothschild et al 1987: 16-17). Additionally, they had the results of borings done within lots 10 and 17 (the lots adjacent to the east). These borings indicated that the depth of fill was 8' and 8'8" respectively (Ibid 1987: 18). Rothschild et al placed a trench on the southern end of Coenties Alley where they thought that they might encounter material related to the Stadt Huys. However they determined that no further archaeological excavation was necessary in this area because under a "superficial stratum of disturbed material, stratigraphy across Coenties Alley appeared natural, with no evidence of cultural remains in the soil (Ibid 1987: 269)."

Rothschild et al determined that Stone Street was highly sensitive because it was deemed possible that earlier remains of structures might be underneath present day sidewalks after Stone Street was widened in the 1830's (Ibid 1987: 16). They did not know the locations of utility lines and, as with Coenties Alley, acknowledged that this activity may have disturbed certain sections but felt that there might be pockets of undisturbed areas within the street. Again, the nearest borings that they discuss (from lots 10 and 17) indicate that the first 8' to 8'8" respectively consists of fill (Ibid 1987: 18). Two trenches were excavated within Stone Street. Trench one was dug in what is now the lobby of 85 Broad Street. Trench two was placed along the eastern end of Stone Street, adjacent to Coenties Alley. Trench one was dug north/south from building line to building line. They encountered a Con Ed line in the middle of the street at a depth of 18" and abandoned further work there. A sidewalk vault ran along the north side of the trench and so archaeological excavation was done in the southern portion of Trench One. They encountered a stone foundation wall at a depth of no more than five feet that they interpreted to date prior to the widening of Stone Street in the 1830's (Wall 1987: 272 and Rothschild and Wall pers. com. 9/2/97). Two subsequent test cuts were done to sample any deposits associated with this. Test cut BZ and CA were "to test foundation walls and stratified ground surfaces dating from the early 17th to early 19th centuries that were found within (Ibid 1987: 278)" Trench 1. In these cuts they encountered a series of builder's trenches, fill deposits, and ground surfaces dating from the early 17th to early 19th centuries (Boesch 1987: 273- 283).

Trench Two was ten feet wide and was placed north/south from building line to building line. Rothschild et al found that the installation of utilities had greatly disturbed the center of the street and that the installation of a sidewalk vault along the north side disturbed that area (Boesch 1987: 287). Two test cuts were placed within this trench one, CB along the southern wall and the other, CC along the



northern wall east of the original trench (Rothschild et al 1987: excavation map). The results from these excavations were quite different than for Trench One as archaeological deposits were encountered at a depth of two feet. This deposit consisted of the sidewalk that dated prior to the widening of Stone Street in the 1830's (Boesch 1987: 287). This stratum was found between two modern trenches, one a utility trench and one for a sidewalk vault. Beneath the c. 1830's sidewalk lay fill and surface layers dating from the late seventeenth to early nineteenth centuries. The earliest layers, that of the original Colonial ground surface, reached a depth of six and half feet to seven feet below the present grade (Ibid 1987: 287-306).

The Stadt Huys excavations additionally suggested that the original contours of the ground surface, before the development of New Amsterdam, included a gentle slope with the highest point lying in the southeastern corner of their project area. The knoll sloped down from this point northward with a change in grade of 10% (a 4 to 5' drop in 45 to 60 feet) and a sharper decline to the west with a change in grade of 20% (a decline of 5 feet in 20 feet) (Boesch et al 1987: 322). This would perhaps explain why they did not encounter any significant cultural remains in their trench placed at Coenties Alley and Pearl Street as the potential strata would not have been very deep, and therefore far more likely to have been disturbed by utility work that has tremendously increased in this century.

The most important finding in relation to our project area is that significant material cultural remains could be found within the streetbed, and could be found in the midst of utility trenches and sidewalk vault trenches at depths of only two feet, as was the case in Trench Two. Additionally, the finding that the Colonial ground surface was sloped is relevant, although the 20% grade change appears to run westward from their site, we do not know if a similar pattern may exist running eastward to our project area or whether the depths of Colonial levels remain at the levels encountered in this portion of the site throughout our area. But, in any event, we know that there is the potential for recovery of archaeological remains at any depth below two feet unless we can demonstrate definite areas of disturbance and/or of modern fill.

## RECORD OF DISTURBANCE:

### BORINGS-

In the 1930s the Works Public Administration assembled boring data and shoreline information for the City of New York. The relevant information for our project is within the: "Rock Data Map, Borough of Manhattan, Vol. 1, Sheet 1, John J. Murphy, Author, 1937". The following borings were performed within Block 29 Lot 19 (the western most lot of the project area situated along Coenties Alley between Stone

and Pearl Streets), Boring numbers: 417, 418, 419, 420, and 421. Additionally, borings were performed in Block 29 Lot 36 which is outside the Stone Street Historic District but is within the site boundaries of a designated New York City individual landmark, the J & W Seligman & Company Building (now Banca Commerciale Italiana), boring numbers: 286, 287, 288, and 366 and 367. These borings indicate that bedrock is found at depths of 32.7 to 36.9 feet below grade and that the soil generally associated with historic levels was found to depths of 10.9 to 11.1 feet below grade. Unfortunately the later information only comes from borings #417-421 which are tightly placed together along Coenties Slip. However for this location, from this data, we may be able to say that historic levels did not extend below 11 feet.

## UTILITIES

### Public Water:

#### *Water mains:*

Access to water and the removal of waste water are chronic urban issues. The first settlers in New Amsterdam used private wells which in 1658 were supplemented by a public well constructed south of Bowling Green. It remained the only public well until 1677, when more public wells were built including one in front of 73 Pearl Street just east of the project site. In 1686, additional wells were constructed including one at the head of Coenties Slip potentially within our project area. But access to water, especially potable water, remained a chronic problem and in the beginning of the 19th Century New York City commissioned the Manhattan Water Company to build a public water works which served parts of Manhattan until the Croton Water Aqueduct was built in 1842. (Church 1987: B-1- B-18)

*The Water Book 1820-1825* of the Manhattan Water Company is an account book of all commercial and residential customers who purchased water service. There are many listings for Stone Street indicating that bored log pipes ran along Stone Street.

The Department of Environmental Protection Bureau of Water Supply and Wastewater Collection map of the project area (map number DDM I23-07), issued in January of 1994, shows that a 12" main was placed in Stone Street in 1906 and then in 1913, high pressure 12" mains were placed within Stone Street, Coenties Alley, Mill Lane, Pearl Street, and S. William. S. William additionally had 16" mains placed through it in 1913. William Street/Hanover Square had a high pressure 16" main in it placed in 1913 joining a 12" 1870 main.

### *Sewers:*

Disposing of wastewater has been a very big problem for this city since its inception. Many ordinances were passed by the Common Council in the 17th, 18th, and 19th Centuries addressing the proper disposal of trash and of wastewater. Disposal was largely left to individuals who treated it in a variety of informal ways

such as through privies, cesspools, and natural drainage like the canal system of Dutch Lower Manhattan. The first public sewer was placed within Broad Street in 1703 and individuals were permitted to build connections to it. After this construction the City built a few more sewers but did not have an overall system. It does not appear that the project area had city built sewers at this early date, but it is possible that individuals constructed their own connections to sewers or to natural drainage. The sewer difficulties of the City were not addressed until a few decades of crisis after the introduction of the Croton Aqueduct in the 19th Century. This introduction encouraged increased use of water among an increasing population which the hodge-podge sewer system was woefully inadequate to handle. In fact, the sewer problem was not completely addressed until recently. (Church 1987: B-1- B-18)

The Office Record Plan of Sewers, Battery Park to Grand Street (n.d.) shows sewers being present in Stone Street, S. William, and Pearl Street but not in Mill Lane, William Street/Hanover Square, or Coenties Alley (sizes of the sewers are not given). The map: Sewerage District No. 22BE, Alteration and Improvement to Outlet Sewer in Broad Street shows that as of 1902 the "old sewer" in Stone Street was to be "broken up" and replaced with a new sewer. This sewer may be the one referred to in the *Minutes of the Common Council*, when in 1831 S. Fargay was commissioned to build a sewer and repave Stone Street from Broad Street to William Street (MCC 1917: XIX, 484). Additionally, the *Minutes of the Common Council*, mentions that brick sewers were laid in Pearl Street and S. William Streets in 1826 (MCC 1917: XV 252, 293, 487, 498, and 553).

#### Con Edison:

Depths of precise locations of the existing (and abandoned) mains and lines do not appear to be known. This is the reason given for the excavation of fifty pre-engineering test pits by Con Edison in the project area. Additionally, Rothschild et al in their excavations located mains at differing locations than Con Edison had indicated they would be found (Rothschild et al 1987: 272).

*Steam Mains:* no known mains in project area. (Con Edison corrected map 6/5/96: 1).

*Gas Mains:* shown as running along Pearl, Stone, S. William, and Hanover Square. They do not run along Coenties Alley or Mill Lane (Con Edison map n.d.).

*Electric Lines:* shown as running throughout the project area, with the exception of Mill Lane (Con Edison map n.d.).

#### Empire City Subway Co. (NYNEX):

Shown as running through all streets except Mill Lane (ECS updated 10/20/95, Stone Street to Hanover Sq).

### Elevated Train:

In 1877-78 the New York Elevated Company erected the East Side Third Avenue Line along Pearl Street, which stood until the 1940s (Landmarks Preservation Commission 1996: 9). This train line ran along Pearl Street with a station at Hanover Square (Cunningham 1995:13 and Reeves 1936:27). Additionally there was another train line adjacent to our project area that ran down Coenties Alley making a "sharp and dangerous curve (Cunningham 1995:11)" towards the Whitehall Street Station (Reeves 1936:27). The foundations of the East Side Third Avenue Line would have disturbed potential archaeological resources. Unfortunately we were unable to find any specifications for these train lines and so instead must draw information from other elevated trains.

The foundations for the elevated trestles on 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Avenue and 9<sup>th</sup> Avenue were all similar in construction. With no secondary sources describing construction techniques in lower Manhattan, we assume that the foundation for the elevated track in the project area would most likely resemble those of the Avenue lines. Foundations were dug to a depth of 8 feet with a circumference of 9 feet. Concrete slabs, usually 1' thick and a circumference of 8' were then poured into the hole. Two large 5 foot stones were placed on top of the slab. This was followed by cut, dressed brick that were cemented together, thus completing the footing constructions. Large pins and screws would then be placed into the drying mixture to give it support and to be used as a means for attaching the steel support beams (Reed 1978:75).

In addition to this information, photographs dating to the 1930s show the north side of Pearl Street in our project area. From these photographs, we can see that the footings of the Elevated are shown as being within the sidewalk immediately adjacent to the street behind the curbline. We can see that foundations existed in front of the following buildings towards their western boundaries: 79, 81, 89, 95 and 99 Pearl Streets. (Landmarks Preservation Commission Archives)

### CONCLUSION:

The Stone Street Historic District was the center of the colonial city both physically and socially. Directly to the west of the project area in the 17th Century stood the Stadt Huys, the Dutch town hall and the first municipal structure in New York. And then, Lovelace Tavern, the municipal building of the colonial English settlers. In the colonial era the district was known as the "English Quarter," and was home to many socially prominent families of New York with names such as Livingston, Bayard, De Peyster (Landmarks Preservation Commission 1996: 5). Additionally, there were many prominent Jewish families residing in the district with names such as: Levy, Seixas, and Judah. On S. William Street stood the oldest



synagogue in New York, that of the congregation of Shearith Israel which began meeting clandestinely in 1654 and then built a public structure in 1695 (Ibid 1996: 5). The neighborhood evolved from this socially exclusive neighborhood in the eighteenth century to become an important mercantile center in the nineteenth century. It is essential that we fully investigate this historically important area archaeologically so that we may have a better understanding of the development of New York City.

There is medium to high potential for the recovery of four types of archaeological data in the sidewalks and streetbeds of the project area that will help us to build a better understanding of the past: 1. that of the foundations and foundation trenches for buildings that were built along street edges before street widening and realigning, 2. that of street debris, 3. that of the streets and sidewalks themselves, and 4. that of early utility lines.

The potential foundations and foundation trenches of pre- 1754 structures on Mill Lane, pre-1811 structures along Stone Street and pre-1826 structures along Hanover Square as well as within Coenties Alley Plaza realigned in the 1980s, might permit us to study building techniques employed in these early time periods as well as provide an artifact assemblage datable to the erection of the structure. This assemblage may inform us of the habits of the construction crew, the disposal habits of local residents and visitors who may have used the open trench as a place to dispose of garbage as well as provide environmental information that dates to construction of the foundation.

The second type of archaeological data that we may encounter are street debris deposits. Until very recently, the streets of New York were covered in garbage and filth as, neither the sewer system nor garbage collection were consistent until this century. There is a long history of governmental attempts to deal with these issues as can be seen in the many ordinances passed. These ordinances additionally allow us a view as to what types of garbage littered the streets and its deposition. For example, in 1657 burghers and inhabitants of the colony were directed not to dispose of "rubbish, filth, ashes, oyster shells, dead animals and such like things" in public streets (Fernow 1897, v.1:31). And in 1658, an ordinance was passed stating that burghers and inhabitants must not, "build their privies even with the ground with an opening towards the street, so that hogs may consume the filth and wallow in it creating a great stench and...making the streets foul and unfit for use." (Fernow 1897, v.1:38) It additionally required every hog owner to put a ring in the hog's nose to prevent the animals from rooting in the street. From these ordinances we can see that street garbage was a chronic problem, that dead animals among other garbage were thrown into the streets, and that the garbage was looted by animals such as hogs. These patterns tell us that there is potential to recover colonial garbage in the streetbeds archaeologically, but that it most likely would have been disturbed shortly after it was deposited by animals as well as vehicles.

The third type of resource we may encounter is that of the construction of the streets themselves. The building and maintenance of roads was hardly a trivial matter as the ease of transportation, especially in such a central location, affects the health of the city. In Philadelphia, archaeologists have documented changes in paving methods both archaeologically and through documentary research, and speculated the effect that would have had on the transportation of Philadelphia (Parrington 1983). From studying the *Minutes of the Common Council* we can see that maintaining the roads was a chronic issue and was thought to be addressed numerous times. We can tell what methods were mandated to be used, and then compare this with the archaeological record. In this way we may learn a great deal more about the state of the roads and about the realities of colonial and nineteenth century transportation and administration.

The final resources we may encounter are early utility lines. Conveniences such as running water and electricity are recent phenomena and their installation was initially experimental. Water pipes were installed in the colonial era and were made of wood. It is possible that some such abandoned lines may still exist under the streets in our area. Additional utilities such as gas, electric, and sewers were installed in the nineteenth century and used methods and techniques that may no longer be in use. This is what Parrington et al (1983) encountered in Philadelphia. If we can see this in New York we can learn about this important quality of life issue.

#### RECOMMENDATIONS:

##### SENSITIVITY BY STREET:

##### Stone Street:

There is sensitivity along Stone Street for all four types of archaeological deposits. The potential foundations and foundation trenches would most likely be located under the present day sidewalks and could be located as shallowly as 2 feet beneath the surface to depths of 7 feet, the depth that Rothschild et al (1987) encountered the colonial ground level. Recovery of these stratified deposits would be of immense archaeological value. It seems unlikely that potential foundations and foundation trenches would be encountered at areas where sidewalk vaults have been installed. Vault locations include: 45, 53, 55, and 57 Stone Street as well as portions of the sidewalk in front of 59, 75, 79, 58, and 60-68 Stone Street.

There is potential for recovery of street debris deposits from the colonial era through the nineteenth century, such as Rothschild et al (1987) encountered at depths of three feet between a utility trench and sidewalk vault trench directly adjacent to the west of our project area in the bed of Stone Street. It appears unlikely that potential street deposits would remain in the center of the street as there are so many lines that run in that location, however there is a possibility given that utility trenches do not appear to be systematically installed. Allowing room for

additional depth as the colonial grade was not flat, it is most likely that these deposits would exist at depths greater than two feet (the approximate depth of the modern street bed) and would not extend to depths beneath ten feet as Rothschild et al encountered Colonial deposits at six and a half to seven feet below present grade.

There is potential for the recovery of early street beds and of early utilities, including wooden water pipes, that may help to better inform our knowledge of these essential city services. These resources may be encountered directly under the modern streetbed, at depths below 2 feet below present grade, although it is more likely that they would be found at deeper levels.

#### Mill Lane:

There is high potential for the recovery of early foundations in the streetbed of Mill Lane. This street was widened in 1754 from a width of four feet to twenty feet (Stokes 1916 Vol II: 311). Additionally, at the time of this action the Common Council purchased a house and lot that lay on the desired new street bed. There is potential for the recovery of remnants of this structure. Additionally, there is high potential for recovery of street debris and of remains of early streetbeds at depths greater than 2' the approximate depth of the modern streetbed. Mill Lane appears to have only one utility trench running through it, that of a 12" watermain installed in 1913 (map number DDM 123-07 issued 1/1994). This suggests that twentieth century disturbance has been very limited. There may be levels of fill protecting the two potential resources, as although this street does not appear to have been disturbed with utility trenches, it is at the same approximate grade as the adjacent streets that do include utilities.

#### Coenties Alley:

The present area called Coenties Alley runs along the western edge of Lot 22. Until the development of 85 Broad Street this area had been the location of Lot 19. It is therefore moderately to highly sensitive for the recovery of foundations, foundation trenches, and additionally of privies and cisterns. (See Appendix 2 for full discussion of the history of this lot.) There may be the potential for recovery of archaeological resources, as Rothschild et al (1987) recovered a great deal of material, including foundations for Lovelace Tavern, under similar circumstances.

A portion of the project area falls outside the perimeters of lot 19 and includes the ground of the original Coenties Alley. Rothschild et al placed a trench on the southern end of Coenties Alley along Pearl Street, directly adjacent to our area, and determined that no further archaeological excavation was necessary in this area because under a "superficial stratum of disturbed material, stratigraphy across Coenties Alley appeared natural, with no evidence of cultural remains in the soil (Rothschild et al 1987: 269)." There is no reason to retest this area.

### Pearl Street:

There is medium potential for the recovery of three types of resources in portions of Pearl Street, that of street debris, early utilities, and early streetbeds. These deposits may exist at depths of two to seven feet, as, Rothschild et al (1987) encountered such deposits at these depths to the west directly adjacent to our project area. It appears unlikely that potential street deposits would remain in the center of the street as there are so many lines that run through there, but it is possible since the utility trenches do not appear to be systematically installed.

Construction of the vaults would have disturbed any potential remains in the sidewalk in front of 93-99 Pearl Street. Additionally, construction of the Elevated Train would have disturbed potential deposits in portions of the sidewalk as the foundations were typically dug to depths of 8' with a circumference of 9' (Reed 1978: 75). From old photographs we can see that such foundations were placed in the sidewalk directly adjacent to the street in front of the following buildings on the western side: 79, 81, and 89 Pearl Street (Landmarks Preservation Commission Archives). It is unlikely that potential resources would be encountered at those locations.

### South William Street:

There is medium potential for the recovery of all four types of resources in portions of South William Street, that of: early foundations and foundation trenches, street debris, early utilities, and early streetbeds. These deposits may exist at depths of three feet to seven feet as, Rothschild et al (1987) encountered such deposits at these depths directly adjacent to the west of our project area. It appears unlikely that potential street deposits would remain in the center of the street as there are so many lines that run through there, but it is possible given that utility trenches do not appear to be systematically installed.

### Hanover Square/William Street:

There is sensitivity along Hanover Square/William Street for all four types of archaeological deposits. Potential foundations and foundation trenches might exist as Hanover Square was widened in 1816, again in 1825, and then straightened in 1826 (MCC 1917:VIII 517, 528 and XIV 36, 755). These potential resources would most likely be located in the present day sidewalks and could be located as shallowly as 2 feet beneath the surface to depths of 7 feet, where Rothschild et al (1987) encountered the colonial ground level. It seems unlikely that potential foundations and foundation trenches would be encountered in areas where sidewalk vaults have been installed and/or disturbed for sewer installation. These locations include the sidewalk adjacent to Block 29 Lot 33 on the southern half of this block.



There is potential for recovery of street debris deposits from the colonial era through the nineteenth century as Rothschild et al (1987) encountered deposits at depths of three feet between a utility trench and sidewalk vault trench directly adjacent to the west of our project area in the bed of Stone Street. It appears unlikely that potential street deposits would remain in the center of the street as there are so many lines that run through there, but it is possible given that utility trenches do not appear to be systematically installed. And it is most likely that these deposits would exist at depths greater than two feet (the approximate depth of the modern street bed) and would not extend to depths beneath ten feet as Rothschild et al encountered Colonial deposits at six and a half to seven feet below present grade and then allowing additional space as the colonial grade was not flat.

#### SUMMARY:

Portions of the project area are sensitive for all four types of archaeological resources at depths below two feet: the sidewalks of Stone Street, William Street, S. William Street between Mill Lane and William Street, Hanover Square, and the Coenties Alley Plaza (former lot 19). Additionally, Mill Lane is sensitive for the recovery of early foundations and foundation trenches, the streetbeds themselves, and street debris of all periods. In these areas great care should be taken if subsurface work is to be performed at depths below two feet. In these areas a plan of archaeological excavation and intensive monitoring is recommended as there is potential to recover stratified Colonial and early 19th Century deposits which would be of great archaeological value. There are also portions of the project area that are sensitive for recovery of street debris, the early streetbeds themselves, and of early utilities. We recommend that should sub-surface work be performed in these areas, archaeological monitoring should be done to insure that if archaeological deposits are encountered they will be studied. This includes: the Stone Street streetbed, and the sidewalks of South William Street from the western perimeter of the project area to Mill Lane and Pearl Street.

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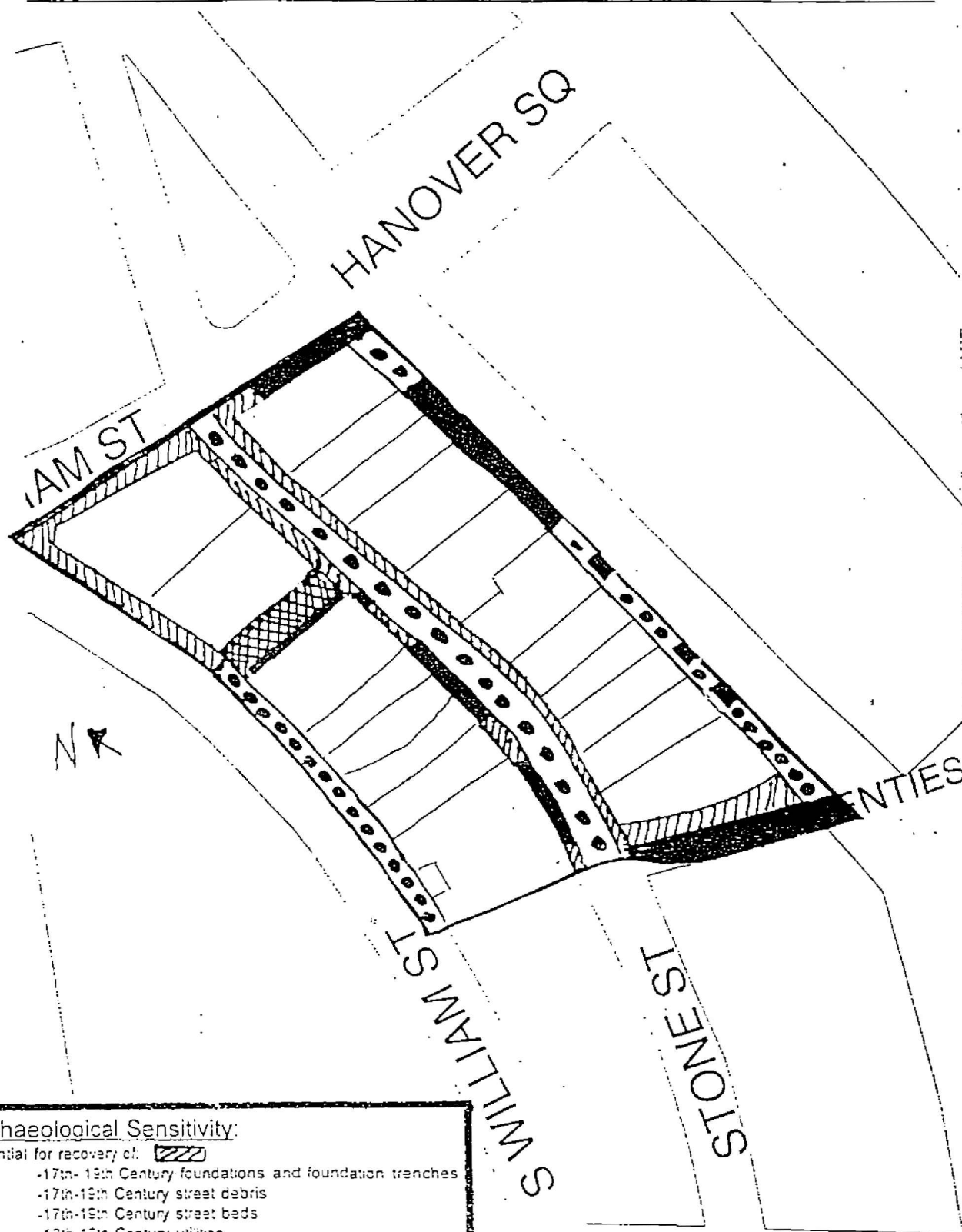
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# ARCHAEOLOGICAL SENSITIVITY MAP


Figure 1




## Archaeological Sensitivity:

Potential for recovery of: 

- 17th-19th Century foundations and foundation trenches
- 17th-19th Century street debris
- 17th-19th Century street beds
- 18th-19th Century utilities

Potential for recovery of: 

- 17th-19th Century foundations and foundation trenches
- 17th-19th Century street debris
- 17th-19th Century street beds

Potential for recovery of: 

- 17th-19th Century street debris
- 17th-19th Century street beds


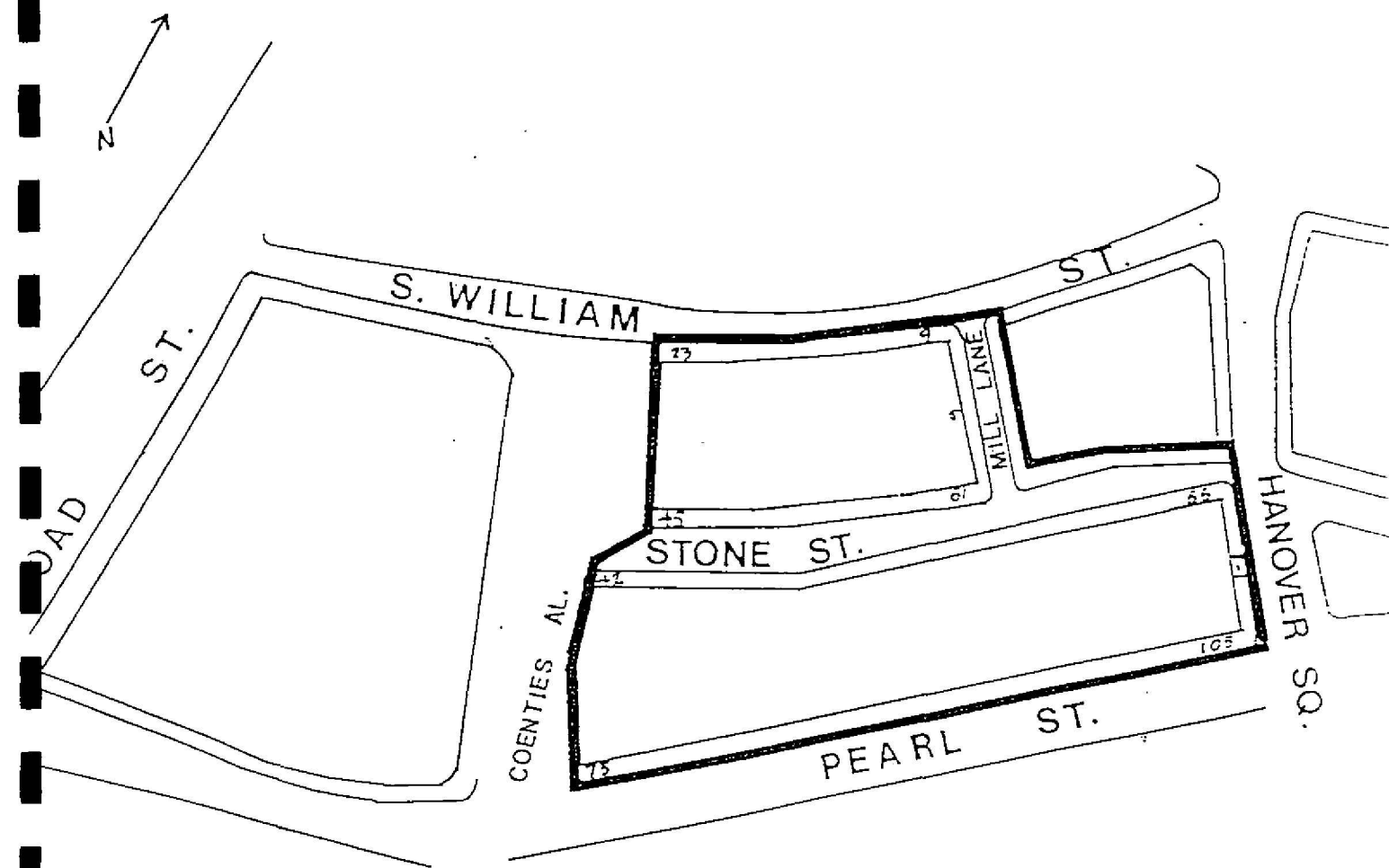
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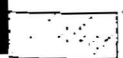
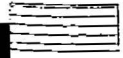


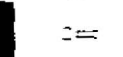
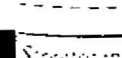

Figure 2



# STONE STREET MASTER PLAN



## Proposed Streetscape Plan

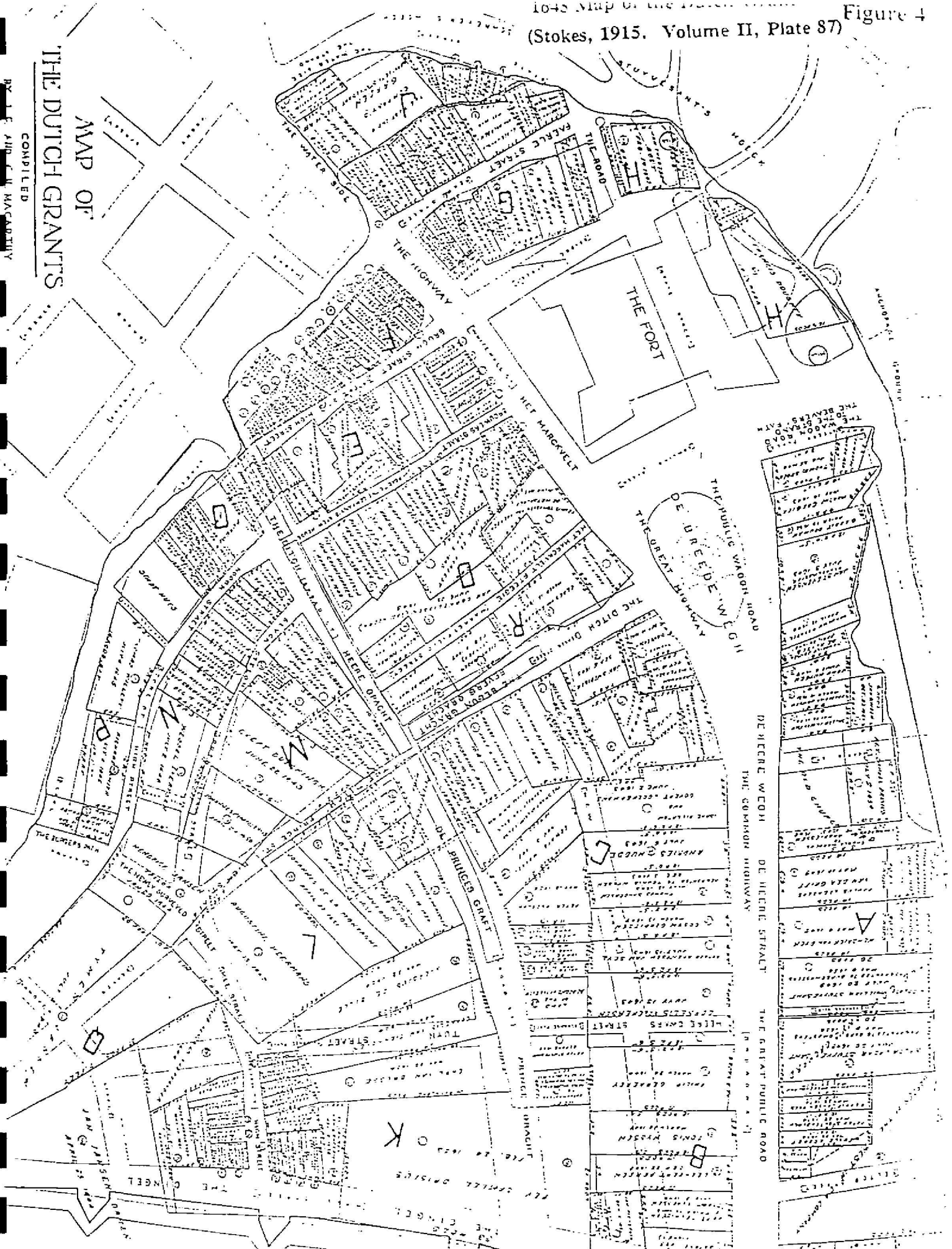
-  Bluestone flag sidewalk and granite curbs
-  Granite block roadbed
-  Granite crosswalk
-  Honey locust tree
-  Hancock gaslight
-  Bishop's Crook light
-  Project boundary

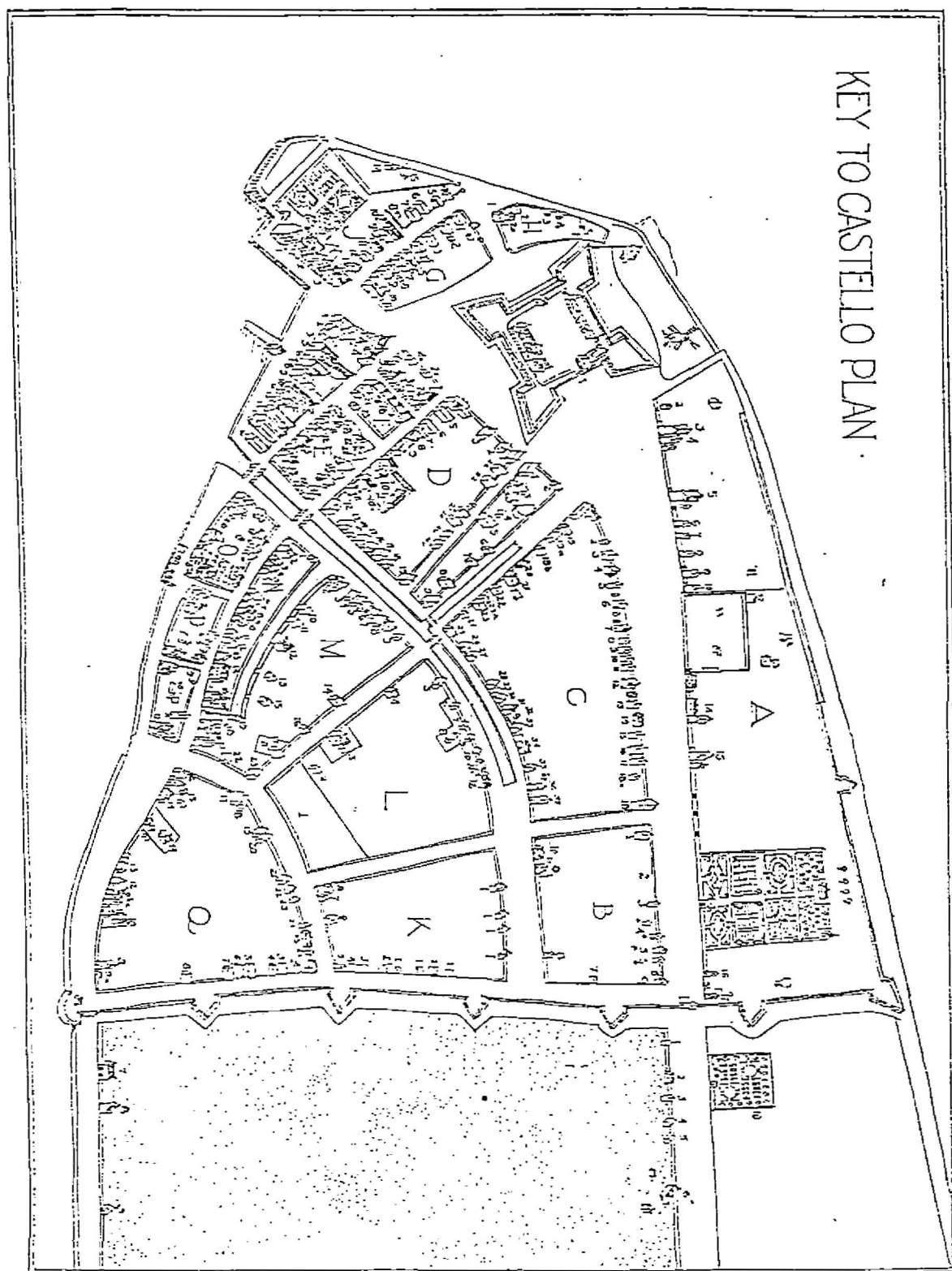
The proposed streetscape finishes include bluestone sidewalk flags, granite curbs, granite-slab crosswalks, and a granite block roadbed on Stone Street and Mill Lane. There are two proposed streetlight fixture types: a 10 foot high Hancock gaslight and a 20 foot Bishop's Crook. The pedestrian-scaled gaslight would be symmetrically located along Stone Street to accentuate the curvature of the street. The Bishop's Crook light fixture would be located on South William, Hanover Square, and Pearl Street and relate to the larger scale of these thoroughfares. The existing historic "Westchester bracket" light on Stone Street would be restored with a low wattage lamp. Furthermore, Stone Street would become a limited access street with no street parking allowed along its entire length. Two bollards with a removable chain would be installed at either end of the road to prevent the entry of vehicles during designated "pedestrian-only" hours.

MAP OF  
THE DUTCH GRANTS

COMPILED

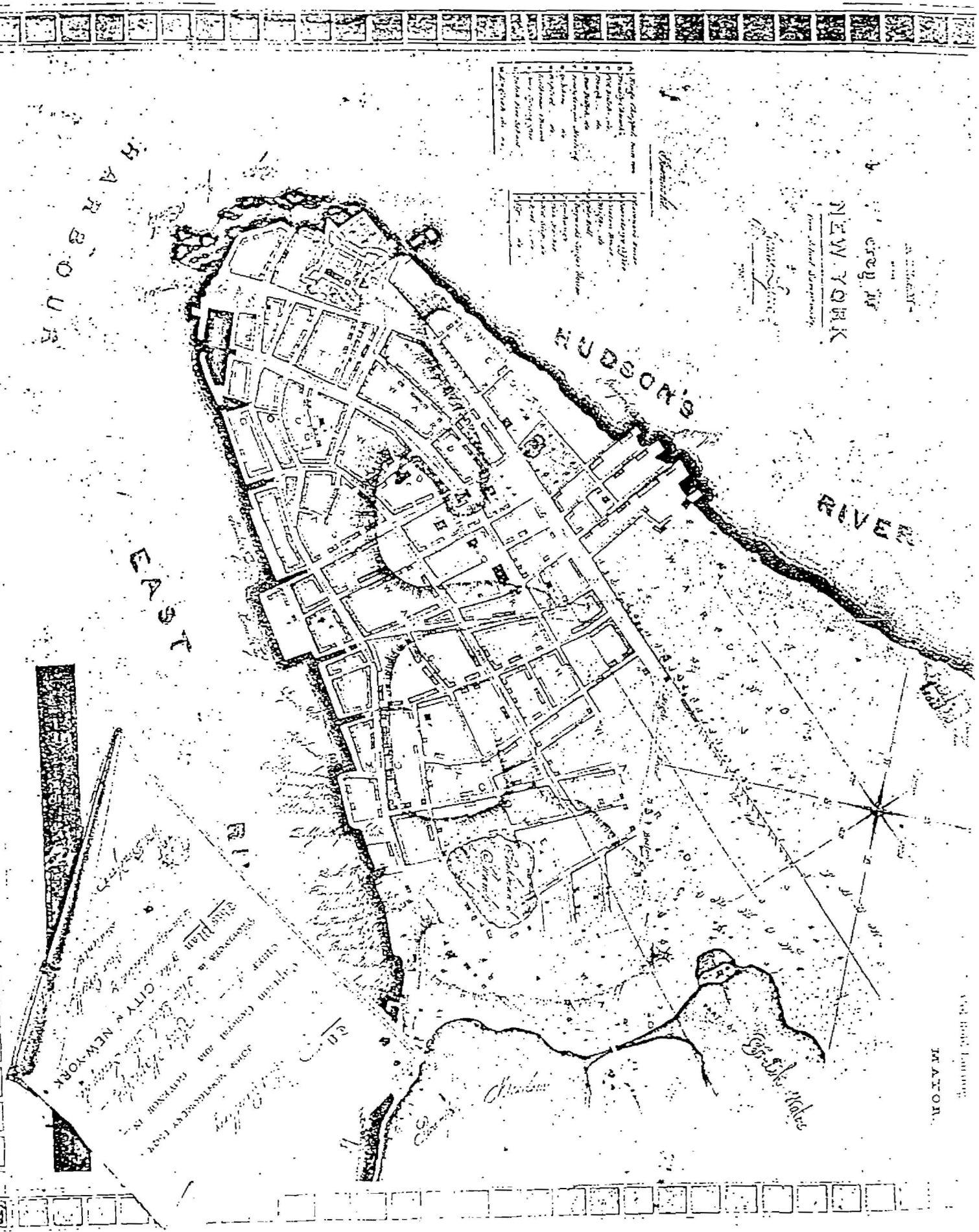
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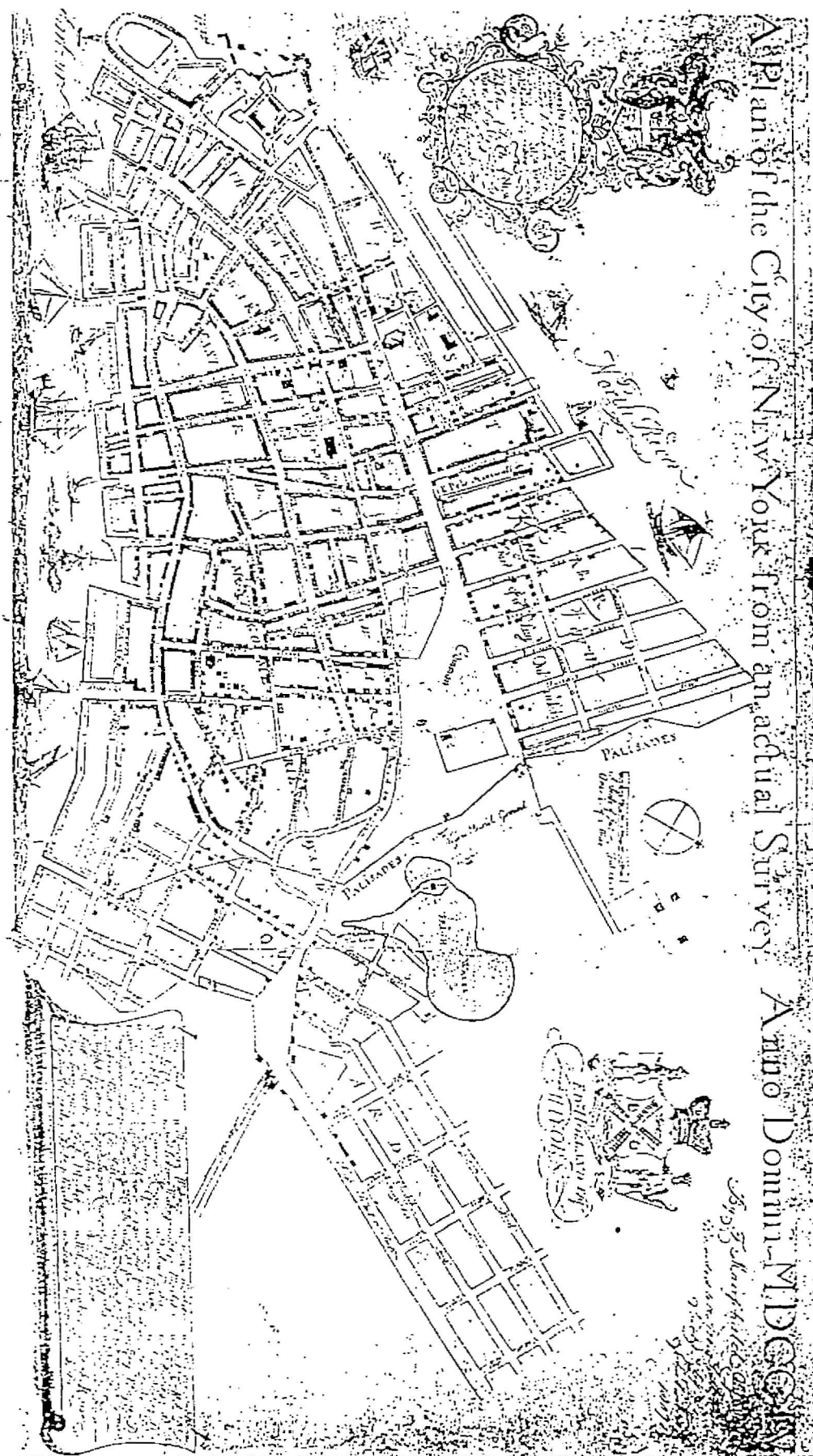








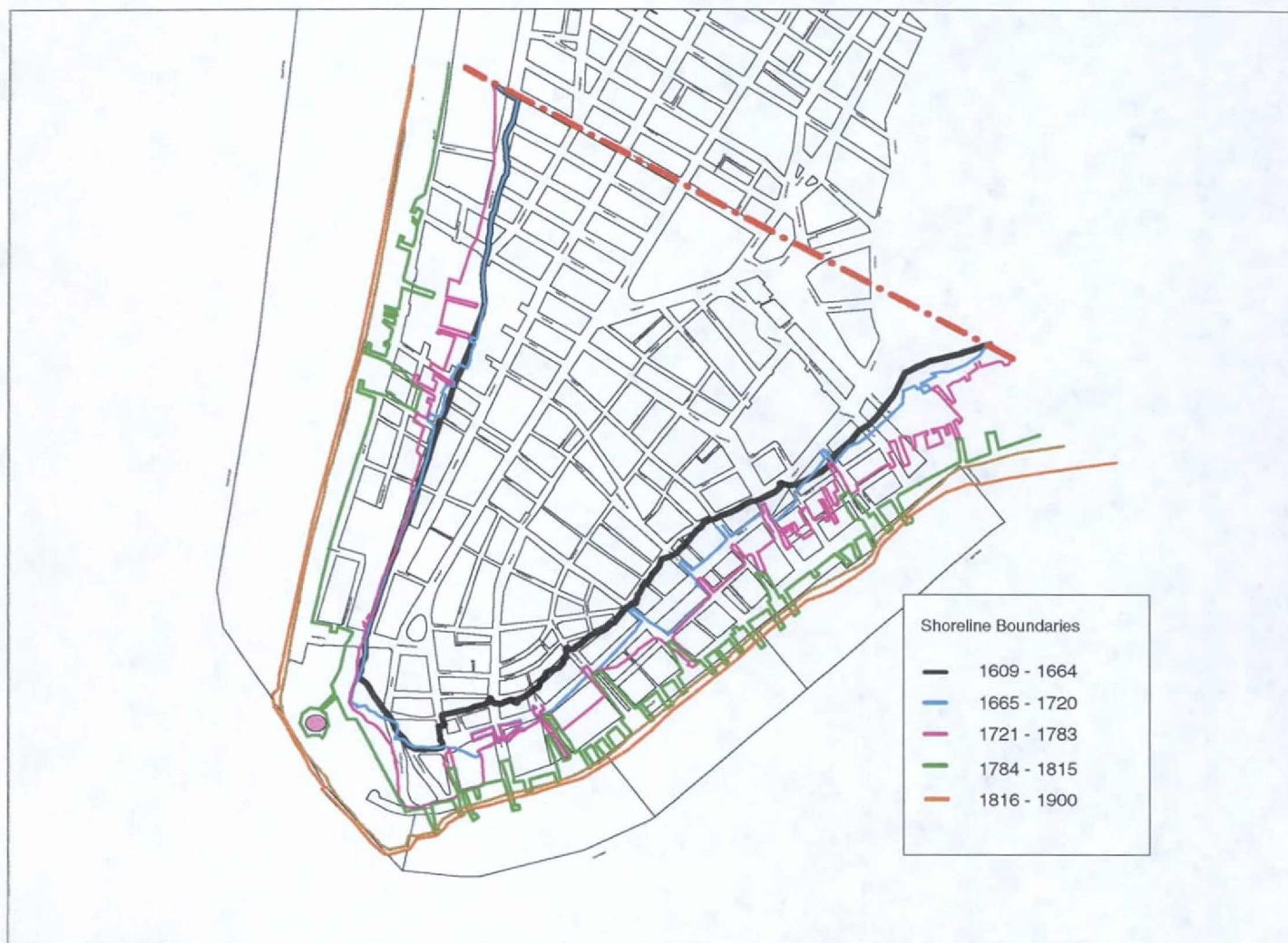






## THE EVOLUTION OF THE MANHATTAN SHORELINE

Landfill Composite From 1609 - 1900

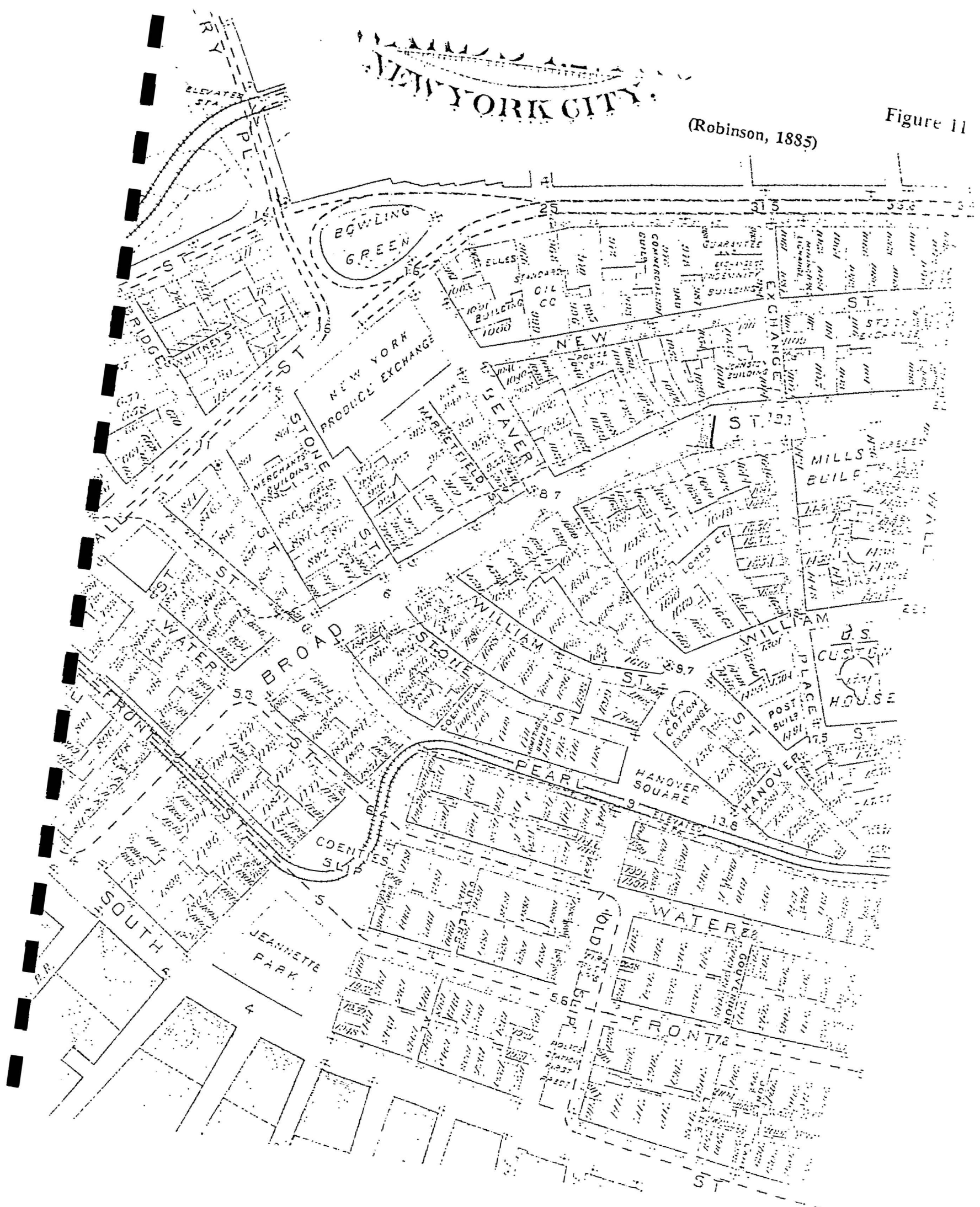


Produced by: City of New York  
Landmarks Preservation Commission



(Robinson, 1885)

Figure 11

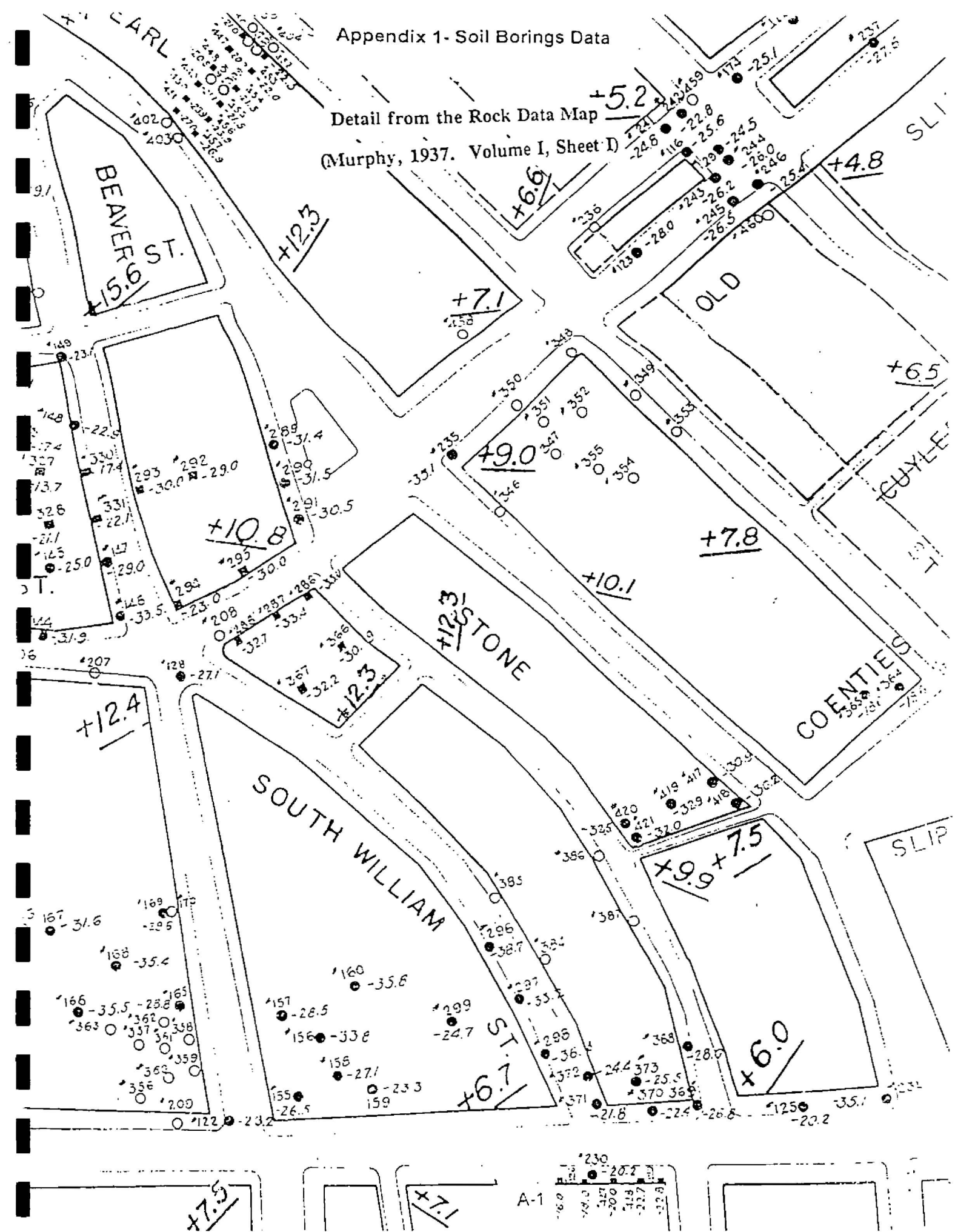




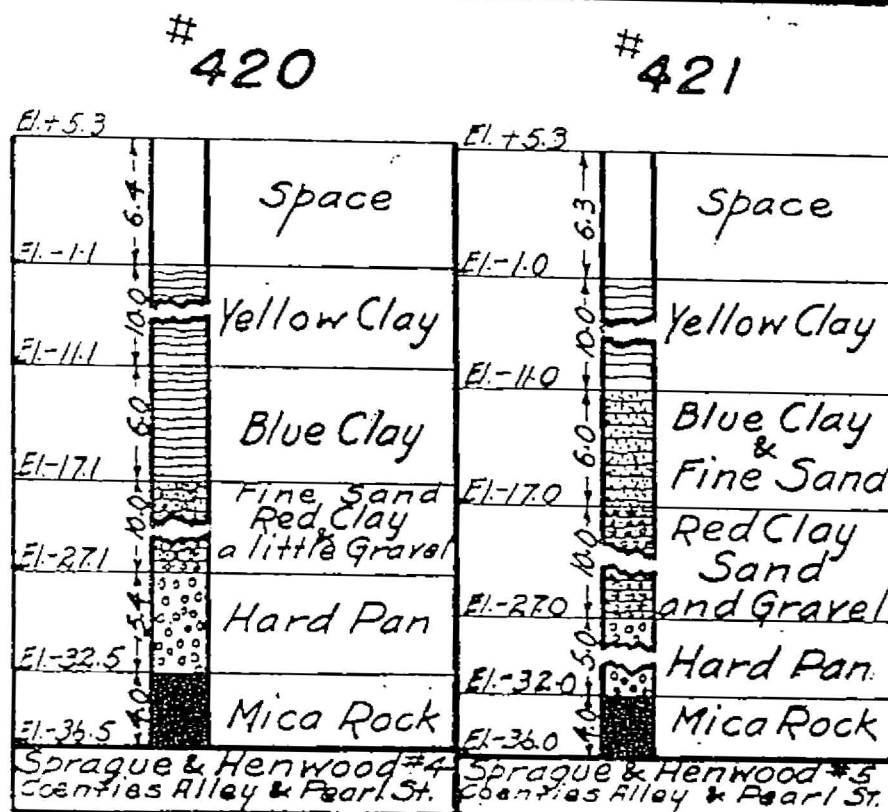
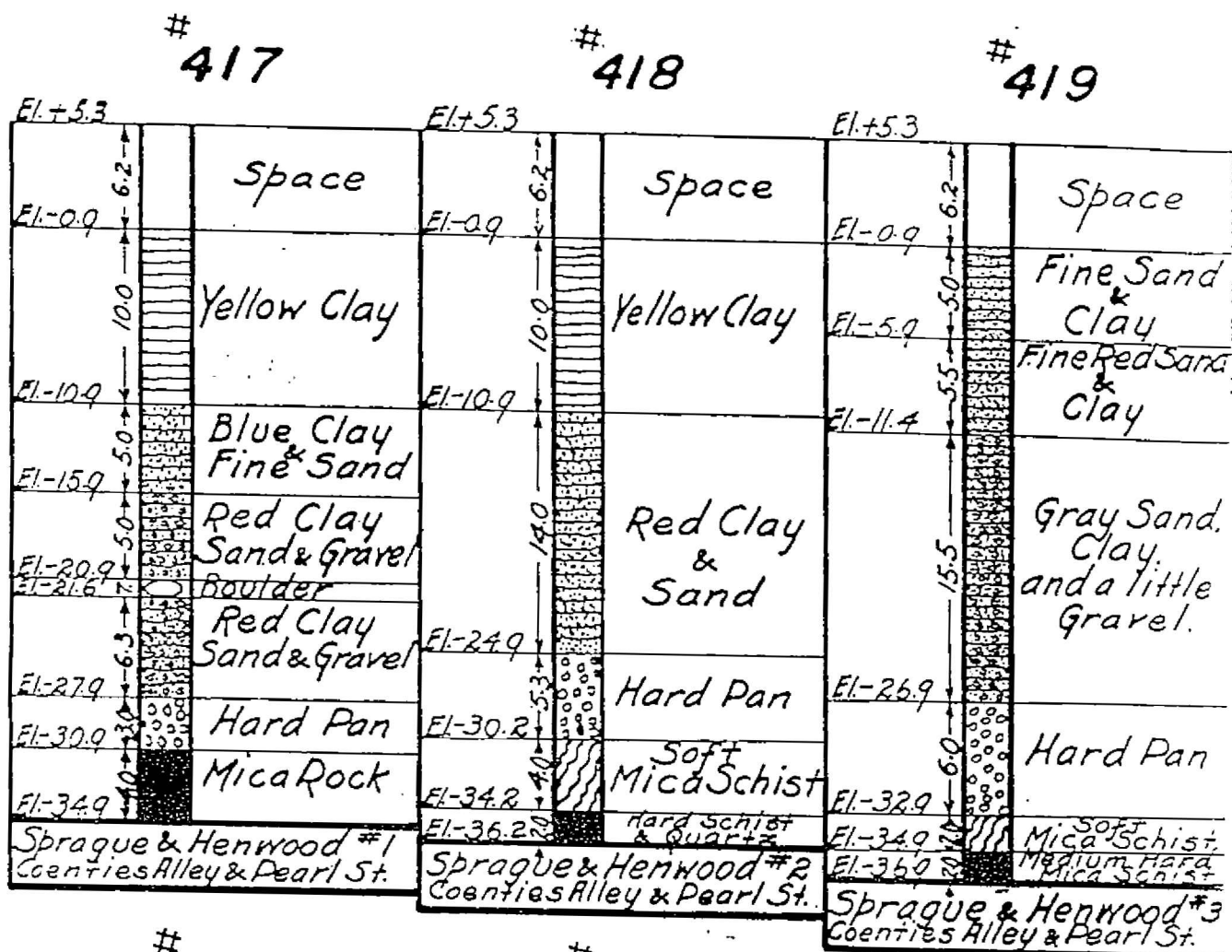
## Appendix I

# Appendix 1- Soil Borings Data

Detail from the Rock Data Map  
(Murphy, 1937. Volume I, Sheet D)



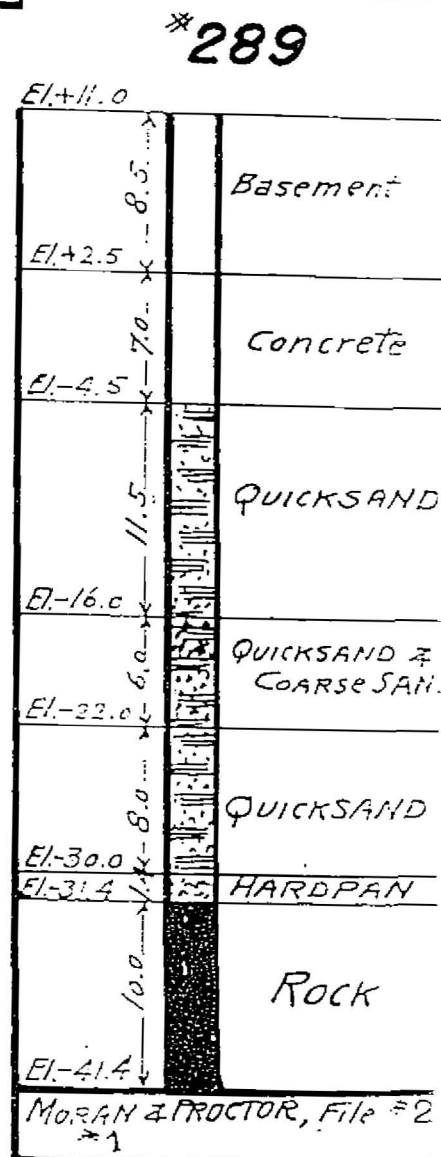
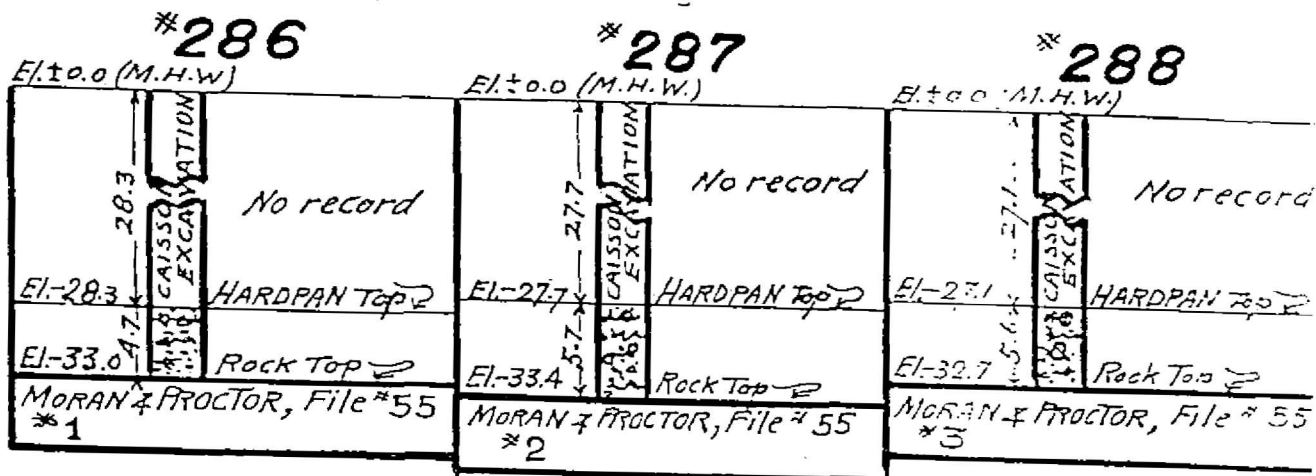
# Appendix 1- Soil Borings Data



ROCK DATA

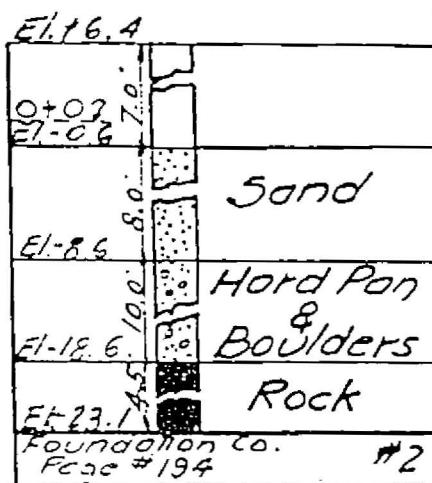
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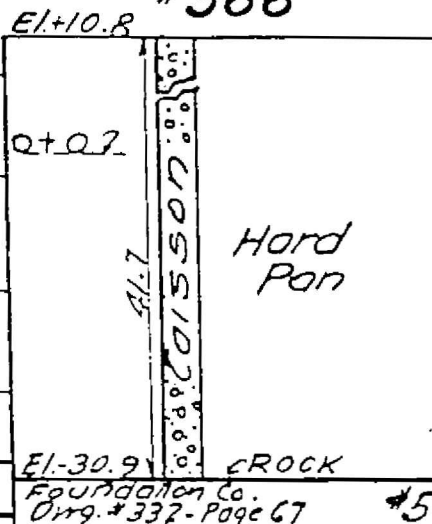


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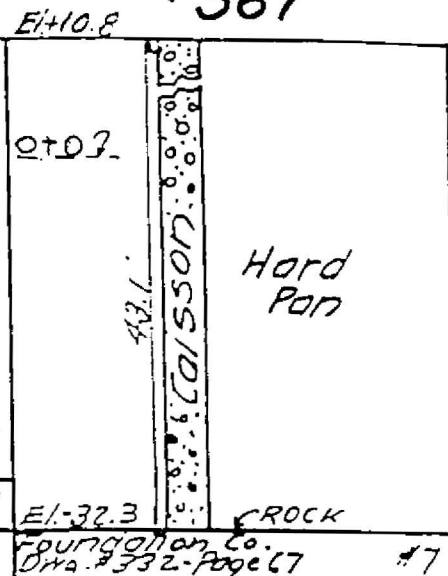
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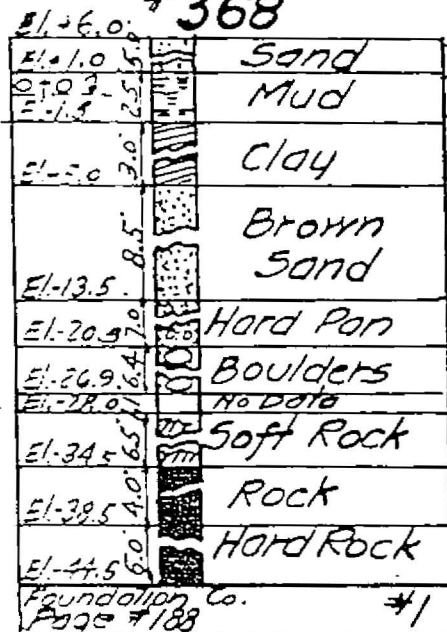
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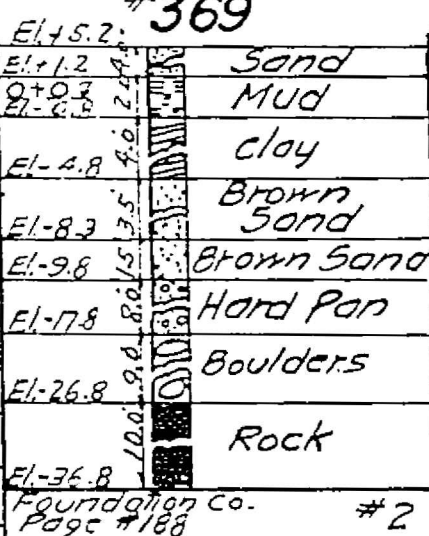
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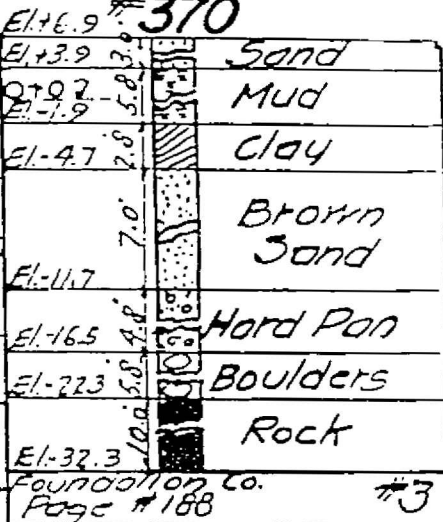
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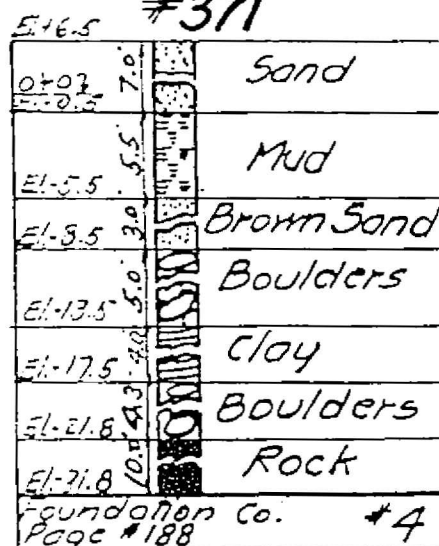
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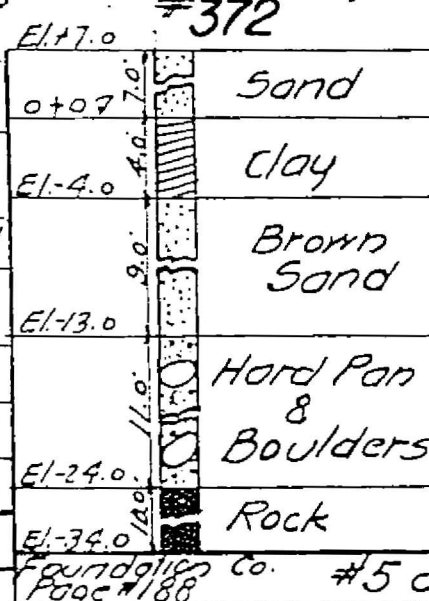
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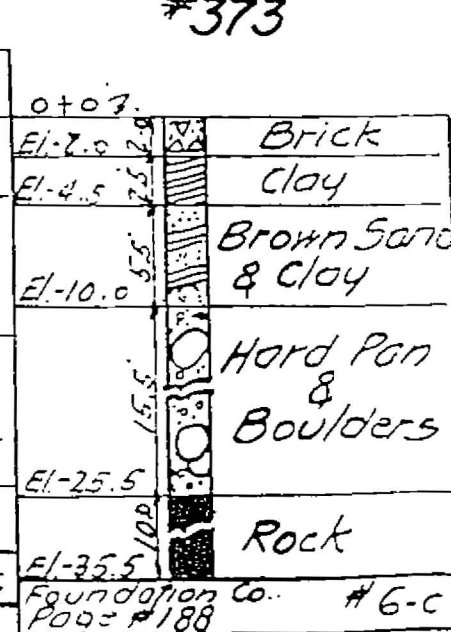
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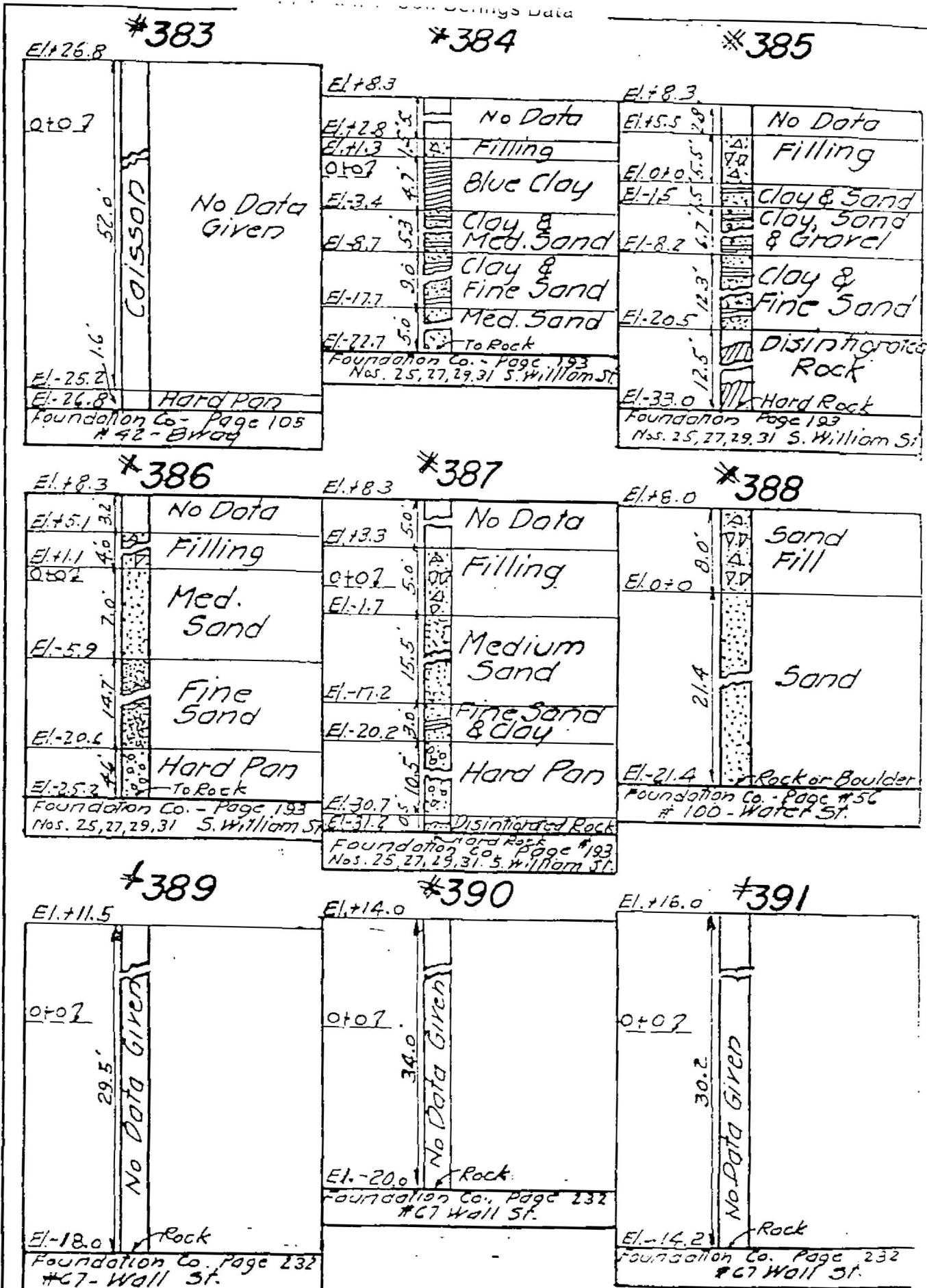


ROCK DATA

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ROCK DATA

A-5

VOL. I SH. I

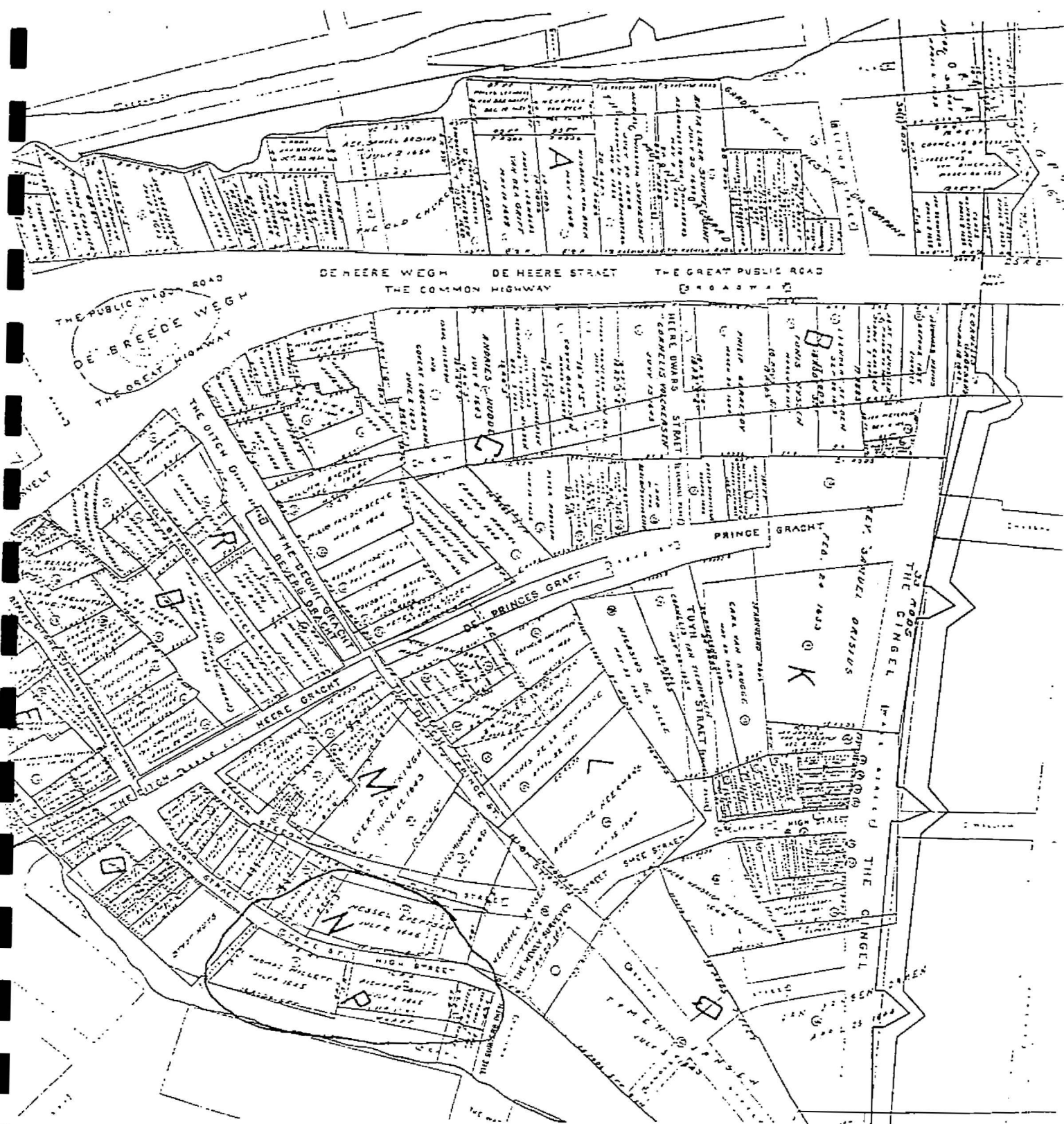


# APPENDIX II

## HISTORY OF THE BLOCK AND LOTS: STONE STREET HISTORIC DISTRICT

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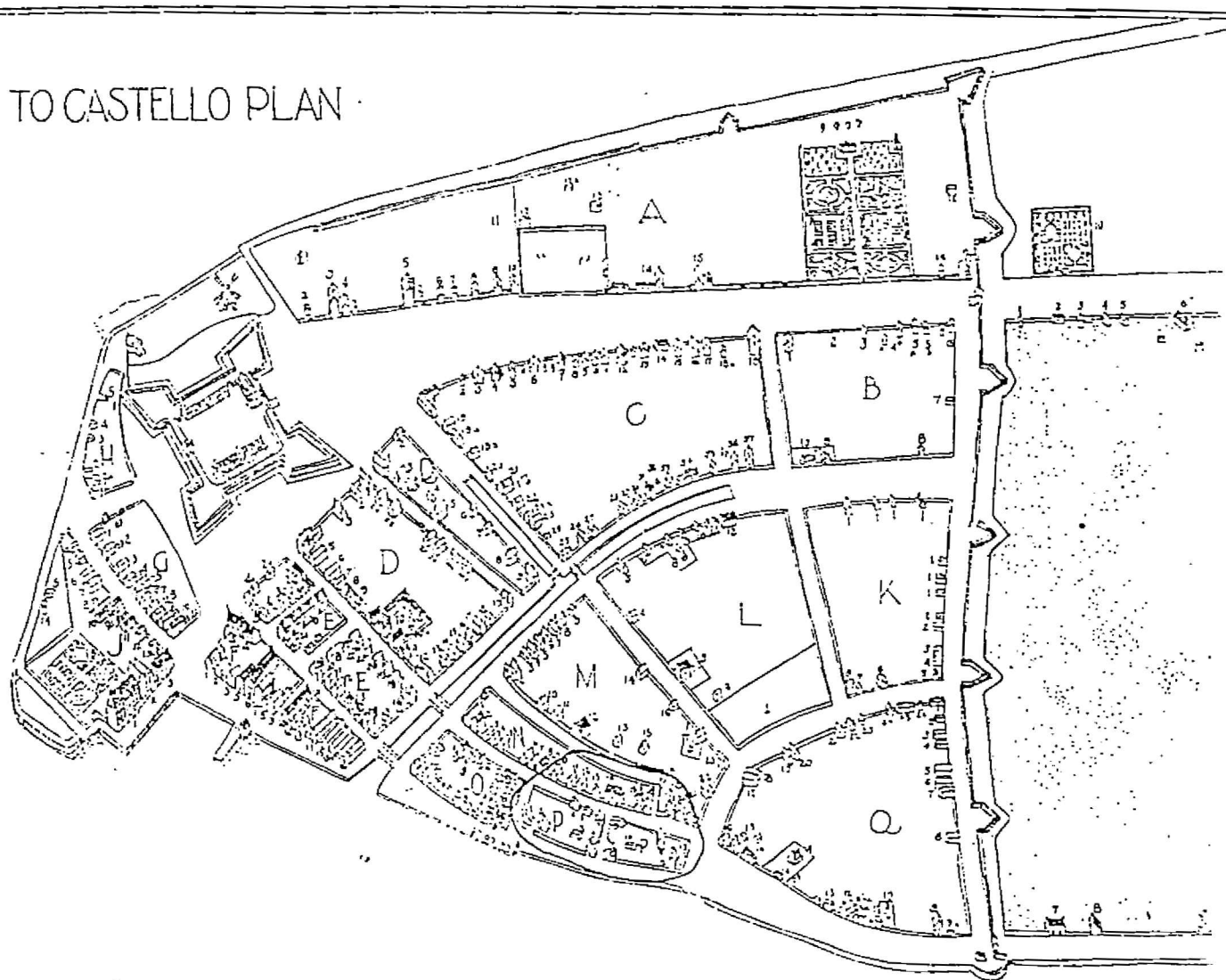
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# Map of Dutch Grants

(Stokes, 1915. Volume II, Plate 87)

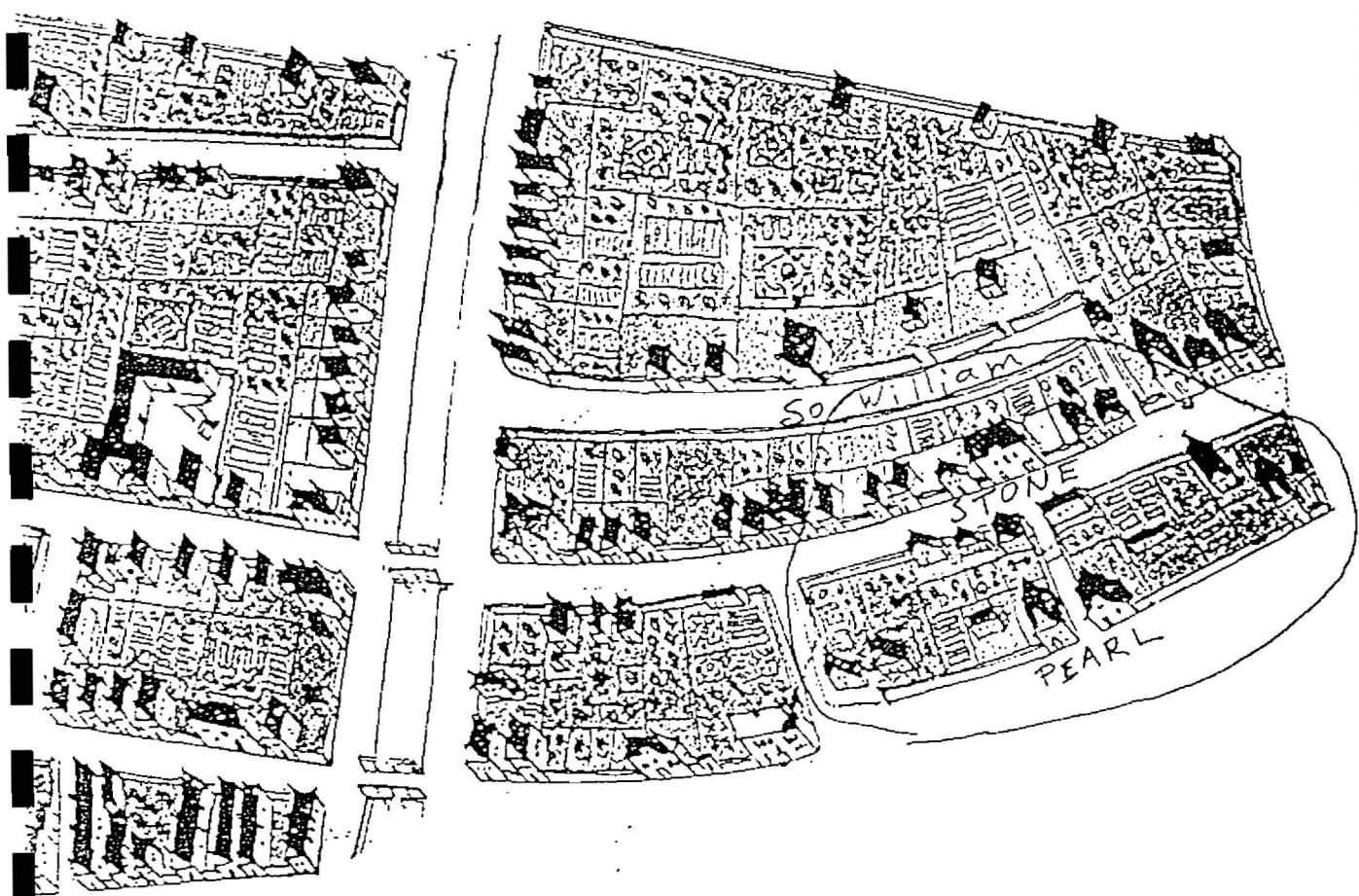
# KEY TO CASTELLO PLAN



The Castello Plan of 1660

N ————— 1660

(Stokes, 1915. Volume II, Plate 82)



N —————→

1660

"The Castillo Plan of 1660" altered in details

(Stokes, 1915. Volume II, Plate 82)





A New & Accurate PLAN of the CITY of NEW YORK in the



N

A New & Accurate Plan of the City of New York- 1796  
(Stokes, 1915. Volume I, Plate 64)

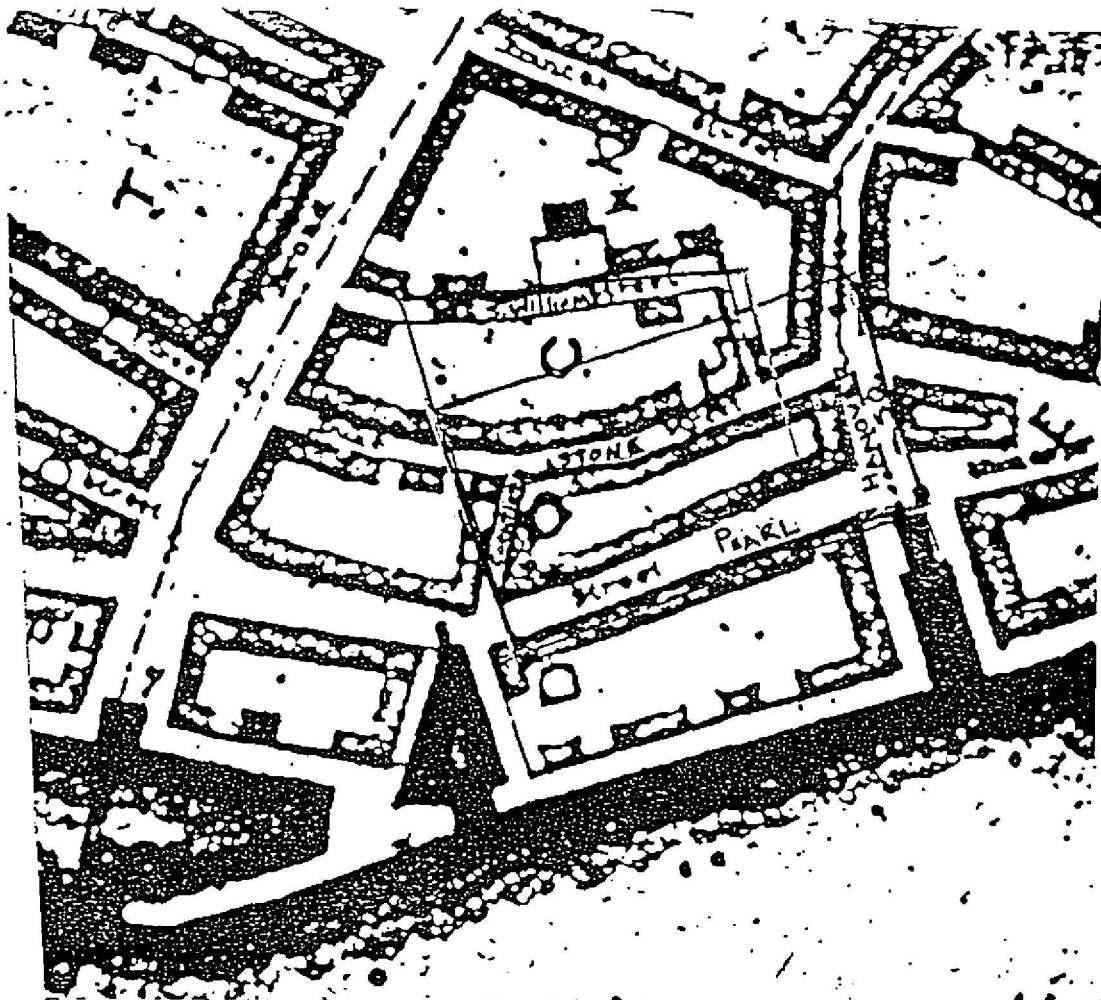




Details of  
1730 Plan"



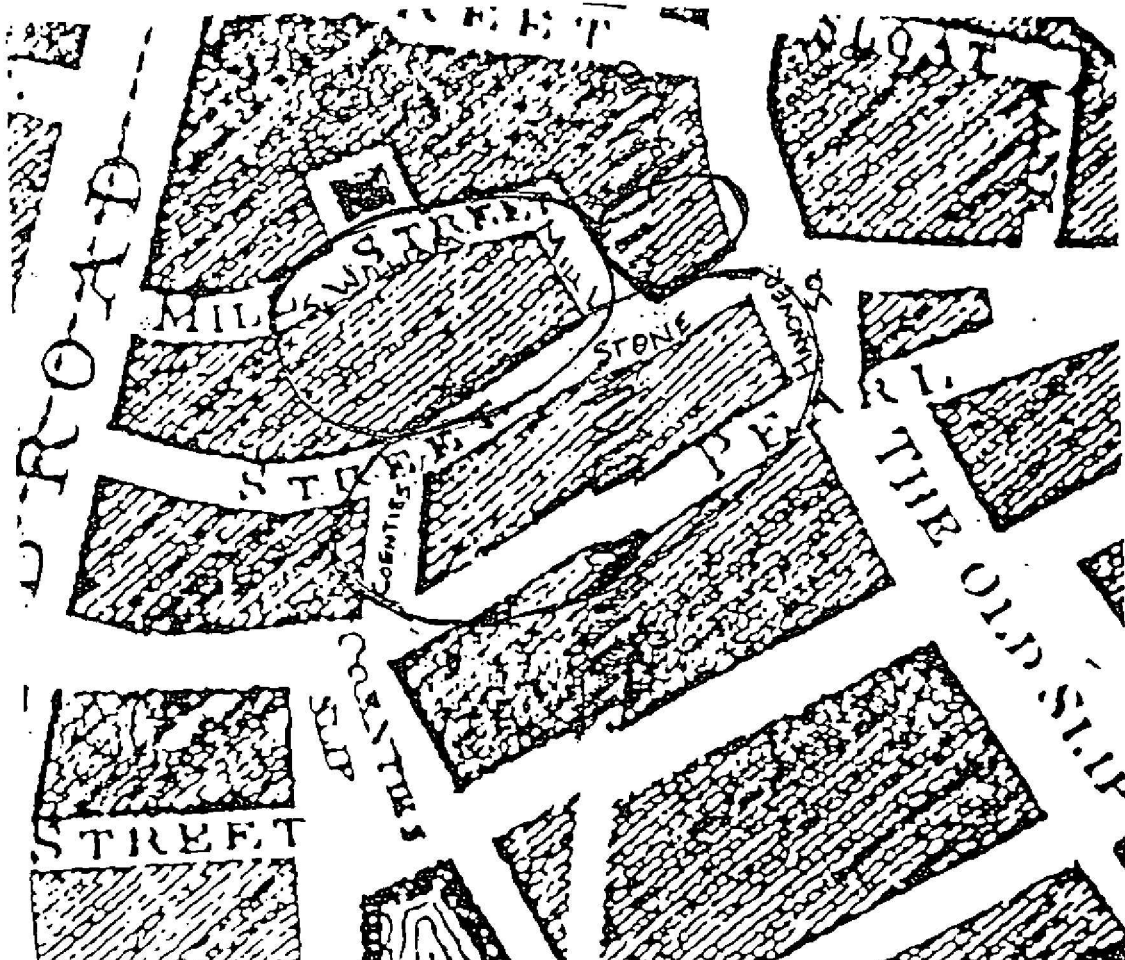
Stokes, 1915.  
Volume I, Plate 26)



Details of  
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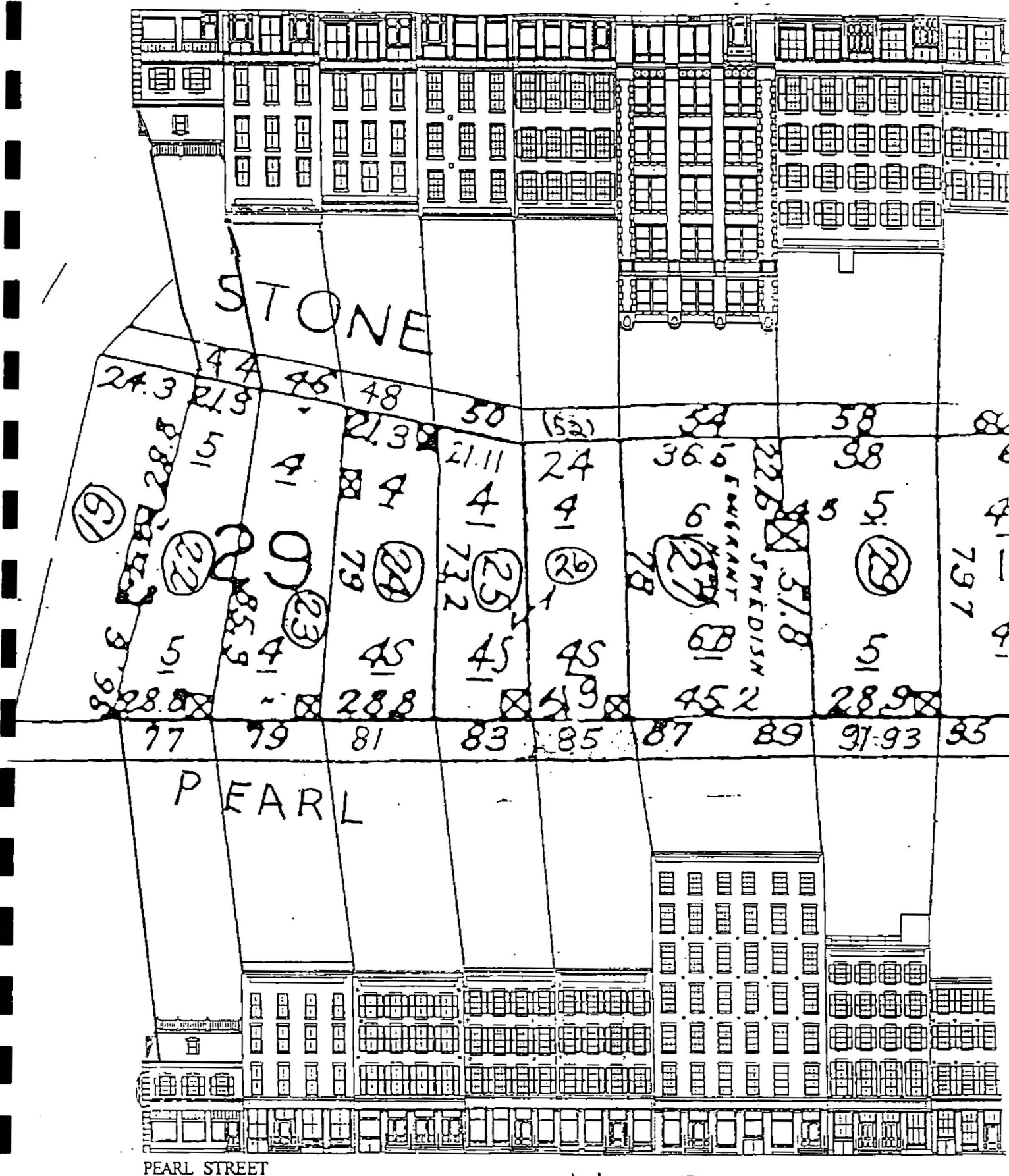
**APPENDIX II**  
**HISTORY OF THE BLOCK AND LOTS: STONE STREET HISTORIC DISTRICT**  
**INTRODUCTION**

The following is essentially a chronological list of owners and occupants of the specific lots within the Stone Street Historic District. Although the lots are on three streets, two lanes and a plaza, they all have the same tax block number, namely, Tax Block 29. The lots are here arranged in descending numerical order. The area was lotted around the turn of the 19th century, and address numbers were given; these have not basically changed. Mill Lane (vernacularly, sometimes called Jews Alley because of the early Jewish community here) was widened first in 1755; South William was extended to William Street after 1796 and by 1850 (perhaps in 1826). After the December 1835 fire, which devastated the existing 17th and 18th century buildings here, Stone Street was widened, and it is possible that Pearl and South William Streets were widened as well. Foundations of the earlier buildings may therefore lie under the street and sidewalk ground levels. The names and businesses of occupants and owners may provide clues to the identification of any possible findings made during improvements.

The information included herein was mainly culled from the New York City Landmarks Preservation Commission (LPC) Research Department files for Stone Street. This detailed data was gathered mainly by the diligent effort of Dr. David M. Breiner, an LPC Research Department staff member, who prepared the LPC Stone Street Historic District Designation Report, under the guidance of the Director of Research, Marjorie Pearson. Dr. Breiner was assisted by other staff members and by earlier research by the LPC Survey Department and the New York Landmarks Conservancy (the latter being a Private Sector organization). In the Designation Report, Dr. Breiner included information mainly relevant to the extant above-ground buildings, so the following entries add to the data in the Designation Report, specific dates and all recorded owners/ occupants. The detached building at Tax Block 29/ Lot 36, bounded by William, South William, Mill Lane and Stone Streets is not part of the Stone Street Historic District formally, but its facades are contiguous to the District. This building is an individually designated New York City Landmark (LP-1943) and is titled the J & W Seligman & Company Building. The information for the block/lot history was obtained from the Research Department files and the Designation Report, both were compiled by Jay Shockley, Landmarks Preservationist, Staff of the Research Department, under Director Marjorie Pearson.

Of the literary sources, that which provides most detail for the 17th and 18th centuries was I.N. Phelps Stokes, *The Iconography of Manhattan*, 1498-1909, published 1915-1928, volumes I and II. In particular is his inclusion of illustrations of historical maps and the bird's-eye view of lower Manhattan produced in 1660. The bird's-eye view is often called The Castello Plan, since the original was in the Villa Castello, Florence, Italy, at the time Stokes was doing his research (c1900). Stokes also includes an early 19th century chart, or map, showing Dutch Grants of the 1600s. These two documents -- the Castello Plan and the Dutch Grants Map -- help to indicate positions of 17th century buildings, and their owners. The facades were built out to the curblines of the existing streets, and at least their foundations were stone. Two 18th century maps which Stokes illustrates, that c1730, perhaps by William Bradford, and an anonymous map of 1796 provide some data of the development of the area; and it seems that any 18th century buildings which replaced 17th century houses were built atop the 17th century foundations. Detailed New York City Building Department records were not kept until the post Civil War era, however, City Directories and Conveyance Records provide some information from the early 19th century. The buildings were basically residential in the 1600s, mixed residential/ commercial in the 1700s and early 1800s, and almost entirely commercial after the December 1835 fire, until today.  
N.B. Full bibliographies can be found in the two LPC Historic Designation Reports for the Stone Street Historic District (Dr. David Breiner) and the Seligman Building (Jay Shockley).

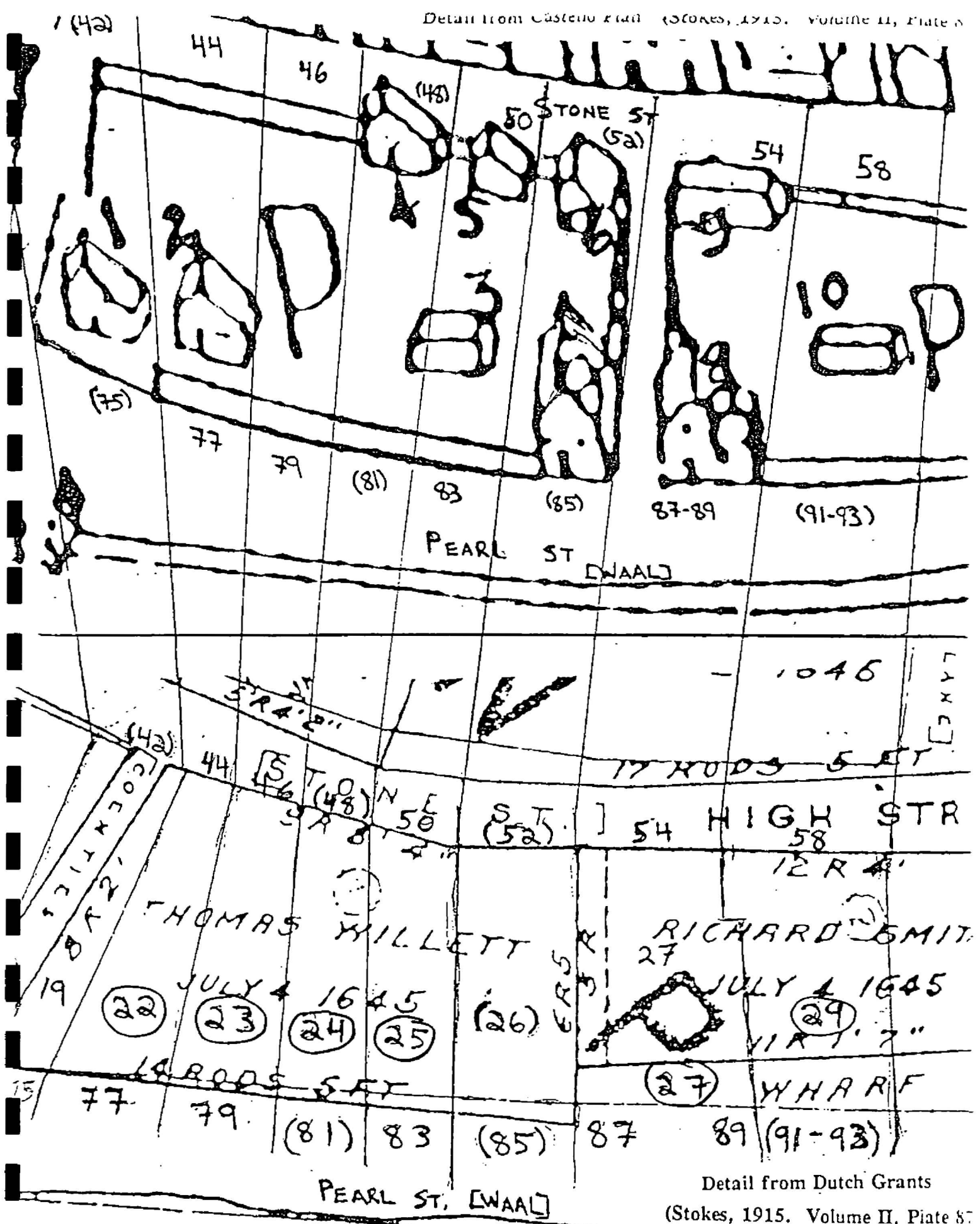
Prepared by Joseph C. Brooks, Ph.D., Landmarks Preservationist, NYC Landmarks Preservation Commission, September, 1997.



The Stone Street/Pearl Street Quadrant (modern)

Drawings: Stone Street Master Plan by BBB submitted to LPC, June 1996 (Draft)

Map: Sanborn Co.



## BLOCK/ LOT HISTORIES, ARRANGED NUMERICALLY BY LOT (ALL ARE BLOCK NO. 29)

### PEARL / STONE STREET QUADRANT

#### LOT 19

No. 75 Pearl Street a/k/a 42 Stone Street, Tax Map Block/Lot: 29/19 in part

Vacant land since 1972, a pedestrian plaza since 1981. Located at the southeast corner of the historic district, this property is contiguous to the paved plaza on which the modern office building, No. 85 Broad Street (outside the boundaries of the district), stands.

#### *History of the site*

##### 1600s

This parcel overlaps the Coenties Alley of the 1600s and part of the land granted in 1645 to Thomas Willett, a soldier in the West India Company's service. On the southeast corner of this site, Charles Bridges (a/k/a Carel van Brugge), who married Willett's widow, owned a *house* which he sold before 1660 to his brother-in-law George Woolsey (a/k/a Joris Wolsey), a native of England, who worked in New Amsterdam as an agent of a successful New England merchant, and in 1656 became a licensed innkeeper. It is not impossible that foundations of Bridges' house may lay under the ground level at 75 Pearl Street.

##### 1700s

The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

##### 1800s

In 1812, No. 75 Pearl Street was the dwelling of painter Isaac Plum, and No.42 Stone Street was a boarding house run by John Thomas, a cooper whose business was located on Coenties Slip. At the time of the 1835 fire, No. 42 Stone Street was owned by Jane Aycrigg, wife of a New Jersey physician, and occupied by coopers I. & H. Scott and crockery merchants Veghte & Lippincott. Also c1835 No. 75 Pearl Street was occupied by Benjamin Seabury's crockery business and owned by Baltimore attorney George W. Williamson.

After the 1835 fire, by 1839, Mrs. Aycrigg had erected at 42 Stone St a store and loft building that housed the firm of Lord & Company. In 1851-52 occupants at 42 Stone included M.A. Isar, Leo Delbanco, and J.M. Bogert, all commercial merchants; and Benjamin Clarke, importer; and R.A. Alcock, agent. Aycrigg's family retained ownership for over fifty years. No. 75 Pearl Street, which remained in the ownership of the Williamson family for at least seventy-five years, also contained a commercial building, occupied in 1851 by merchants Theodore Perry & Company and Thallon & Tait, and later by the drug business of Reginald G. Barclay.

##### 1900s

The 19th-Century five-story buildings were demolished in 1929 for a through the block six-story office and storage building designed by New Rochelle architect Harry Tanenbaum [Dem 208-1929; NB 504-1929] and built for the H. & J. Gutttag Corp. It was demolished in 1971-72 by Roramo Associates [DP 4-1972]. Goldman, Sachs & Co. purchased this site in 1981 and commissioned the pedestrian plaza in conjunction with the construction of the building at 85 Broad Street. Bronze property-line plaques, set into the pavement, indicate the southern extent of the lot.

LPC, *Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 29-30

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)



## LOT 22

No. 77 Pearl Street a/k/a 44 Stone Street

Tax Map Block/Lot: 29/22

Date: 1982-83 [Alt 1163-1982], Architect: Frank P. Farinella. 2 1/2 story, brick, commercial building; foundations from the building built in the 1830s..

### *History of the site*

#### 1600s

The lot is part of the parcel granted in 1645 to Thomas Willett, a soldier in the West India Company's service. Two years later his widow, Sarah Cornell, married Charles Bridges (a/k/a Carel van Brugge), a native of Canterbury, England, and public official in the West Indies, who had accompanied Pieter Stuyvesant to New Amsterdam, and eventually held several responsible posts in the province and actively developed towns in the vicinity of New Amsterdam. By 1660 the lot contained a *house* (No. 77 Pearl St).

#### 1700s

The lot remained in the Willett family until 1783. The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

#### 1800s

During the early nineteenth century, the lot contained two boarding houses. Residents included carpenter William Insley and a sawyer named Dickenson. In 1814 the lot was sold to merchant, J. Greenfield, by its owner, John Jacob Astor (1763-1848). Astor was the German-born fur trader who came to monopolize his field and pioneered the China trade: at his death he was the country's wealthiest man due largely to his New York City real estate investments. At the time of the 1835 fire, merchant John V. Greenfield occupied the through-the-block structure on this lot.

Following the fire, the Greenfield family also purchased Nos. 79 and 81 Pearl Street and erected three store and loft buildings on the three lots (Lots 22,23,24). No. 77 Pearl Street was owned from 1843 until his death in 1875 by Ebenezer Cauldwell (born 1791) and occupied by his crockery concern. A native of Birmingham, England, and director of the Tradesmen's Bank, Cauldwell was at the time of his death among the most influential merchants in his field.

#### 1900s

In response to an unsafe building violation issued in 1982, Stoneview Realty Corp., a wholesale drug company, hired architect Frank P. Farinella to remove the upper stories of the Greek Revival five-story structure [Alt 1163-1982]; the building was renovated and largely rebuilt, although the foundations must still date to the 1830s.

*LPC Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 30-31

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

Ebenezer Cauldwell obituary, *NYT*, June 20, 1875, p. 7.

Astor, John Jacob, *Who Was Who in America*, Hist. Vol. (1963), 30



**LOT 23**

**No. 79 Pearl Street a/k/a 46 Stone Street**

**Tax Map Block/Lot: 29/23**

Built c1836 possibly by John V. Greenfield, merchant; architect unknown. 4 story with basement, brick, store and loft building.

*History of the site*

1600s

This lot was part of the parcel granted in 1645 to Thomas Willett, a soldier in the West India Company's service, and it did not contain any structures in 1660.

1700s

The lot remained in the Willett family until 1783. The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

1800s

By 1812 the lot contained a multiple dwelling owned by merchant Benjamin Stephens and occupied by him, broker Francis Lambert, ship merchant William Lippencott, and Mrs. Lippencott, who is listed as a widow and therefore was probably William's mother. At the time of the 1835 fire, No. 79 Pearl was owned by John L. Stephens and occupied by the merchant firm of Stephens, Corlies & Denison (Benjamin Stephens, Jr. was a partner); meanwhile 46 Stone Street was the home of Jacob H. Corlies.

Following the fire, merchant John V. Greenfield, who owned and occupied the adjacent lot at No. 77 Pearl, purchased Nos. 79 and 81 Pearl Street and erected three block-through store and loft buildings on the three lots. By the end of 1836, No. 79 Pearl was completed and occupied by T. Jackson & S. Deuel, dry goods; in 1851 the building was occupied by the crockery business of W.B. Thompson & W.H. Lyon. Other significant owners (but not occupants) were businessman Robert Kermit, who, with steel merchant Charles Carow, was a partner in the firm Kermit & Carow; and Carow's daughters Edith K. Carow, second wife of Theodore Roosevelt, and Emily T. Carow (1865/66-1939), a long-time resident of Italy who was a leader in hospital work among soldiers fighting in Italy during World War I.

1900s

By 1950 the building was used for the storage and repair of office furniture; by 1986 it was an eating and drinking establishment.

*LPC Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 31-32

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

Miss Emily T. Carow obituary, *NYT*, Mar. 21, 1939, p. 23.

## LOT 24

No. 81 Pearl Street a/k/a 48 Stone Street

Tax Map Block/Lot: 29/24

Built c1836 possibly by merchant John V. Greenfield; architect unknown. 4 story with basement, brick, store and loft building.

### *History of the site*

#### 1600s

This lot was part of the parcel granted in 1645 to Thomas Willett, a soldier in the West India Company's service. In 1660 this lot seems to have contained one *house* (No. 48 Stone St) built out to the curblineline. This building belonged to Charles Bridges and Sarah Willett Bridges. In 1693 William Bradford was appointed public printer and on this site established the first printing press in North America. (A plaque installed in 1893 by the New-York Historical Society on the 48 Pearl Street front explains the historical connections to Bradford's printing press.)

#### 1700s

The lot remained in the Willett family until 1783. The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

#### 1800s

In 1812 one Robert Graham lived at No. 81 Pearl Street. In 1834, No. 81 was occupied by the dry goods firm of A. Ehle, N.P. Bailey & Company (a/k/a Ehle, Bool & Bailey) and since 1824 had been owned by merchant Andrew C. Zabriskie, most likely the grandfather or uncle of businessman and philanthropist Andrew C. Zabriskie, who later was president of the American Numismatic & Archaeological Society and one of the largest real estate owners in New York City.

Following the 1835 fire, in 1836 merchant John V. Greenfield bought this No. 81 Pearl St, and he also owned the lots at Nos. 77 and 79 Pearl Street, and he proceeded to erect three store and loft buildings on the three lots. Zabriskie reacquired No. 81 in 1842. By 1851 it was occupied by the glass business of the Douglass Brothers (Earl and Alfred). In 1866 it was purchased and occupied by John E. Devlin & Co., importers.

#### 1900

From 1901 to 1905 No. 81 Pearl St. was owned by attorney Paul M. Herzog, whose office was on William Street. During the twentieth century, the building has been used for the manufacture and sale of cigarettes (by 1979) and then as a Chinese Restaurant (c1995).

*LPC Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 33-34

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

"Herzog, Paul M.," *Who's Who in New York City and State*, 1st ed. (1904), 300.

A.C. Zabriskie obituary, *NYT*, Sept. 16, 1916, p. 11.

"Zabriskie, Andrew Christian," *Who Was Who in America*, vol. 1 (1943), 1393.

**LOT 25**

**No. 83 Pearl Street a/k/a 50 Stone Street**

**Tax Map Block/Lot: 29/25**

Built c1836 possibly by merchants, Obadiah Holmes and James Q. Bailey; architect unknown. 4 story with basement, brick, store and loft building

*History of the site*

1600s

This lot was part of the parcel granted in 1645 to Thomas Willett, a soldier in the West India Company's service. By 1660 *two small houses* seem to have been on this lot, one at No. 50 Stone, near the curbline, and one at No. 83 Pearl, set back from the street. These buildings belonged to Charles Bridges and Sarah Willett Bridges.

1700s

The lot remained in the Willett family until 1783. The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

1800s

In 1812 No. 83 Pearl Street was occupied by the merchants F. Brunel and J. Delom.

Since 1825 and at the time of the 1835 fire, No. 83 Pearl was owned by Obadiah Holmes and James Q. Bailey, partners in a Front Street mercantile firm (they still owned 83 Pearl in 1839). By 1836 they had erected a store and loft structure which was occupied by J. Underhill & J. Seymour, sellers of crockery. By 1851 the occupants included W. Sackett, E. Lynes & Company, hardware; and H. Denison, R. Williams & Company, umbrellas. Long-time owners of the building included: from 1879 to 1883, cigar importer and consul Bartolome Blanco and his family; from 1883 to 1886, attorney and public speaker Frederic R. Coudert (1832-1903), a president of the Bar Association of New York, director of the Union Pacific Railroad, and United States counsel to international trade agreements; and from 1886 to 1898, by George G. Guion, a dealer in Morocco leather who became a real estate investor.

1900s

From 1898 to 1922, No. 83 Pearl Street was owned by Charles Myers, whose insurance office was on South William Street. Nos. 83 and 85 Pearl were joined on the interior in 1969 [Alt 905-1969]. During the twentieth century, the building was occupied, among other uses, by offices and a factory, and by 1979 by a restaurant with offices at the upper stories.

*LPC Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 34-35

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

"Coudert, Frederic René," *Who Was Who in America*, vol. I (1943), 265.

## LOT 26

No. 85 Pearl Street a/k/a 52 Stone Street

Tax Map Block/Lot: 29/26

Built c1836 possibly by merchant George Suckley and attorney Rutsen Suckley; architect unknown. 4 story with basement, brick, store and loft building.

### *History of the site*

#### 1600s

This seems to be the northernmost portion of the 1645 Willett grant, and it was adjacent to a small lane connecting the Waal (Pearl Street) to Hoogh Straet (Stone Street). This site was sold by Charles Bridges to tavern owner Solomon La Chair (d. 1662/63). In 1658 La Chair built a curbside *dwelling* facing the Waal (85 Pearl) and moved his tavern into the new building. However, the business did not succeed, and he sold the structure in 1661 to burgomaster, Oloff Stevensen van Cortlant. A second, more modest *house* faced the curblin of Hoogh Straet (52 Stone Street) and was sold in 1666 by the administrators of La Chair's estate to a shoemaker.

#### 1700s

The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

#### 1800s

In 1814 the lot was owned by First Captain of Artillery, Nicholas DePeyster, when he sold it to M. Bruen of Perth Amboy, New Jersey; part of the lot was bought by merchant T. Herring in 1814; and in 1825 Bruen sold the whole to Matthias B. Edgar and Cornelius Baker, who after the 1835 fire sold the whole lot to merchant George Suckley and attorney Rutsen Suckley in 1836.

By the end of 1836 the Suckleys seem to have had had constructed a store and loft building. By 1845 No. 85 Pearl Street and 52 Stone Street (the through the block building of lot 26) was occupied by the drygoods firm of O. Tweedy, G. Jennings & Co.; and in 1851 occupants included the hardware firm of T. Dennistoun & S. Disbrow. The Suckley family retained ownership of the lot until 1923.

#### 1900s

Nos. 83 and 85 Pearl St were joined on the interior in 1969 [Alt 905-1969]. During the twentieth century, the building was occupied, among other uses, by a firm dealing in sails, cotton duck, canvas, and related cloth items; and by 1970 it was a restaurant below offices at the upper stories.

*LPC Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 35-36

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

Stokes, *Iconography* (1915-28), vol. II, 321-322.

**LOT 27 (formerly lots 27, 28)**  
**No. 54-56 Stone Street a/k/a 87-89 Pearl Street**  
**Tax Map Block/Lot: 29/27**

Built c1836 possibly by merchant John Steward, Jr., architect, unknown; enlargements and alterations in 1893 [Alt 252-1893] by architect Jordan & Giller, and in 1919 [Alt 1204-1919] by architect: A.C. Jackson. 6 stories with basement on Stone Street. 7 stories with basement on Pearl Street, brick and stone, store and loft building.

*History of the site*

1600s

At No. 87 Pearl Street was Richard Smith's stone(?) *dwelling*, which was built c1651 after he had acquired this land in 1645. This dwelling stood facing the wharf and at the north east corner of a private "lane" connecting Stone and Pearl Street; the lane was probably opened also in 1651 but was closed in 1662. Another *building* at 54 Stone at curbside was probably an out building for the main house (87 Pearl). Never a permanent resident of New Amsterdam, Smith had his attorney sell those two buildings in 1662 To Tomas Wandel.

1700s

The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

1800s

For most of the nineteenth century, the site consisted of two lots. For a time, No. 87 Pearl was the home of shoemaker Joseph Sayre; while No. 89 Pearl was occupied by J.T. Hall and Miss Sarah Penny, a maker of mantuas (a type of cloak or mantle). In 1834 the firm of merchant Maltbie Weed occupied No. 87 Pearl Street, a commercial building erected c1825 by merchants Matthias B. Edgar and Cornelius Baker; while Gideon & Jacob Frost, drygoods merchants, occupied No. 89. The owner of both these buildings was merchant, John Steward; he had acquired No. 89 in 1824 and had possession of No. 87 by 1825.

After the 1835 fire, Steward had erected two four-and-one-half-story, through-the-block, store and loft buildings and retained ownership until 1885. In 1851 No. 87 Pearl/ 54 Stone Street was occupied by the hardware concern of J. Van Antwerp & F. Massol and the fancy goods firm of Lyman, Cooke & Company; whereas No. 89 Pearl/ 56 Stone Street was occupied by Robertson, Eaton & Company, merchants; G. Hubbell & J. Pattee, hardware; and Hartman Markoe, straw goods. Steward converted the buildings for office use in 1871 [Alt 667-1871]. Lawyer, F.A. Wilcox obtained the property in the 1880s, and in 1893 Wilcox conveyed it to Mary E. Armitage, who to the designs of Jordan & Giller [Alt 252-1893], increased the height of these structures to six stories and united them into what became known as the Armitage Building. The architects of the building, Julius Jordan and Louis Giller, both residents of Brooklyn, maintained an architectural office in Manhattan from 1887 to 1901.

1900s

From 1901 to 1919, No. 87-89 Pearl Street was again owned by Franklin A. Wilcox, by then a prominent Wall Street attorney and developer of real estate.

Internationally prominent insurance executive Percy Chubb (1857/58-1930) purchased the property in 1919 and commissioned an extensive alteration [Alt 1204-1919] for his firm of marine insurance underwriters, Chubb & Son, which had been founded in 1883 by Mr. Chubb and his father, Thomas Caldecott Chubb. The Chubb group owned the building until 1937. Alterations to the Chubb building were carried out by architect A.C. Jackson in 1919 (Alt 1204-1919); Jackson designed a new stone facade for the 54-56 Stone Street elevation. To the 91-93 Pearl Street facade, Jackson added a seventh story.

*LPC Stone Street Historic District Report (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 49-50*

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)  
Stokes, *Iconography* (1915-28), vol. II, 321-322.  
Franklin A. Wilcox obituary, *NYT*, Aug. 27, 1908, p. 7.  
Percy Chubb obituary, *NYT*, June 16, 1930, p. 21.

## LOT 29

No. 91-93 Pearl Street a/k/a 58 Stone Street

Tax Map Block/Lot: 29/29

Built c1836-37 by either Henry James, druggist, or Henry Sheldon, merchant. 5 stories with basement, brick/ stone, store and loft building.

### *History of the site*

#### 1600s

The lot, part of the 1645 Smith property, contained in 1660 what seems to have been a *storehouse* possibly built by Richard Smith in 1651. It stood in the center of the lot; the lot fronted on a wharf (91-93 Pearl Street). The lot and the little storehouse were sold in 1661-1662 to Jan Hendriksz Steelman.

#### 1700s

The 1730 Map shows brick row houses were here. In 1786 Augustus Sidell and his mother Magdalen owned a *house* probably at the 58 Stone Street curblin. The 1796 Map shows that the entire block was built up.

#### 1800s

The site contained four subdivisions. In 1812, No. 91 Pearl St. was occupied as a multiple dwelling; its residents included mariner Robert Allen, and boot maker A.J. Voorhees; while No. 93 Pearl was occupied by the firm of Hoit & Jarvis. No. 58 Stone St was the home of a Mrs. Williamson in 1812.

If one gives the address of 58 Stone to the SW quadrant, No. 58A Stone to the NW quadrant, No. 91 Pearl to the SE quadrant, and 93 Pearl to the NE quadrant, then the owners prior to the fire were: 1) at 58 Stone: the Sidell family sold this to lawyer, L. Catlin in 1817, Catlin to carpenter, R. Carmen in 1826, he to druggist Henry James in 1831. 2) 58A Stone: P. VanDerlyn sold it to Reverend Peter Lowe, a religious minister in Flatbush in 1808; Lowe to blacksmith, William Osborn in 1816; Osborn to merchants F. Pentz & G. Pomeroy in 1827; P & P to druggist H. James in 1831; 3) 91 Pearl: the Bank of New York sold this to the Cruger family in 1816; attorney, solicitor and counsel, Henry N. Cruger sold it to widow, Ann Rogers in 1830, and she to H. James in 1831; 4) 93 Pearl Street: from several parties, merchant A. Van Nest acquired this property in 1818; he sold it to Pentz & Pomeroy in 1825, who sold it to H. James in 1830.

Thus, in the early 1830s just prior to the 1835 fire, all four parcels were owned by druggist, Dr. Henry James. It is unclear whether James had four buildings built after the fire, or whether it was merchant Henry Sheldon who had them built, but in 1844 Sheldon sold four buildings here (91, 93 Pearl 567, 58 Stone) to real estate speculator, and Virginia native, John B. Lesieur, who was the owner until 1864. By 1851 this entire lot had one address, No. 93 Pearl/ 58 Stone, and the occupants were, in 1851, T. Vietor & G. Duckwitz, importers of German and Swiss goods; and A. Reid & J. Sprague, hardware merchants. The 1851 Map shows one building covering this lot. In 1864 John B. Lesieur (d. 1876), a long-time resident of France whose fortune was due in great part to investments in New York real estate sold the property to Adrian B. Westervelt, an importer of iron and manufacturer of American ocean steamers; Westervelt sold it to widow, Matilda White in 1881.



1900s

Ms. White sold the building to C.F. Bishop in 1912, and he to D.F. Farrell in 1919, who in 1920 sold it to the Hamilton Press, and the upper floors in 1920 were converted from distillery to press rooms. (An occupant seems to have been German-born George Ehret, a notable philanthropist and prosperous brewer.) A restaurant in the building at the time of the 1996 designation was connected internally to the restaurant in the basement of India House.

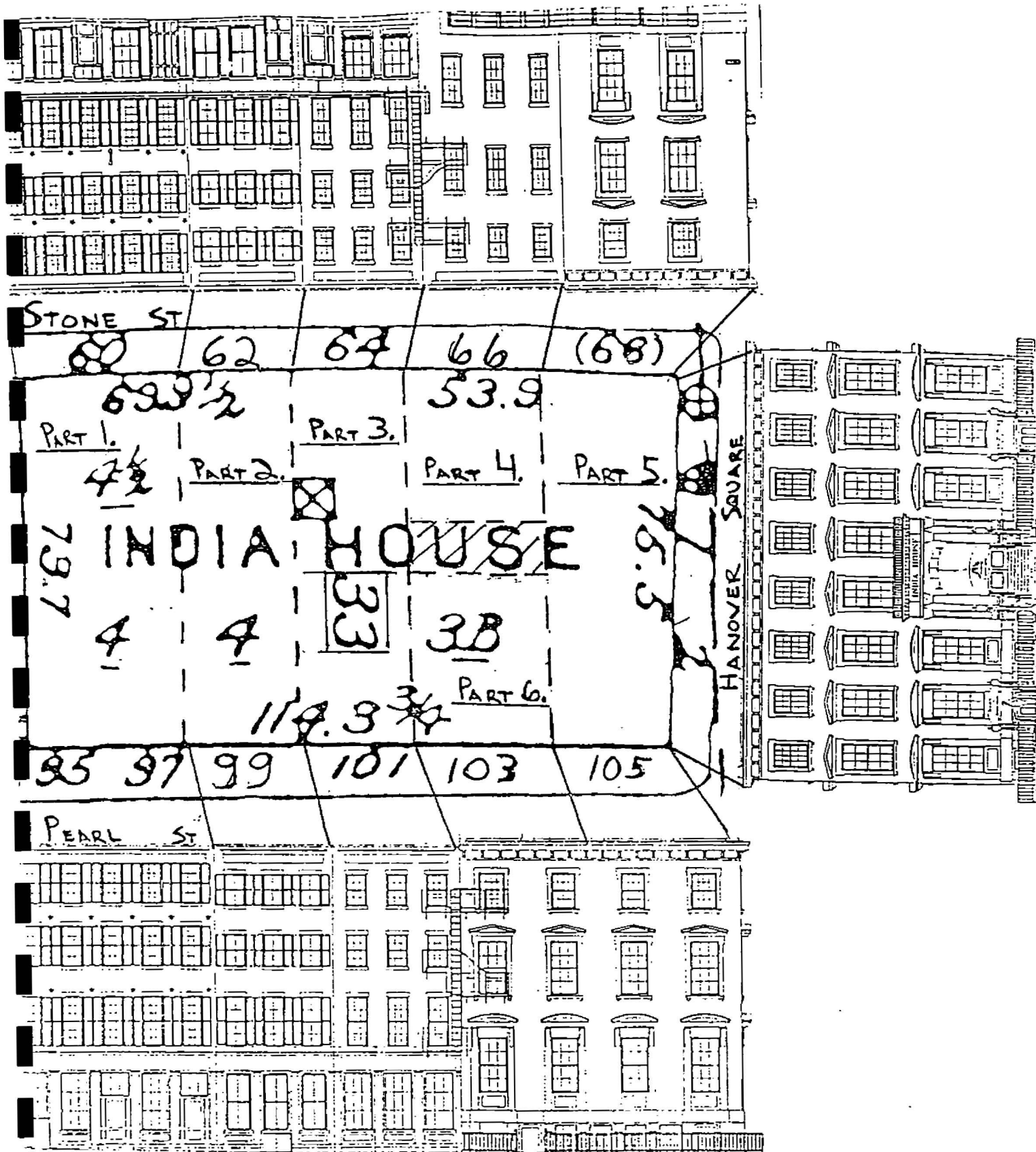
*LPC Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 36-37

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

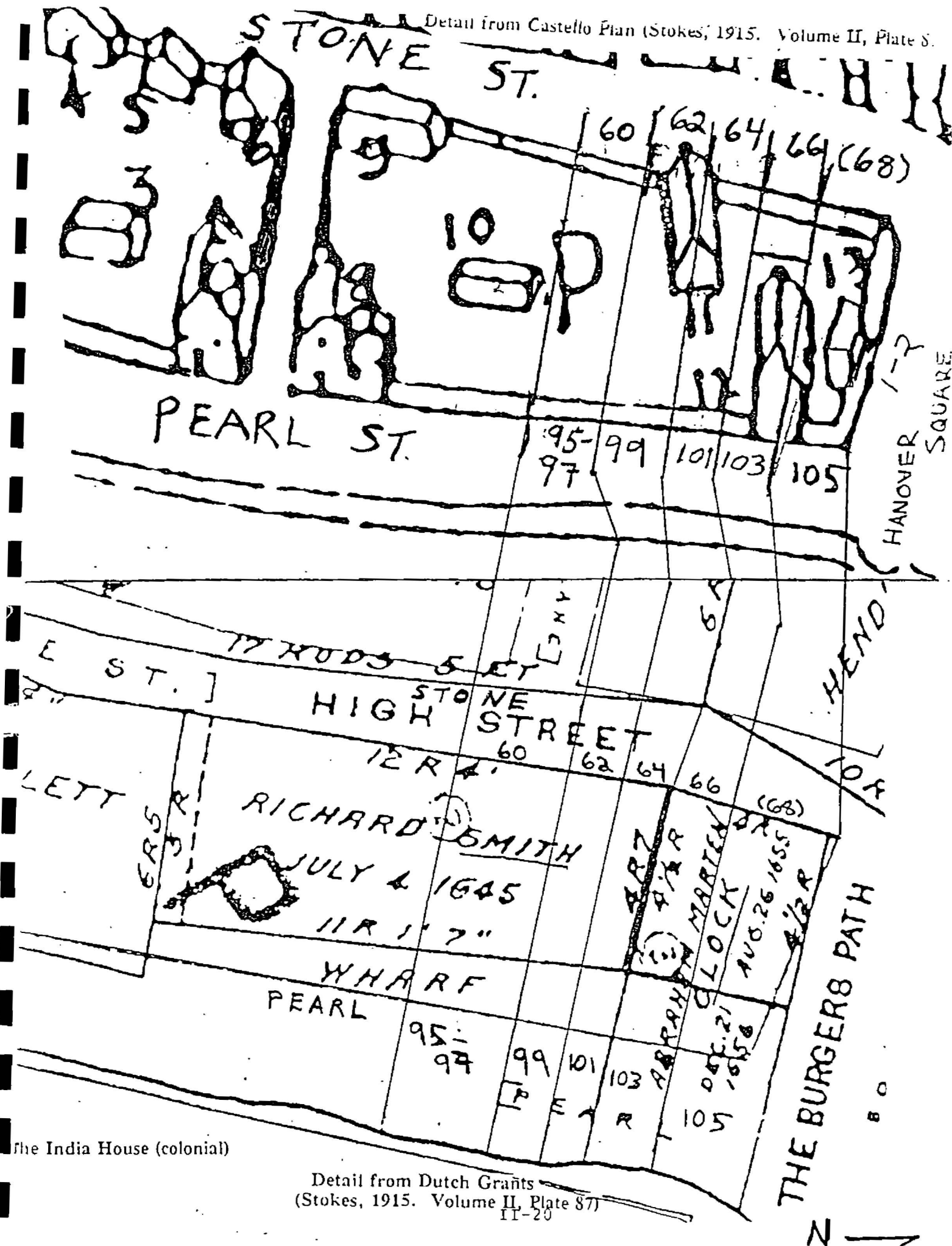
John B. Lesieur obituary, *NYT*, May 20, 1876, p. 2.

Stokes, *Iconography* (1915-28), vol. II, 321-322.

"Ehret, George," *Who's Who in New York City and State*, 4th ed. (1909), 446.



The India House (modern)



## LOT 33

### HANOVER SQUARE/ STONE ST/ PEARL ST

#### HANOVER BANK BUILDING / later INDIA HOUSE

No. 1-2 Hanover Square a/k/a 95-105 Pearl Street a/k/a 60-(68) Stone Street

Tax Map Block/Lot: 29/33 (formerly lots 30-33)

This site is an individually designated New York City Landmark (LP# 0042). Absorbed into the Stone Street Historic District.

Present Block 29/ Lot 33 consists of 6 parts. **Parts 1, 2, 3** are what were formerly 3 southerly lots which go through the block between Stone and Pearl Street. **Part 4** is a 3 bay building which is adjacent to India House, faces onto Stone Street, and goes halfway through the block; **Part 5** is the north end block-wide facade of India House, and faces Hanover Square; and **Part 6** is a 2 bay addition to India House and faces Pearl Street; this extension replicates the architectural elements of the Hanover Square facade. All these structures are inter-connected interiorly, and the basements serve as the restaurant/ bar of India House. All except Parts 5 and 6 were built in the mid to late 1830s.

Between 1851 and 1872 Parts 4,5 and 6 were the Hanover Bank (Part 5 built 1851-1854, and Part 6 had been built in the mid 1850s). Between 1872 and 1885 Parts 3,4,5 and 6 were the New York Cotton Exchange. Between 1885 and 1912 Parts 3,4,5 and 6 were George Ehler's W. R. Grace & Co. After 1918 until today Parts 1,2,3 4,5 and 6 have belonged to the India House Men's Club.

#### Part 1. [60 Stone St, 95-97 Pearl St]

Built c1836, by John Stewart Jr. dry goods; architect unknown. 4 story/ basement; brick/ stone.

##### *Site History*

##### 1600s

On land granted to Richard Smith 1645, this empty lot was sold by Smith's attorney to Jan Hendriksen Steelman as "an improved lot" (fenced and graded) in 1662. The lot was built upon in the 17th century; in 1674 it was said there was a certain brick (or stone ?) house at 95 Pearl when Hendrick Wessels Ten Broeck bought it. The Pearl Street facade was at curbside and abutted a wharf at the East River.

##### 1700s

The 1730 Map shows brick row houses were here; The 1796 Map shows that the entire block was built up.

##### 1800s

In 1812 No. 95-97 Pearl St and No. 60 Stone Street were multiple dwellings. In 1830 John Stewart Jr made an "Agreement" to take the property; his dry goods company remained in the building here in 1834, 1835 and 1836.

Stewart must have had it rebuilt after the 1835 fire. The J. Stewart & Co. dry goods remained in this building at least through 1876. However, also occupying the building in 1835-37 was Swords, Halstead & Corning, merchants.

##### 1900s

Between 1914 and 1924 Nos. 95-97 Pearl Street, which for many decades had been associated with the Stewart interests, was incorporated as a southern extension to the main body of the India House building.

**Part 2. [62 Stone St, 99 Pearl St]**

Built c1836 by William Raymond, dry goods; architect unknown. 4 story/ basement, brick/ stone.

*Site History*

1600s

This is on land granted to Richard Smith in 1645, and is probably on the parcel sold to Evert Duyckingh in 1656, who built a comfortable (brick/ stone ?) *house* here facing the curblin of 62 Stone Street. The house was large enough to span into 64 Stone Street (See Part 3).

1700s

Duyckingh heirs remained in the house until 1727. The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

1800s

In 1812 No. 99 Pearl was occupied by a bookbinder (a Duyckingh). In 1835 the property was sold by HH Elliot (hardware) to William Raymond (dry goods).

After the 1835 fire it must have been Raymond who had the present building constructed because in 1836 the occupant (99 Pearl St) was still Raymond & Co (dry goods). Weed & Co (merchants/dry goods) occupied 99 Pearl in 1839-40. In 1841 Raymond had a lawsuit against A. Lamb concerning the property and was here at least until 1858; other occupants included TA Halliday, wines; in 1876 it was owned by a Lainot. However, by 1899 No. 99 Pearl Street, then owned by engineer, Manley B. Boardman, and his heirs, was acquired and absorbed into the WR Grace & Co. (later, India House) building(s).

1900s

The basement and areaway are part of the restaurant and bar of India House.

**Part 3. [64 Stone St, 101 Pearl St]**

Built c1836 possibly by George Suckley, merchant/ attorney; architect unknown. 4 story/ basement, brick/ stone.

*Site History*

1600s

This is on land granted to Richard Smith in 1645, and is probably on the parcel sold in 1656 to Evert Duyckingh, who built his house at 62-64 Stone Street. (See Part 2 above)

1700s

The Duyckingh family was in the house until 1727. The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

1800s

In 1812 No 101 Pearl St was a multiple dwelling; No. 64 Stone St was occupied by a washerwoman. In 1831 this lot went from E. Field to E. Corning, merchant. From at least 1834 to at least 1835, the occupant was Swords, Halstead & Corning, merchants.

There was a lawsuit between E Corning and merchant/ attorney, George Suckley on 3/7/1836, and Suckley may have been the owner from 1836 because he and his heirs were the owners from 1845 through 1865. After the 1835 fire, Suckley may have had this building built. In 1836, this building was occupied by Baldwin & Co, dry goods and Leggett & Smith, dry goods. Leggett & Smith continued to be here from 1837 to 1839. However in 1851 the occupant was Hawley & Mumford, crockery. In 1865 the heirs of George Suckley ceded the building to the merchant/ tobacco business of Robert L Maitland & Co. Maitland died in 1870, and in 1877 this building was merged with the Cotton Exchange (later, India House) building(s).

1900s

The basement and (Pearl St) areaway are part of the bar and restaurant of India House at least since 1914 (Alt 1138-1914).



**Part 4. [No 66 Stone, (103 Pearl St)]**

Built c1836 possibly by Edward Gould, merchant; architect unknown. 3 story with basement, brick/ stone.

*Site History*

1600s

This is part of land granted in 1655 to Abraham Martens Clock, a Rensselaer (Holland) carpenter who arrived in New Amsterdam by 1653 and worked here as a miller. This is the south western side of Clock's land, and in the late 1600s Clock's widow, Trentje, sold this property, which had been her garden, and the property was eventually acquired in 1673 and *built* on by Nicholas Bayard, town official and advisor to the governor.

1700s

The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

1800s

In 1835, the year of the fire, the occupant was John Lang & Co., publisher. In 1839, the occupant was merchant Edward Gould, and he may have built this building (it once had a commercial ground story). The extant facade, particularly the upper story, indicates that this building and probably another similar to it (and similar to the 3 buildings at Nos. 64, 62 and 60 Stone St) were built as a row.

In 1851 the occupant was George Hustings & Co., importers, and in that year this building and that facing Hanover Square (Part 5) passed to the Hanover Bank, who then built the main building from Stone to Pearl St.. This building at No. 66 Stone Street was then altered to align its fenestration with that of the bank (India House) building; its commercial base was removed. Significant ironwork survives as an elaborate fire escape connecting Nos. 64 and 66 Stone Street. The Hanover Bank building was built in 1851-54, but the bank left here in 1872, and the building became the New York Cotton Exchange from 1872 to 1885, and W.R. Grace & Co. occupied the bank/ exchange building (Parts 4,5, and 6) from 1885 to 1912.

1900s

In 1914, George Ehret, a brewer and real estate investor, who owned the building renovated it for the India House club of foreign trade business men, and a club member, Willard Straight, bought the building in 1918 and soon his widow sold it to India House. In 1924-25, the architectural firm Delano & Aldrich did renovations. This may have included basement/ cellar enlargements/ alterations because the basement of 66 Stone is part of the restaurant/ bar of India House..

**Part 5. [Nos. (68 Stone St), 1-2 Hanover Square, 103 (105) Pearl St]**

Built 1851-1852 by Hanover Bank, architect unknown. 3 story/ basement, stone/ brick.

The address 68 Stone Street is used here to distinguish the western end of this building from 66 Stone St. which was a separate building (Part 4).

*Site History*

1600s

This is part of land granted in 1655 to Abraham Martens Clock, a Rensselaer (Holland) carpenter who arrived in New Amsterdam by 1653 and worked here as a miller. For his son Albert, Clock built a small stone (?) *house* here facing north (1-2 Hanover Square). This building's north facade, which was only 23 feet wide, was at the Hanover Square curblin. In 1698 his brothers had houses adjoining this one.

1700s

The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

1800s

In 1812 No. 105 Pearl St was a multiple dwelling; in 1834, 105 Pearl was occupied by William Rawson's shoe store.

After the 1835 fire, Francis T Luqueer, hardware, was the first occupant and may have been the builder, and in 1851 it was sold by FT and Mary Luqueer to Hanover Bank (Part 4, 66 Stone St, was also sold to the Hanover Bank in 1851). The Hanover Bank building, 1-2 Hanover Square, was constructed in 1851-54, but the 1857-1862 Map indicates that by that time the replicating addition at No. 103 Pearl St (Part 6) was not built. (No. 103 Pearl was built as an extension, utilizing the architectural style of the main facade sometime between 1862 and 1879. See Part 6.) The bank changed location in 1872, and the building became the NY Cotton Exchange from 1872 to 1885, and brewer, George Ehret's building, W.R. Grace & Co., occupied the bank/ exchange building from 1885 to 1912. No. 101 Pearl/ 64 Stone (Part 3) was part of the Cotton Exchange by 1877, and No. 99 Pearl/ 62 Stone (Part 2) was part of Ehret's building by 1899; and, finally, after 1899 but before 1914, No. 95-97 Pearl/ 60 Stone (Part 1) was part of India House.

#### 1900s

In 1905/ 1906 No. 1 Hanover Square was occupied by Stuetzle Brothers liquors. In 1914, owner George Ehret renovated the building for the India House club of foreign trade business men, and a club member, Willard Straight, bought the building in 1918, and soon his widow, Dorothy Paine Whitney Straight (later Elmhirst), sold it to India House. In 1924-25, the architectural firm Delano & Aldrich did renovations. This may have included basement/ cellar enlargements/ alterations because the basement and areaways became the restaurant/ bar of India House.

#### Part 6. [No.103 Pearl St]

Built c1862 by Hanover Bank; architect unknown; 3 story with basement, brick/ stone.

#### Site History

##### 1600s

This was part of the land granted in 1655 to Abraham Martens Clock, a Rensselaer (Holland) carpenter who arrived in New Amsterdam by 1653 and worked here as a miller. By 1660 Clock had erected a substantial stone (?) *dwelling* for himself on this lot, facing Pearl St (103 Pearl St), and sitting close to the curbline. The Pearl St facade abutted a wharf on the East River.

##### 1700s

The 1730 Map shows brick row houses were here; the 1796 Map shows that the entire block was built up.

##### 1800s

In 1812 No. 103 was occupied by a printer; by 1834 and at the time of the 1835 fire the building was occupied by Andrews & Hunt, merchants.

It may have been E. McGaul, the owner in 1836, who had the building built. In 1836 the ownership passed to William Swan, dry goods. Swan & Co. was here at least until 1839; from about 1845 the building was occupied by Peter Lorillard, tobaccos, who was still here in 1858, although in 1851 W.H. Livingston & Co., hardware, was an occupant. The addition to the bank must have been built as an extension, utilizing the architectural style of the main facade, sometime between 1862 and 1879, as confirmed by the 1857-1862 Map, which indicates that 103 Pearl was a separate building from the bank, and may have still been the 1830s building. Hanover Bank left this location in 1872, and 103 Pearl became part of the NY Cotton Exchange from 1872 to 1885, and part of Ehret's William R. Grace & Co. (Parts 4,5, and 6) from 1885 to 1912.

##### 1900s

In 1914 owner George Ehret renovated the building for the India House club of foreign trade business men, and a member, Willard Straight, bought the building in 1918 and soon his widow sold it to India House. In 1924-25, the architectural firm Delano & Aldrich did renovations. This may have included basement/ cellar enlargements/ alterations because the basement and areaways became the restaurant/ bar of India House.

LPC, *Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 25-28

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

*References* (from David Breiner)

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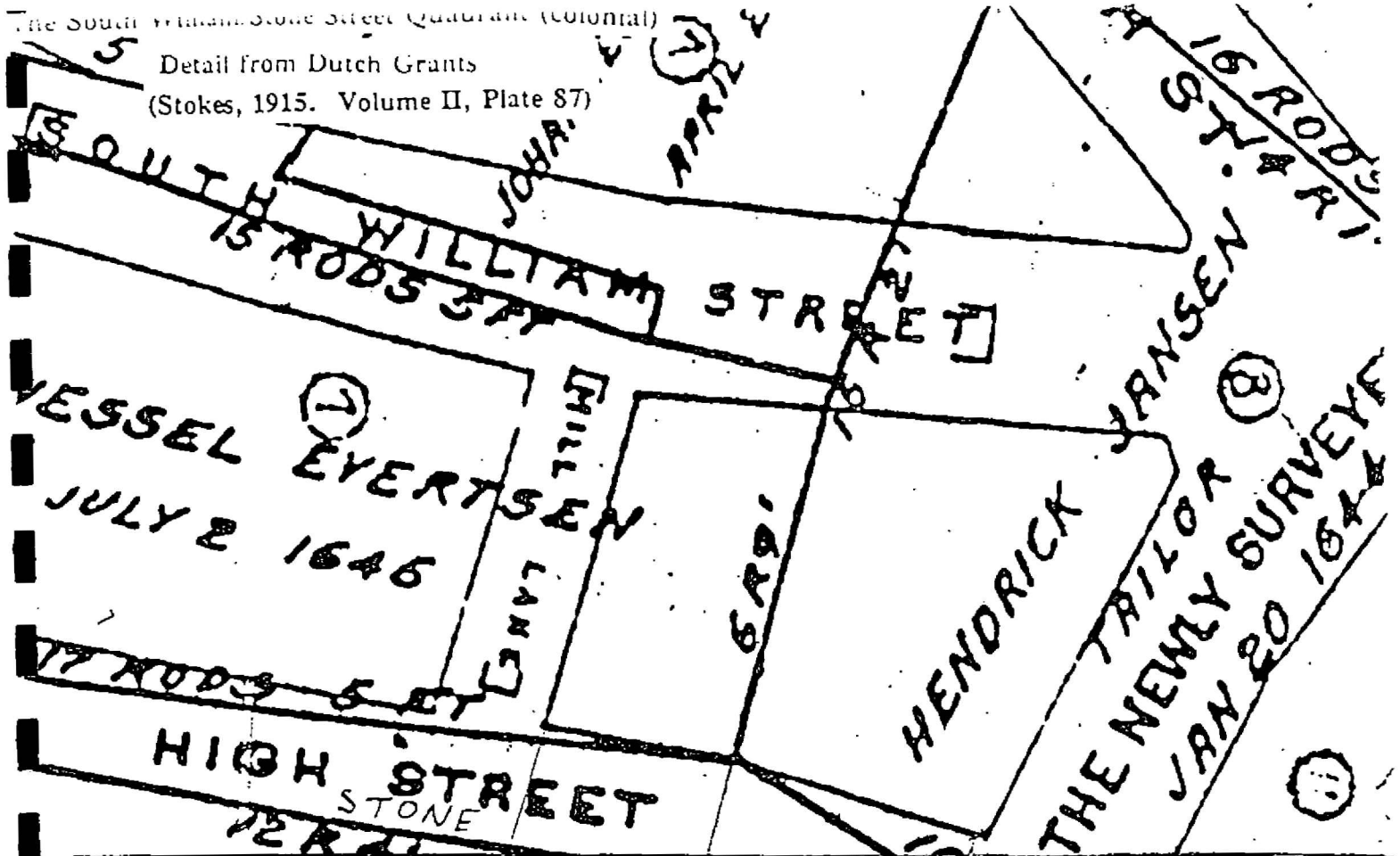
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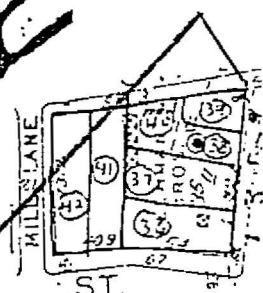
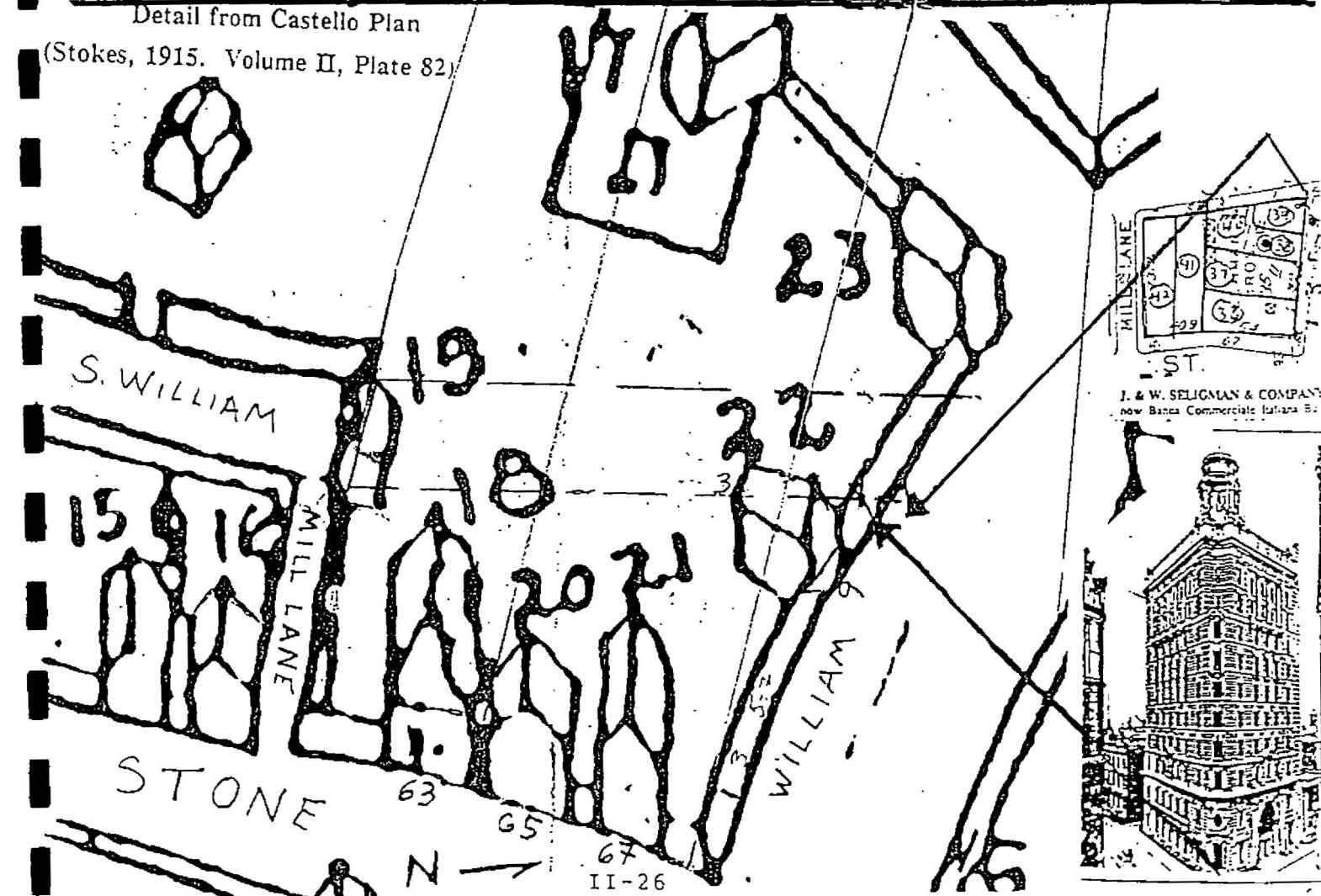
"Where Gather Those Who Bear 'The Burden of the Desert of the Sea', India House," (pamphlet), LPC, Research file.

The South William Street Quadrant (Colonial)

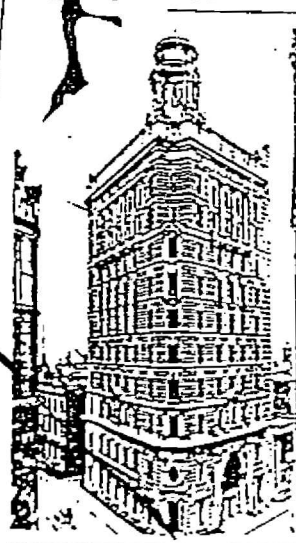
Detail from Dutch Grants  
(Stokes, 1915. Volume II, Plate 87)

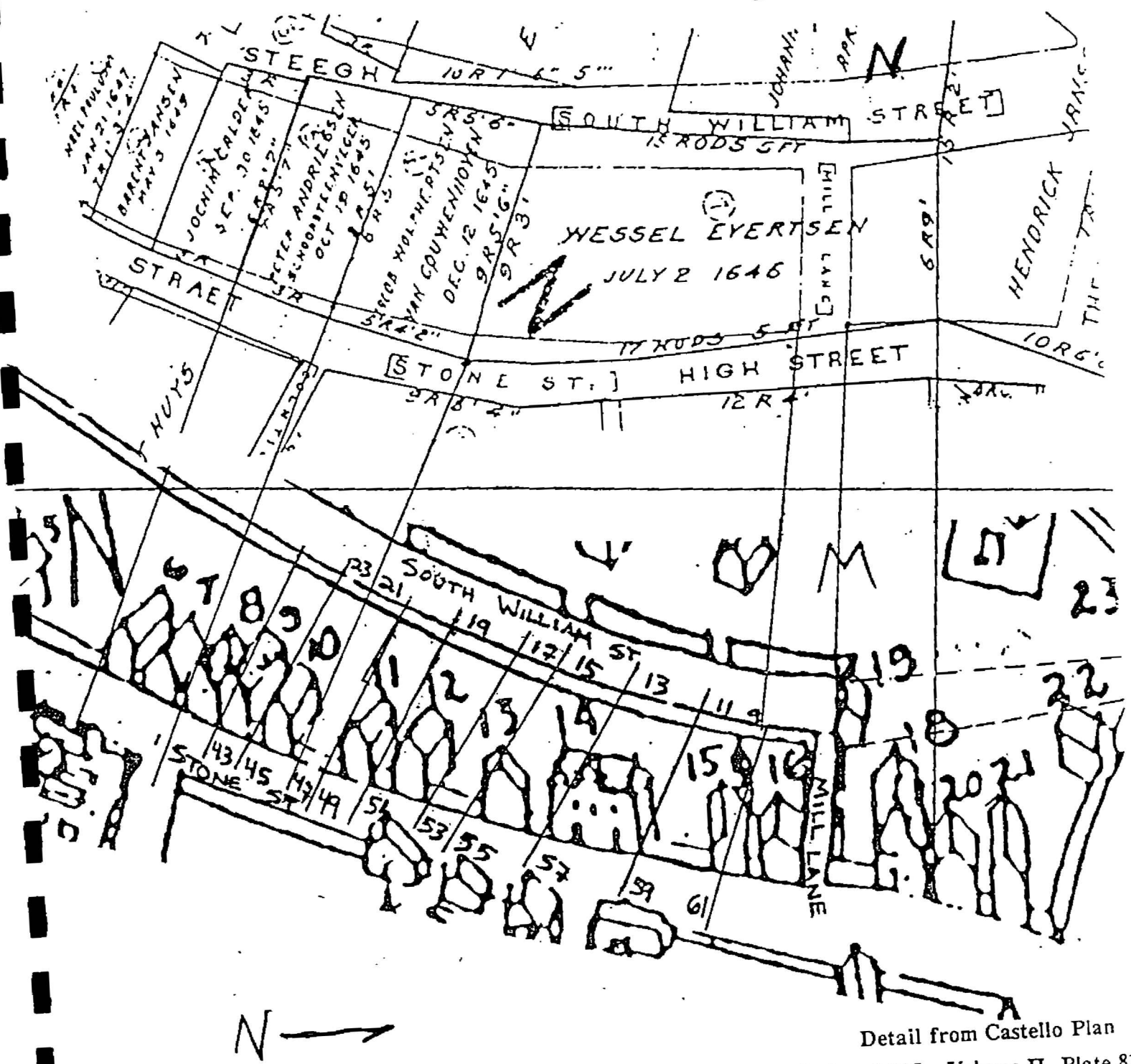


Detail from Castello Plan  
(Stokes, 1915. Volume II, Plate 82)



J. & W. SELIGMAN & COMPANY  
now Banca Commerciale Italiana S.p.A.

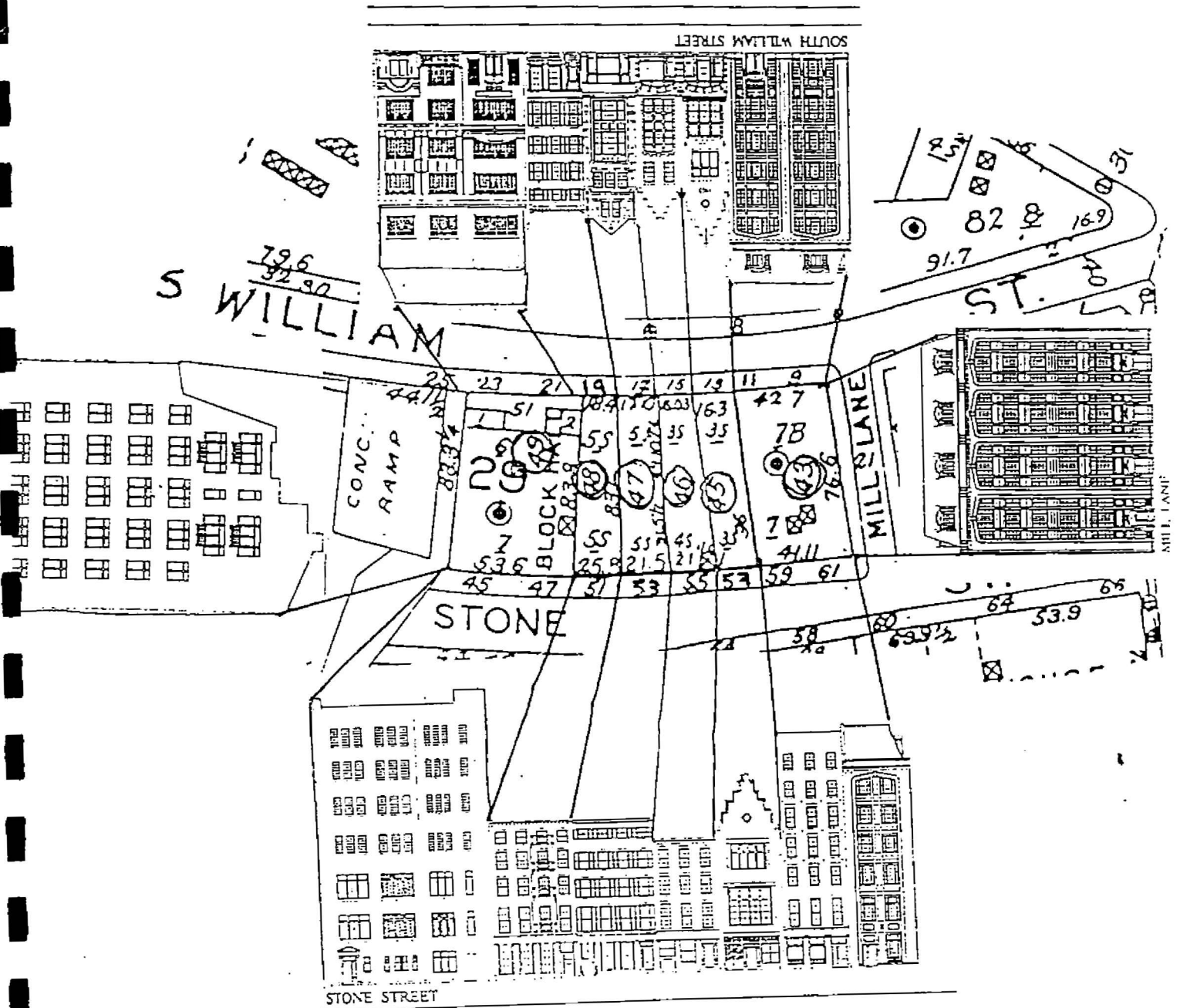




Detail from Castello Plan  
(Stokes, 1915. Volume II, Plate 82)

The South William/Stone Street Quadrant (colonial)





WILLIAM STREET/ SOUTH WILLIAM STREET/ STONE STREET/ MILL LANE

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LOT 36

J. & W. SELIGMAN & COMPANY BUILDING/ later LEHMAN BROTHERS BUILDING;  
now Banca Commerciale Italiana Building  
No. 1 William Street a/k/a 1-9 William St, 1-7 South William Street, 63-67 Stone Street  
Tax Map Block 29, Lot 36

This site is an **individually designated New York City Landmark** (LP-1943). It is outside the Stone Street Historic District, although it is geographically contiguous with it.

Built in 1906-07 (NB 357-1906). Architects: Francis H. Kimball and Julian C. Levi; George A. Fuller Co., builders; South William Street facade alteration 1929, Harry R. Allen, architect; addition 1982-86. Gino Valle, architect. 11 story/ basement, stone office building.

*Site History*

1600s

In 1660 at the south east corner of this lot (No. 63 Stone St), but north of the "little lane", was the finest stone(?) house on the block, that of Rutger Jacobsen, ancestor of the Rutgers family of New York and Albany. Next to this was the stone(?) house (65 Stone St). which was "of better style than the majority" built by merchant shipbuilder Marcus Hendrick Vogelsang c1656, the year it was sold to William Herrick, who sold it to Thomas Wendel in 1660, who sold it to Contraet Ten Eyck in 1673. Next to this was the stone(?) house (No. 67 Stone St) built by Michiel Janse c1657, when William Street was opened, but from 1658 to 1667 the owner was Dirck Jansen van Deventer, a smith. All three houses were at the Stone Street curbline. At the north east corner of this lot (No. 1 William Street/ 67 Stone Street) was the stone(?) house which in 1660 belonged to master cooper Meindert Barentsen and his wife, Geertje Jans Stoffelsen, who, as witnessed by Burger Jorissen in a law suit, had had the house built before 1657.

1700s

The 1730 Map shows that there were buildings all along Stone Street and William Street in this lot. The 1796 Map shows that the entire block had been built up.

1800s

A first Conveyance for this location was in 1813, 1 William St/ 67 Stone Street, lot 36. South William Street must have been cut through this site to connect to William Street by 1826 (this cut is seen on the 1850 Dripps Map, but not on the 1796 Map). By 1826, the north west corner had been lotted -- lot 38 was 5-7 William, lot 39 was 9 William/ 1 South William. lot 40 was 3 South William, i.e. the cut to William had been made. In 1826 these three buildings were conveyed by William Band to John Noble. In 1832 Noble sold lots 38 and 40 to John Taylor who still owned them in 1839. It may have been Taylor who had the small commercial buildings built here after the disastrous 1835 fire. Joseph and James Seligman, sons of a German Jewish Bavarian weaver, had immigrated in the late 1830s and early 1840s, and they had opened a clothing shop at No. 5-7 William St (lot 38) by 1848. In 1840 John Taylor sold No. 9 William (lot 39) to drygoods merchants Amos Eno and John Phelps, who, along with John Forbet, seem to have owned it until 1865. Also in 1840 Taylor sold No. 3 S William (lot 40) to hardware merchant F.T. Luqueer, who still owned it in 1867. Eno and Luqueer were developers of other properties within the Historic District. Fletcher Westray owned 9 William in 1865 and 3 S William in 1867. From c1878 through the turn of the century, the consistent owner of these two lots (39, 40) as well as of 3 William and 5-7 William (lots 37, 38) was John Dewsnap and family.

Lot 37, 3 William Street, was bought by carpenter Richard Carmen in 1835, and it may have been he who had had the commercial building built after the 1835 fire. He was a developer for other

properties within the Historic District. This lot was owned by Thomas Davies in 1878, and by John Dewsnap from 1878. Lot 36, 1 William/ 67 Stone Streets, the earliest lotted property (1813), was also bought by Thomas Davies in 1853 and was still owned by his Trustees through the turn of the century.

Lot 41, 65 Stone/ 5 S William, and lot 42, 63 Stone/ 7 S William/ a long facade on Mill Lane, were two through the block commercial buildings built certainly by 1850. By 1885 they had been combined into one building (lot 42), called at the turn of the century BB & Son.

#### 1900s

During the Civil War the Seligman brothers clothiers who had been at 5 William (lot 38) had become prosperous supplying Union soldier uniforms, and by 1905, the Seligman Brothers had a highly developed investment banking firm. In 1905 they bought their old shop from the family of Dewsnap and also the other four lots of this north end of this site. Lot 36 was bought from the heirs of Thomas Davis, and lots 37, 39, 40 from Dewsnap. All these buildings were then demolished and the present 11 story building was built in 1906 (Kimball/ Levi Architect). The Seligman & Co. building was sold to the One & Three South William Street Building Corp. in 1919; was acquired by Manderbaum & Levine Inc in 1926; and by the investment firm of the Lehman Brothers in 1928. Among other 1929 alterations architect Harry Allen designed a new corner entrance at the William/ S William corner. In 1961 the Lehman Brothers acquired lot 42. The 20th century building and the (formerly two) 19th century building(s) became one lot (No. 36), which was sold to Banca Commerciale Italiana in 1981. The building(s) on the former lot 42 were demolished, and between 1982 and 1986 a modern addition was constructed in its place (designed by architect Gino Valle) for the Banca Commerciale Italiana.

LPC *J. & W. Seligman & Company Building (later Lehman Brothers Building; now Banca Commerciale Italiana Building) Historic Designation Report* (LP-1942) (New York: City of New York, 1996), prepared by Jay Shockley, Research Department.

Landmarks Preservation Commission. Research Files (Seligman Building, 1 William Street Block/ Lot files. prepared by Jay Shockley, *et al*)  
Stokes, *Iconography* (1915-28), vol. II, 302-304.

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## SOUTH WILLIAM STREET/ STONE STREET/ MILL LANE

### LOT 43

No. 9-11 South William Street a/k/a 9 Mill Lane a/k/a 59-61 Stone Street

Tax Map Block/Lot: 29/43 (formerly lots 43 and 44)

Built 1924-29 [Demo 326-1924; Alt 2562-1924; Demo 319-1928; Alt 1973-1928]

Architect: William Neil Smith. 6 1/2 to 7 stories with basement, brick/ stone, office building.

### *History of the site*

#### 1600s

On the land granted to landowner Wessel Evertsen in 1646, builder Frans Jansen built a *house* (c1660-63) for Asser Levy, a Jewish butcher and moneylender. Asser Levy successfully fought for permission from the town "to keep guard with other burghers" despite the disinclination of his fellow townsmen to serve with Jews. Beside the Levy house fronting Stone St with its long side on Mill Lane was a stone(?) *house* built before 1660 by Jacob Haey, a prosperous trader.

#### 1700s

The lane adjacent to the Haey property was very narrow and remained so for a century. In 1754 residents petitioned to widen it, and the widened lane "absorbed" the Haey house. However foundations may still exist beneath the present Mill Lane. The 1730 Map shows that the Stone Street side of this block had houses at the curbside, the South William side was not developed. The 1796 Map indicates the entire block was built up.

#### 1800s

This location was two lots in the 1800s. No. 59 Stone/ 11 S William Streets and No. 61 Stone/ 9 S William Streets. In 1812 Asa Ward lived at 59 Stone; and in 1815, No. 59 Stone Street was bought by Gershom Mendes Seixas (1746-1816), the rabbi of Congregation Shearith Israel, chief spokesman for American Jewry, and Revolutionary patriot. Rabbi Seixas sold the property to Jacob Levy in 1816. and in 1835, Levy sold it to merchant Edwin Lord. Meanwhile in 1812 Jacob & Thomas Walden, merchants, were at No. 61 Stone Street, and in 1816 No. 61, owned by politician, Matthew Clarkson, was sold to physician and drug importer, Jotham Post Jr, whose family sold it to D. Kinsman in 1830, and Kinsman to merchant Edwin Lord in 1835. Just before the fire, No. 59 Stone Street was the home of sail maker John Cole and No. 61 was widow Catherine Allien's boarding house.

After the 1835 fire, Edwin Lord had two through the block buildings built. In 1838 he sold No. 59 Stone to importer Christian H. Sand, and in 1842 Lord sold No. 61 Stone to dry goods merchant and real estate agent, Amos R. Eno. By 1851 the occupants were given two addresses with O. Zollikoffer & A. Wetter, importers, being at 59 Stone/ 11 S William Streets; and F. Vietor and T. Achelis, importers, at 61 Stone/ 9 S William. In this same year, Ralli & Company, commission merchants, were also at 11 S William, agent G. Scheidt and merchant, C. Amann, were both at No. 61 Stone St. No. 59 was sold in 1869 by importer Christian H. Sand to merchants Alexander M. and George P. Lawrence, and the Lawrence business was located at 11 S William (rear of 59 Stone) at least from 1873 to 1883, and in this latter year, agent J. Spencer was also at 11 S. William. In 1880 after a fire, A. Lawrence commissioned architect John B. Snook to create a first story granite front to the five story/ basement building here at 59 Stone/ 11 S. William (Alt 1269-1880). Among prominent 19th-century owners of No. 61 Stone/ 9 S. William were from 1852 to 1864 Francis Vose, whose firm Vose, Perkins & Company occupied the building, and from 1871 to 1910 the members of the prestigious real estate, lawyer, political Cutting family.

#### 1900s

In 1910 the Cutting family sold 61 Stone/ 9 S William to the "Reform Club". Insurance executive William H. McGee, through his Eleven South William Street Company, purchased 59 Stone/ 11 S

William in 1924 from heirs of the Lawrence family, and 61 Stone/ 9 S William from the Reform Club in 1928. McGee employed architect William Neil Smith to remodel the two buildings for McGee's marine insurance firm, founded in 1883. In 1924-25 [Demo 326-1924; Alt 2562-1924] Smith had two stories added to the five-story 59 Stone/ 11 S William. In 1928-29 [Demo 319-1928; Alt 1973-1928], he demolished the five-story structure at 61 Stone/ 9 S William and replaced it with a six-and-one-half-story building fronted in limestone. The building extends approximately forty-two feet along Stone Street, seventy-six feet along Mill Lane, and forty-three feet along South William Street.

McGee's company foreclosed on the buildings in 1934, and the bank sold it to David Knott in 1944, who sold it to Wilco Realty in 1945, who sold it to the WS Wilson Corp. in 1955. From 1961 Lehman Brothers occupied the building (then known as 9 South William) as an annex to its larger building across Mill Lane at 1-7 S William Street (See lot 36). Originating as a mercantile trade and commodities firm before the Civil War, Lehman Brothers established a base in New York in 1868 and soon shifted to investment banking.

LPC. *Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 38-40

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

Stokes. *Iconography* (1915-28), vol. II, 310-312; III, 929.

Henry Lane Eno. *The Eno Family: New York Branch* (1920), 28-30.

"Clarkson, Matthew," *Who Was Who in America*, Hist. Vol. (1963), 109.

"Post, Jotham, Jr.," *Who Was Who in America*, Hist. Vol. (1963), 420.

"Seixas, Gershom Mendes," *Who Was Who in America*, Hist. Vol. (1963), 473-474.

Ken Auletta. *Greed and Glory on Wall Street: The Fall of the House of Lehman* (1986).



## LOT 45

No. 13 South William Street a/k/a 57 Stone Street

Tax Map Block/Lot: 29/45

Built 1903 [Alt 557-1903; numerals, 1903, on facade] Architect: C.P.H. Gilbert. 3 stories with basement, brick/ stone, office building (now bar/ restaurant).

### *History of the site*

#### 1600s

No. 13 South William Street/57 Stone Street was originally part of the grant given in 1646 to Wessel Evertsen, a sloop captain for the Dutch West India Company. This lot contained a large stone(?) *double house* built prior to 1660. It faced the curbside of 57 Stone St.

#### 1700s

Evertsen's heirs retained the house until 1726. The 1730 Map shows that the Stone Street side of this block had houses at the curbside, the South William side was not very developed. The lot was sold by E Elbersen to J McCartney in 1763. The 1796 Map indicates the entire block was built up.

#### 1800s

In 1812 No 57 Stone was occupied by a Mrs. Lenau and a Madame Terreau. In 1818 the Cruger family owned this lot and house; these included merchants Nicholas Cruger and Henry H. Cruger, the latter possibly was an English businessman and State Senator. In both 1819 and 1833 tobaccoist and broker James Bryar bought parts of this lot from the Crugers, so by 1834, when the Webster family lived at 57 Stone St, Bryar was the owner.

After the December 1835 fire, Bryar had a store and loft building built here, and 13 S William in 1840 was occupied by Joseph L. Moore & Company, merchants. By 1851 there was a block-through having 57 Stone/ 13 S William as its address, and its occupants were E & EA Snyder, and C Engler, both merchants. Also in 1851 the Bryar family sold the building to cigar(?) importer and consul Bartolome Blanco, whose family kept the building until 1884. Lawyer and Congressman Jefferson Levy, owned the building in 1884-85; and from 1895 to 1903 the owners were T. Shortland Brothers & Company, merchants of lighters (barges for loading freight onto ships).

#### 1900s

In 1903 Shortland sold the building to Amos F. Eno (1836-1915), son of wealthy dry goods merchant and real estate developer Amos R. Eno. In 1903, in order to transform the building into offices, capitalist Eno hired the talented architect C.P.H. Gilbert, who altered the building completely, creating two new facades, with the South William facade as the principal entrance. [See also Lot 46] By 1931 the building was owned by the Olrich Real Estate Corporation; in 1964, by Elmer Dean.

LPC, *Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 40-42

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

C.P.H. Gilbert, "Amos Eno Office, 1903," Eno Collection, Miriam and Ira D. Wallach Division of Art, Prints and Photographs, New York Public Library, Astor, Lenox and Tilden Foundations. Stokes, *Iconography* (1915-28), vol. II, 402-403.

Henry Lane Eno, *The Eno Family: New York Branch* (1920), esp. 30-33.

William P. Eno obituary, *NYT*, Dec. 4, 1945, p. 29.

"Cruger, Henry," *Who Was Who in America*, Hist. Vol. (1963), 129.

John A. Montgomery, *Eno — The Man and the Foundation: A Chronicle of Transportation* (1988), *passim*.

## LOT 46

No. 15 South William Street a/k/a 55 Stone Street

Tax Map Block/Lot: 29/46

1908-09 [Alt 986-1908] Architect: C.P.H. Gilbert. 4 stories with basement, brick/ stone, office building

### *History of the site*

#### 1600s

This lot was part of the parcel granted in 1646 to sloop captain Wessel Evertsen (d. 1671). In 1660 this portion of the homestead contained at 55 Stone an *out-building* of the main Eversen house, and that stone(?) structure was at the curbside of Stone Street.

#### 1700s

Evertsen's heirs retained the property until 1726. The 1730 Map shows that the entire Stone Street side of this block had houses at the curbside, the South William side was not developed. The 1796 Map indicates the entire block was built up.

#### 1800s

In 1812 a Robert Swartwout lived at 55 Stone St. In 1817 lot 46 was sold by the George Clark family to tobacconist James Bryar, and his family still seem to have owned it in 1851, when they sold it. In 1834 Corintha D. Turner, a widow, lived at 55 Stone.

After the 1835 fire Bryar seems to have had erected a store and loft building. By 1851 this was a through the block building, since importing firm E. Fort & R. Lindam were at both 55 Stone and 15 S William St. The latter address also in this year housed importer Robert Diedrichs. Also in 1851 the Bryar family sold this lot to the family of Bartolome Blanco, importer and consul; the Blanco family sold it in 1883 to attorney and public speaker Frederic R. Coudert, who kept it two years and then sold it to George G. Guion, a dealer in Morocco leather who became a real estate investor whose family kept it until 1898.

#### 1900s

Capitalist Amos Eno bought this lot from Mary Coster in 1904, and like lot 45, in 1908, in order to transform the building into offices, capitalist Eno hired the talented architect C.P.H. Gilbert, who altered the building completely, creating a new facade at South William to go with the facade of No. 13 S William; both 13 and 15 S William were the Eno Building facade as the principal entrance.[Alt 986-1908. See also LOT 45]. The Stone St side of the lot seems to have remained as lofts, maintaining the 1830s facade. In 1921 the Eno family sold the lot to NY Life Insurance and Trust Co; by 1969 this was a restaurant/ bar.

LPC. *Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 42-43

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

Stokes, *Iconography* (1915-28), vol. II, 310.

"Coudert, Frederic René." *Who Was Who in America*, vol. I (1943), 265.

## LOT 47

No. 17 South William Street a/k/a 53 Stone Street

Tax Map Block/Lot: 29/47

1905-06 [Alt 2662-1905] Architect: Edward L. Tilton. 5 stories with basement, brick/ stone, store, office, loft building.

### *History of the site*

#### 1600s

This lot was part of the grant of 1646 to sloop captain, Wessel Evertsen. It had no structure except perhaps a stone fence at the curbline of both Stone and S William Streets.

#### 1700s

The 1730 Map shows that the entire Stone Street side of this block had houses at the curbside, the South William side was not developed. The 1796 Map indicates the entire block was built up.

#### 1800s

In 1812, 53 Stone St was the home of tobacconist James Bryar, who later owned and redeveloped other lots in the district. In 1821 D. Ogden bought the lot; in 1826 John Morrison bought the lot and kept it until 1832 when he sold it to carpenter Richard F. Carmen (who also owned 58 Stone St in 1831). The next year, 1832, Carpenter sold the lot to John R. Pitkin, a Manhattan businessman.

After the 1835 fire, Pitkin had a block through store/ warehouse built, which was there by 1838 when he sold it to merchant David Lee (possibly the successful grocery merchant whose store was on Front Street). In 1839-1840 the occupants of 17 S William were importers Harvey & Slagg, and in 1851 the importing firms of H. Henschen & E. Unkart, and G.J. Bechtel had floor through offices at 53 Stone/ 17 S William. The executors of Lee sold the lot to the Huffer family in 1865, and the Huffers kept it through the turn of the century.

#### 1900s

In 1905 the Huffer family sold the lot to Henry Schaefer, a South William Street merchant who immediately commissioned architect Edward L. Tilton to remodel and reorient the building [Alt 2662-1905]; work included the replacement of the South William Street front, and Schaefer had his business there by 1908. There were offices and showrooms at 17 S William by 1913. The Stone Street facade is that from the 1830s. Schaefer sold the building to Importers & Exporters Insurance Co. in 1918; that Company sold it to Nemo Realty in 1929, and it was acquired by Oscar Richard in 1937. By 1972 it was owned by S William Realty Co. and in 1979 it was an art gallery and offices.

LPC. *Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 43-44

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

## LOT 48

No. 19 South William Street a/k/a 51 Stone Street

Tax Map Block/Lot: 29/48

Built c1836-39 possibly by merchant James Hall. Architect unknown. 5 stories with basement, brick, store and loft building.

### *History of the site*

#### 1600

This lot was part of the 1646 grant to sloop captain Wessel Evertsen, however in 1658 Michiel Paulussen sold a *house* on this lot (51 Stone Street) to Aris Otto, who maintained a tavern here. Otto's widow and her second husband sold the property to Gerrit Hendricksen in 1663. It was at the curbside of Stone Street.

#### 1700s

The 1730 Map shows that the entire Stone Street side of this block had houses at the curbside, the South William side was not developed. The 1796 Map indicates the entire block was built up.

#### 1800s

In 1812, 51 Stone St. was the home of Josiah Shippery, a merchant whose business was located on Front Street. This could have been the 17th century Otto house. Like lot 47, John Morrison owned it in 1826, sold it to carpenter, Richard Carmen in 1832, and Carmen to merchant John Pitikin in 1833. In May of 1835 (before the fire) the lot was sold by Pitikin to merchant James Hall. The address was given as 49-51 Stone St, and it was called a dwelling.

Hall still owned the lot in 1870 when he sold it to broker James W Murphy, so it must have been Hall who had the through-the-block store and loft building built after the December 1835 fire. In 1851 Cameron & Brand, importers, and J.T. Skinner, publisher, occupied 49 Stone Street (a misnomer for 51), and this same 1851 directory gave the same building as also having the address 19 S William St. The Murphy family remained the owners from 1867-1870 until they sold it in 1888 to RC Lone, who kept it through the turn of the century. Lone sold it to L. Leaman in 1904, and Leaman in 1905 sold it to real estate investor Amos F. Eno (see Lot 45, No. 13 South William). In 1905, No. 19 South William Street contained a wholesale wine store at the first level, with four stories of offices above. By 1922 the owner was the family of Eno's nephew, attorney/ politician Amos R.E. Pinchot, and his first wife, socialite Gertrude Minturn Pinchot. For many years, eating establishments have occupied No. 19 South William Street/ 51 Stone Street. At the foreclosure in 1933, Columbia University became the owner, and still was in 1944. Since at least 1966 the cellar, first and second floors have been a restaurant/ bar.

LPC. *Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 45-46

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

Stokes, *Iconography* (1915-28), vol. II, 310.

Mrs. G.M. Pinchot obituary, *NYT*, May 17, 1939, p. 23.

Amos R.E. Pinchot obituary, *NYT*, Feb. 19, 1944, p. 13.

"Pinchot, Amos Richards Eno," *Who Was Who in America*, vol. II (1950), 425.

## LOT 49

### BLOCK HALL

No. 21-23 South William Street a/k/a 45-47 Stone Street

Tax Map Block/Lot: 29/49

Built 1927-28 [NB 280-1927]. Architect: William Neil Smith (Owner: Adriaen Block Realty Corp.) 4 1/2 stories on So. William Street, 7 stories on Stone Street; brick, private club.

#### *History of the site*

##### 1600s

It seems that there were three approximately 18' wide lots here c1800 (Nos. 45,47,49 Stone Street). In 1660 No. 45 Stone was a stone *house* belonging to baker Nicolaes de Meyer. It was at the curblin of Stone St, and it was on the parcel of land granted to Jacob Wolphertsen van Couwenhoven in 1645. No. 47 Stone St, which was a garden, and No. 49 Stone St, another *house*, were on the parcel granted to sloop captain, Wessel Evertsen, in 1646. However, at No. 49 Stone Street Michiel Paulussen built a *dwelling*, which was purchased in 1658 by notary Tielman van Vleck, who along with Paulussen was soon thereafter among the first permanent settlers of the village of Bergen (now Jersey City); van Vleck became Jersey City's first sheriff; Paulussen founded Downtown Jersey City (Paulus Hook),

##### 1700s

The 1730 Map shows that the entire Stone Street side of this block had houses at the curbside, the South William side was not developed. The 1796 Map indicates the entire block was built up.

##### 1800s

It seems that after c1800, there were only two lots here. Lot 49 (47 Stone/ 21 S William Sts) was bought by John C. Freeke in 1822, and sold by him after the 1835 fire in 1836 to dry goods merchant and real estate investor Edward Kellogg.

It may have been Kellogg who had the 5 story, block through loft building erected. His family owned it until 1884. In 1890 No. 21 S William/ 47 Stone was occupied by Oswald Jackson, liquors.

Lot 50 (45 Stone/ 23 S William Sts), across S William St from the early synagogue, was owned by Jewish families, i.e. Families Moses, Seixes and Levy, at least from 1812 to 1820.

It was owned by John Freeke from 1822 to at least 1836; it was probably he who had the through the 5 story, block through, loft building here erected c1836. Brooklyn merchant William S. Herriman bought it in 1857, and his family sold it in 1896 to New Jersey merchant William A. Street.

##### 1900s

In 1927, both buildings were bought by Adriaen Block Realty Corporation, which was affiliated with William H. McGee & Company, Inc., marine underwriters. The existing seven-story club/ office building, originally called Block Hall, was erected in 1927-28. It was to keep "some old foundation walls" of the two 19th century buildings. Since 1945 it has been a restaurant/ bar with offices above. During the 1940s, the lessee was the Midday Club. By 1968 the interior of the clubhouse was transformed to accommodate the Italian Alps restaurant and its offices. The building was vacant at the time of designation.

LPC. *Stone Street Historic District Report* (LP-1938) (New York: City of New York, 1996), prepared by David M. Breiner -- pages 46-48

Landmarks Preservation Commission. Research Files (Stone Street Block/ Lot files, prepared by David M. Breiner, *et al*)

Stokes, *Iconography* (1915-28), vol. II, 308-310; vol. VI, 391.

Kellogg, Edward, "Who Was Who in America. Hist. Vol. (1963), 289