



Soil Systems, Inc.

PROPOSED FEDERAL BUILDING

JAMAICA, NEW YORK

CULTURAL RESOURCES PLAN AND SCOPE OF WORK

by

Soil Systems, Inc.
106 Fulton Street
New York, New York 10038

10-82-473-10077

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October 22, 1982

Ms. Ada Rairigh
General Services Administration
Region 2
Real Property Contracts Division
Design and Construction Contracts Branch
26 Federal Plaza, Room 2437
New York, New York 10237

Subject: Proposed Federal Building
Jamaica, New York
Phase I: Cultural Resources Plan and Scope of Work
Contract No.: GS-02B-23154
SSI Project No.: 473-10077

Dear Ms. Rairigh:

Please find enclosed the above referenced report, which contains our findings from this phase of the project. We have concluded that the designated area has a high potential for subsurface cultural remains, and our report documents the nature of these potential remains as well as our plan for testing.

SSI has enjoyed preparing this report. If we can be of assistance to you in the future, or if you have any questions concerning our conclusions, please do not hesitate to contact me.

Sincerely yours,

SOIL SYSTEMS, INC.

Diana Rockman
Principal Investigator

PROPOSED FEDERAL BUILDING

JAMAICA, NEW YORK

PHASE I:

CULTURAL RESOURCES PLAN AND SCOPE OF WORK

Contract No.: GS-02B-23154

SSI Project No.: 473-10077

Submitted to the General Services Administration
Region 2

by

Soil Systems, Inc.

Diana Rockman
Principal Investigator

Susan Dublin
Amy Friedlander, Ph.D.

106 Fulton Street
New York, New York 10038

October 1982

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I: Introduction

This report presents the results of the cultural resource study and plan and scope of work for the pedestrian survey of proposed site of the Social Security Administration Center, a Federal Office Building, in Jamaica, Queens County, New York. This project was implemented under contract no. GS-02B-2314 between the General Services Administration and Soil Systems, Inc., under the provisions of the Historic Preservation Act of 1966, the National Environmental Policy Act of 1969, and Executive Order 11593. The objective of this project is to determine both the archaeological potential of the project area and whether any potential resources will be affected by the proposed construction, and to design a plan of work for performing subsurface testing.

The project area is located in Jamaica, Queens County, New York, and is bounded by Jamaica Avenue on the north, Parsons Boulevard on the east, Archer Avenue on the south, and the property line of the former Dutch Reformed Church on the west. As part of this study, we have performed a document search, a review of the project plans, and an examination of the samples from the soil borings taken on the project area. The sample from the series of 26 test boring were examined at the G. S. A. offices in New York City.

A number of individuals and repositories were visited and/or contacted during the execution of this phase of the project: Joel Klein and Robert Bettarel, who were both archaeologists working at York College in Jamaica in the mid-1970s; Philip Lord of the New York State Museum and Science Center; Ron Wyatt of the Nassau County Museum at Sands Point; Claire Lammers of the Long Island Historical Society; William Divale, Arthur Anderson, and Raymond Pavia of York College; the Reverend Daniel Plasman and the Reverend John Englehard of the Reformed Church; Vincent Seyfried, a local historian; John Kelly and Albert Lotters of the G. S. A. office in New York; Kenneth Cobb of the New York City Municipal Archives; John P. Curran, Deputy Registrar of the City of New York; Richard Roth of the Topographic Bureau, Office of the Queens Borough President; William Asadorian of the Long Island Division of the Queens Borough Public Library; and the Jamaica Historical Society. Data were gathered at the collections in the care of some of these individuals as well as at the Map Room and Main Reading Room of the New York Public Library; the site files of the Queens County Archaeology Laboratory, Queens College, C.U.N.Y.; the Metropolitan Area Archaeological Survey at the Department of Anthropology, N.Y.U.; the New York City Department of Buildings at Queens Borough Hall; and the Graduate Center of the City University of New York. We would like to thank these individuals and the staffs of these various repositories for their gracious assistance on this project.

II: Management Summary

In the initial cultural resources study of the project area, the southwestern and midwestern portions of the site were identified as having been the least disturbed (G.S.A. 1981:48), and as therefore having the most potential for containing archaeological resources. Much of this area was also included in the scope of services for subsurface testing for the present study. While it is true that this part of the site was only minimally disturbed, as mentioned below (and shown in Figure 11), additional parts of the project area were found to be only minimally disturbed as well.

However, the effect of the degree of disturbance on the preservation of archaeological resources depends on the nature of the resource itself. The potential resources in the study area may be roughly divided into two categories based on the depth to which they extend into the ground. The deeper resources include the basement deposits associated with structures as well as deeper features, such as privies, wells, and cisterns. The shallower, more fragile features include earlier ground surfaces, the remains of prehistoric occupation, trash pits, and the deposits associated with structures which did not have basements.

Using the data from the documented use and the disturbance of the project area, we can make some statements about both the integrity of the archaeological resources on the project area and where we would expect to find these different types of resources. For example, the larger structures on the block which date from the 17th century to approximately 1830 were located almost exclusively on the Jamaica Avenue side of the block. Although this area has been disturbed by later construction, deposits associated with these earlier structures could in fact be found intact under the basements of the recent structures in all of these lots, with the probable exception of Lot 21. The preservation of deposits under modern basement floors is not unusual. At both the 7 Hanover Square and Stadt Huys Block sites in New York City, the basement deposits associated with late 17th century structures were found under the basements of modern buildings with basements which were almost 10 feet deep (Arnold Pickman and Nan Rothschild, personal communication 1981; Rothschild and Rockman 1982).

The deposits associated with the basements of the mid and late 19th century structures could be found both up near Jamaica Avenue, further in the middle of the block, and in the southeast corner of the study area, because after the railroad came through Jamaica, the hotels became bigger and extended more deeply into the block. In addition, it is not always clear from the documents, however, which

structures shown are main buildings, which might have basements, and which are outbuildings, which would tend not to have basements. Again, basement deposits associated with these buildings could be found under all of the lots, with the probable exception of Lot 21 and possibly parts of Lot 27.

Many of the deeper features (such as wells, privies, and cisterns) may have been installed near rear property lines. Portions of these features, which extend to relatively great depths, would probably be intact under the modern buildings on the block. Lot 21 may again be an exception, as the deep basement floor here would preclude the preservation of most features, except the deepest ones, such as wells. As the water table is thought to have been around 23 feet below grade in the project area before extensive pumping was begun (Albert Lotters, G.S.A., personal communication), a large part of a well shaft could be preserved intact below the approximately 13 foot deep basement floor of this building.

Two wells have been documented as having been on the block. One of them was on modern Lots 21 and 50 (Liber 283: 298), while the other was located in the northeastern corner of the site (Liber QQ:334).

The shallower resources, such as the remains of any prehistoric occupation, earlier ground surfaces, trash pits, and the deposits associated with buildings without basements, would have survived intact only in the areas of the site which have had the least disturbance. These areas include at least those indicated on Figure 11, and possibly some of the areas which have been subjected to unknown degrees of disturbance as well. *

The data retrieved as a result of this archaeological study will make a significant contribution to the development of comparative studies in the history of Long Island and New York City from the 17th through the 19th centuries. The exact nature of the research questions which could be addressed by such data is naturally contingent upon the nature of the materials recovered during the course of the excavations. However, the retrieval of 17th century materials could result in the comparison with 17th century Dutch materials from the Stadt Huys Block and 7 Hanover Square sites in New York City, and questions about the ethnic identity of these English settlers in Dutch New Netherlands could be explored. Seventeenth through 19th century materials from this peripheral area on Long Island could also be compared with those from the Stadt Huys Block, 7 Hanover Square, the Telco Block, and the 175 Water Street sites in New York City in order to explore questions about the growth of the market economy in this period.

The evaluation of the documented use and disturbance of the project area, then, indicates that most of the area has a high potential for containing significant archaeological deposits which could reflect the use of the area from the late 17th through the late 19th centuries. Furthermore, the information learned from the excavation of such deposits could make an important contribution to anthropological and historical studies.

Based on the results of the Phase I study, the area of potentially intact significant archaeological deposits appears to be much larger than the area of high potential originally identified in the initial study. The testing of the area defined in the scope of work will enable us to refine our assessment of the property.

III: A Summary of the Documentation of the Prehistoric and Historic Land Use in the Project Area

A: Land Use of the Project Area during the Prehistoric Period

That there were American Indian groups present in the Jamaica area at the time of white settlement is obvious. The name Jamaica itself is said to derive from the name of the pond (Beaver Pond) south of the site area (Bolton 1934:47). Bolton (1922, map 1) shows the junction of two Indian paths, one running north-south from what is now Flushing to current-day Inwood, the other running east-west from Brooklyn. The trails intersected, according to Bolton, approximately one block west of the site area. Bolton (1934:148-149) notes the site of a "native settlement, probably of very ancient occupancy" adjoining Beaver Pond, a mile southeast of the site area. Thompson, Bolton's source, states that the village was "probably located on Beaver Pond or on the creek which fed from it into Jamaica Bay. These are the only citations in the literature for prehistoric settlement in the immediate vicinity of the site area. Neither the site lists on file at the New York State Museum and Science Service (Phil Lord, personal communication) or at the Nassau County Museum (Ron Wyatt, personal communication) note the presence of this settlement.

Previous studies on the archaeology of Long Island (Skinner 1915; Smith 1950; Ceci 1977) state that the most common site type is the shell midden with artifact scatter, covering approximately one acre (Smith 1960:103). Ceci notes that the prehistoric and historic settlement pattern consisted of permanent villages, over 4000 meters square, with "longhouses" and/or wigwams, seasonal camps, generally smaller than villages, cemeteries, generally associated with villages and forts, surrounded by rectangular earthworks. Both Ceci's and Smith's sites samples consist primarily of coastal sites; whether this is an error in sampling or a reality of Long Island prehistoric settlement locations is unknown. Smith points out that "permanent sites appeared to be absent in the central part of the island; it is postulated that the region served as a hunting area for the people who lived along the shore" (Smith 1950:101). Skinner, however, reports that villages do occur inland, in association with light sandy soil, good for cultivation, and a source of fresh water. Beaver Pond and its stream would probably have provided an ideal spot for settlement, then, assuming that the soil was cultivable, a reasonable assumption since the Dutch established farms in the "boggy meadows" adjoining the pond (Frost 1914).

Early historic reports and the results of previous excavations agree that the prehistoric inhabitants of Long Island practiced a mixed subsistence strategy incorporating shellfish collecting, maize horticulture, hunting and gathering. The prevalence of coastal sites is associated with shellfish collection, while inland sites would tend to be associated with horticulture and hunting and gathering.

The site area is located on the outwash plain of the Harbor Hill Moraine. The glacially derived soils of the outwash plains tend to be coarse gravelly sand with a high degree of porosity and a low Ph. Aboriginal maize found on Long Island sites has been of the Northern Flint variety (Ceci 1977). Climate and rainfall in the area are adequate for cultivation of Northern Flint maize; the primary limiting factor would be soil conditions and acidity. Since there is no U. S. D. A. Soil Survey available for Queens County, it is impossible to predict whether the site area would have been viable for prehistoric horticulture.

That the interior of Long Island was important in the hunting and gathering component of the economy is evident from both early white settlers' accounts and from archaeological faunal collections. Daniel Denton (quoted in Kieran 1959), an original settler at Jamaica, notes the presence of deer, bear, wolves, foxes, raccoons, skunks, and muskrats. Long Island is on the east flyway; Denton noted the presence of cranes, quails, geese, brants, ducks, and widgeons along with the nonmigratory turkey and pidgeon. All of the above animals (with the possible exception of the bear) would have been able to live along the outwash plain. Archaeological faunal lists from Long Island sites have noted the frequent appearance of deer, raccoon, bird, beaver, turkey and bear.

With reference to gathering, Denton noted the availability of walnuts, hazelnuts, mulberries, grapes, hackleberries, cranberries, plums, raspberries and strawberries.

In summary, the likelihood of locating a major prehistoric settlement in the site area is slight although not to be entirely discounted. The presence of Beaver Pond would have made this area to the south of the study area attractive for permanent settlement and scatter from this type of settlement could extend to the site area. There is also the possibility of encountering a temporary hunting camp in the area.

B: An Overview History of Jamaica

The town of Jamaica was first settled in the 1650s in what was then the Dutch New Netherlands by 24 British Presbyterian proprietors who emigrated from Hempstead, Long Island. They had obtained a grant for the settlement from Peter Stuyvesant, the Dutch governor in New Amsterdam. The English settlers in Hempstead had moved to Long Island from Watertown, Massachusetts, where they had been persecuted for religious reasons, by way of Stamford, Connecticut (Gritman 1921). Whether Jamaica's first settlers left Hempstead for religious reasons or because of a shortage of land is unknown (Peyer 1974:11). Jamaica, which was originally called Rusdorp by the Dutch, was established as a typical New England town (Reps 1965:124-125); the proprietors divided the town into quarters and assigned each proprietor a six-acre house lot, ten acres of planting land, and 20 acres of meadow (Anonymous 1882:194; Peyer 1974:22-23). The project area is located in what is thought to have been the western quarter of the original town.

After 1664, when the English took over New Netherlands, Jamaica became the administrative, judicial, and religious center for the towns of Newtown, Flushing, Jamaica, and Hempstead. The court and jail, as well as the home churches for the Episcopal and Dutch Reformed Churches (the latter being immediately to the west of the project area), were all located there.

Jamaica's location at the intersections of two of the main east-west and north-south arteries on Long Island (Jamaica Avenue, the road from the Brooklyn ferry to Hempstead and eastern Long Island, and Parsons Boulevard, the road to Flushing and the Rockaways, respectively) has had an extremely important impact on its history. In 1703, Lord Cornbury, the governor of the Province of New York, spent the summer in Jamaica in order to escape a yellow fever epidemic in New York City. After his sojourn, the government began to improve the major east-west routes on Long Island, and Jamaica Avenue was improved and widened by 100 feet. Jamaica's location at the end of a day's journey from New York, encouraged its use as a stopover for travellers, and a number of inns, taverns, and stores were established. The trade for these establishments came primarily from the Dutch farmers who lived further out on Long Island, and stopped at Jamaica on their way to and from the markets in New York and Brooklyn. The innkeepers and merchants in Jamaica were in fact responsible for establishing the first stages from the ferry into the area (Herndon 1974:12-16). Inns and taverns continued to be an important commercial focus of Jamaica until the twentieth century, and several

of these establishments were located in the study area.

During the Revolution, the British realized the strategic importance of Jamaica's location at the cross-roads of Long Island and quartered troops there.

After the war, Jamaica's importance as a cross-roads and as a resort for rich city residents grew. It is in this period that hotels begin to be documented for the project area itself. George Washington stayed at William Warne's hotel, which is thought to have been on the project area (see below) in 1790. Jamaica Avenue (or Fulton Street) became a turnpike in 1809, which it continued to be until 1897 (Herndon 1974:37).

The railroad, which had a very strong impact on the development of Jamaica, was opened in 1836 (Jamaica History File, Queens Borough Public Library). After the introduction of the railroad, Jamaica continued to grow until the 1860s, when its growth levelled off. The economy of the area continued to be based on its position as a market gardening center and as a center for the services which it provided to travellers and visitors from the city. The raising of cattle was important in the area around Jamaica from the seventeenth through the late nineteenth century; as recently as 1875, herds could be seen being driven through Jamaica's streets on their way to market (Jamaica History File, Queens Borough Public Library). Industry tended to be domestic, and included such kinds as tanneries, blacksmitheries, and mills. While in the eighteenth century, wealthy New Yorkers stayed in Jamaica's inns, in the early nineteenth century, they built summer homes there (Herndon 1974:32).

The population growth of the late nineteenth century was primarily residential, and the character of this growth consisted of predominately middle-class commuters, with relatively few ties to the community. In addition, the convenient and relatively inexpensive transportation system attracted poorer residents, who settled south of the railroad tracks.

The introduction of automobile travel, and the completion of both the Queensborough Bridge in 1909 and the elevated railway (which was extended to Jamaica in 1903) all contributed to the dramatic growth of Queens County after its incorporation into the City of New York in 1898. After construction of the Triboro Bridge in 1936 and the IND subway line in 1937, Jamaica, which had maintained its suburban character well into the twentieth century, became a part of the metropolis of New York City.

C: The History of the Project Area

1: The Project Area prior to Extension of the Railroad in 1830

Situated between Jamaica Avenue, a thorough-fare dating back to the seventeenth century, and the Long Island Railroad Line, which was extended through Jamaica in the 1830s as the Brooklyn and Jamaica Rail Road, the project area has been used predominantly for public and commercial purposes at least since the end of the eighteenth century. The Hubbard map (1666) shows Jamaica Avenue but does not show any structures in the project area (Figure 1). Information in the New York Ecclesiastical Records indicates that the first Meeting and Sessions House of the town of Jamaica was located on the west corner of Fulton and Beaver Streets, now Jamaica Avenue and Twombly Place (see Kelley 1908 in Jamaica History File, Queens Borough Public Library). The structure was built in 1664 and enlarged in 1667; at this time, the property was part of the Parsonage Lot. However, we have not yet been able to confirm this information in the original records.

The earliest document that we have identified is the 1782 Taylor map (Figure 2). It shows two structures on the south side of Jamaica Avenue west of Beaver Street, then a fenced lot containing one structure, and then the Dutch Reformed Church, which was built in 1715. The standing church, immediately west of the project area, was built in the mid-nineteenth century on the site of the earliest church. Concurrent research in early deeds confirms the information presented in their document. Property in this area, consisting of a house, garden and orchard, was owned in 1704 by Samuel Denton, son of one of the original proprietors of Jamaica (Liber B2:704). The deed of property to the church in 1715 states that Denton owned the property to the east, which Henry Filkin had previously owned (Onderdonk 1884). The church lot was originally much smaller with dimensions of 87 feet by 95 feet. Nicholas Williamson gave land to the trustees of the church in 1834, thus enlarging it to the dimensions shown in the historic maps subsequently presented (Liber CC:229).

In 1787, Jacob Watson, a merchant of New York City, sold one-half interest in a five acre property on the south side of Jamaica Avenue to Edward Bardin (Liber E:543). Barden, an innkeeper in Jamaica, bought the second moiety from John Dudley, a local baker, two weeks later (Liber E:546). Dudley kept a half-acre on Jamaica Avenue and Beaver Street (Ibid.), and information collected during the Works Projects Administration's oral history project in Jamaica states that John Dudley's bakery sat at this location, which was subsequently occupied by the Jamaica Hotel and then by Pettit's Hotel (W. P. A.:89, Queens Borough Public Library).

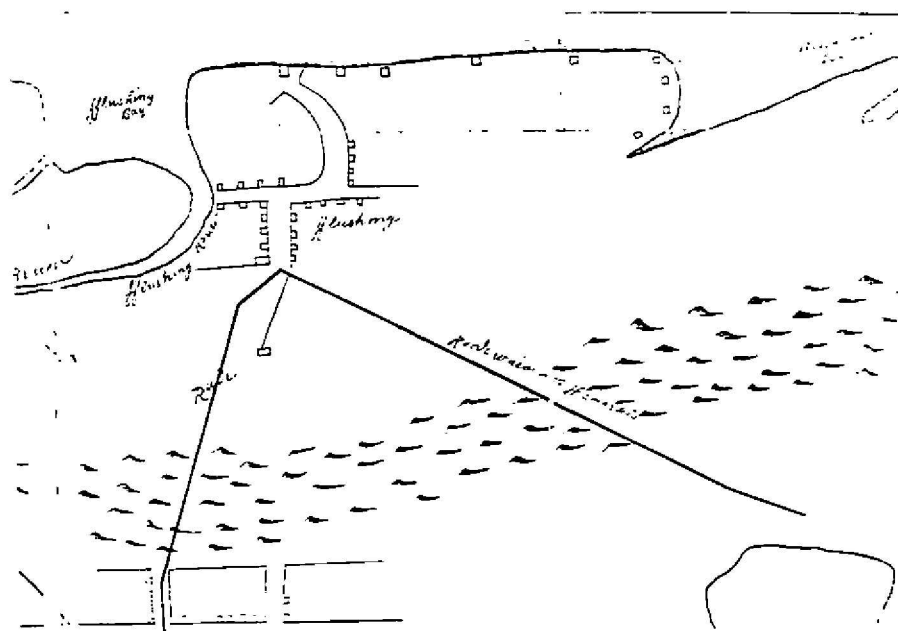


Figure 1. The project area in 1666; a detail of the Hubbard map (Map Room, New York Public Library).

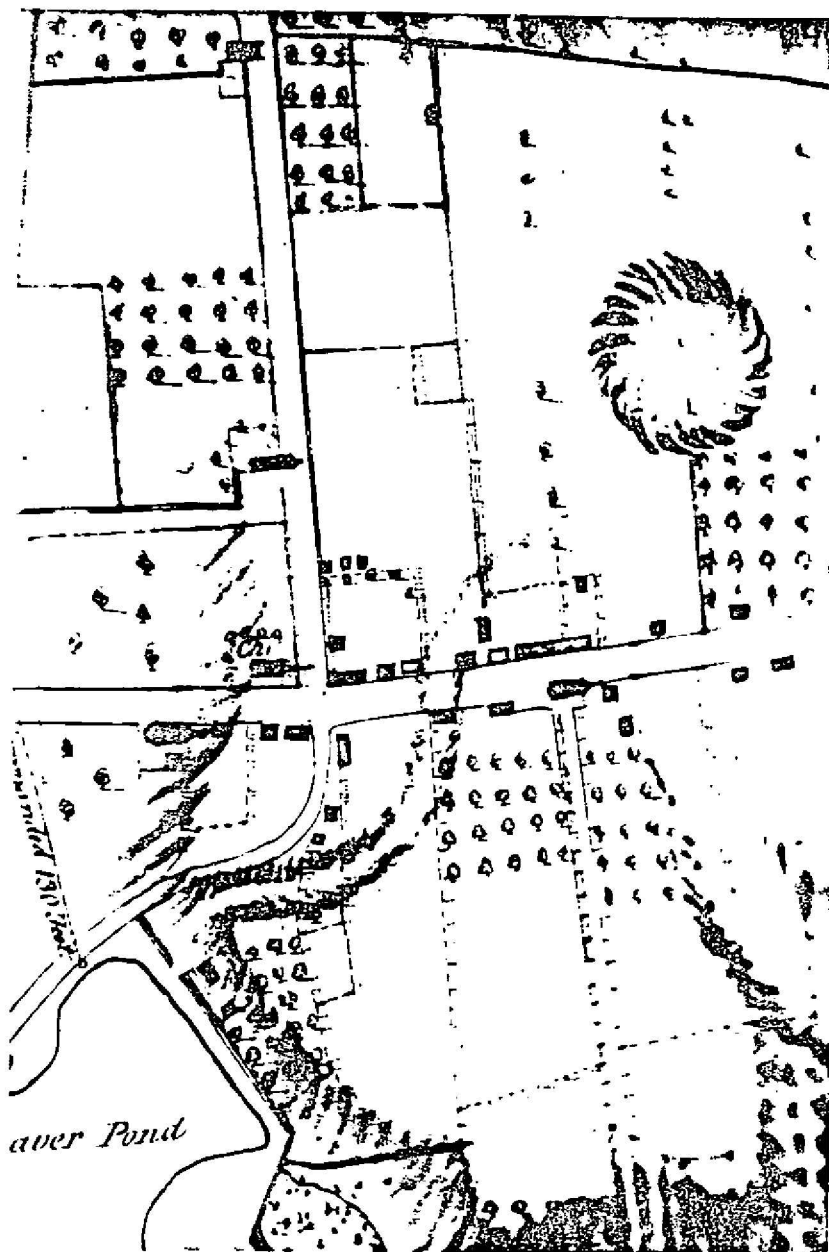
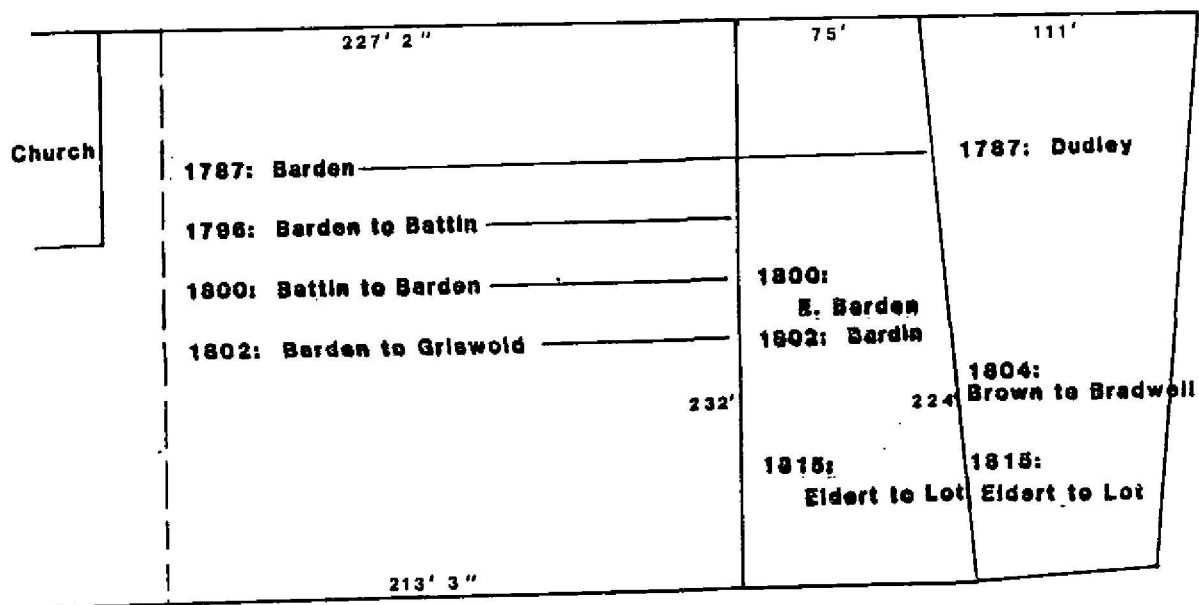


Figure 2. The project area in 1782; a detail of the Taylor map (Map Room, New York Public Library).

In 1783, a stagecoach was set up between "Waldron's" and "Bardin's Inn, Jamaica", which was also located on the south side of Jamaica Avenue. In 1788, William Warne bought the tavern from Bardin, and although Bardin continued to own the property, the tavern became known as Warne's tavern (Old Long Island Inns file, Queens Borough Public Library). George Washington spent a night at this tavern in 1790. The tavern appears to have been located on what became the southeast corner of Standard Place and Jamaica Avenue; the site was subsequently occupied by Henry Van Cott's Hotel in 1842 (W. P. A.:96). This tavern corresponds to the second structure depicted on Taylor's map (Figure 2). Finally, the deed conveying property from Watson to Bardin directs the surveyor to begin his measurements from a tree "at the Northeast corner of the corner dwelling House where Merian Marsh dec'd formerly resided" (Liber E:543). This reference may correspond to the third structure, which is surrounded by a fence and garden and may possibly reflect a dwelling and its dependencies.

Information collected during the W. P. A. project in Jamaica states that John Battin, a British soldier during the Revolutionary War, built a hotel east of the Dutch Reformed Church, south of Jamaica Avenue after the war (W. P. A.:85). Since Bardin sold Battin property in 1796, which included houses and a fence on the southern boundary of the lot, bordering on the east on Bardin's own land, and to the north on Jamaica Avenue, Battin presumably built the hotel after this time. In 1800, however, he sold the property back to Bardin, and a list of residents in this area, which was compiled in 1865 but describes the area in 1800, states that Bardin kept a hotel east of the Dutch Church ("South Side Fulton Street in Jamaica, Residents in 1800," April 30, 1865, Jamaica History File, Queens Borough Public Library). Smith Hicks kept a hotel at this location, which was replaced by Van Cott's hotel (Ibid.). It is presently believed that Battin's hotel was located at the northeast corner of Standard Place and Jamaica Avenue, possibly on the site of the Warne tavern.

Figure 3 summarizes lot lines in the project area and the vicinity in the period from 1796 to 1815. It is based on the deeds which are presented in the Appendix. It shows three lots in the area between Beaver and Church Streets, south of Jamaica Avenue (or Fulton Street) as well as the small Dutch Reformed Church lot. Although the title for the western portion of this area is more complete, references in these deeds to the adjacent area to the east indicate that this area was composed of two narrow lots between 1796 and 1804. Between 1804 and 1815, Cornelius Eldert acquired both lots, which he sold as a single holding to John Lott in 1815. This configuration of two lots, rather than three, characterized the partitioning of the property through 1836.



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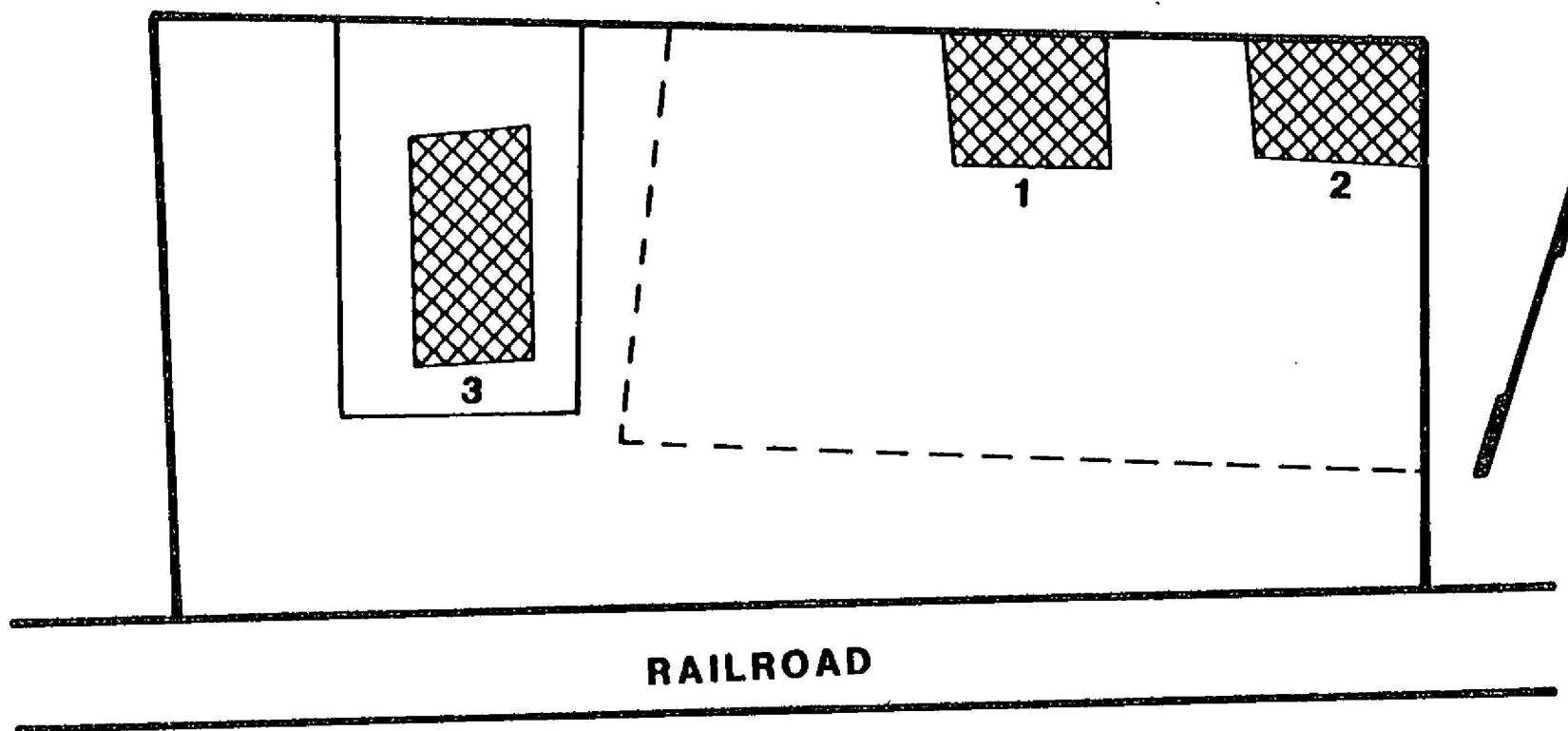
Figure 3. The properties in the project area from 1796-1815; data from the appendix (not drawn to scale)

2: Project Area after the Extension of the Railroad, 1830-1891

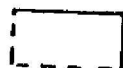
Settlement on the project area prior to the extension of the railroad had been oriented toward Fulton Street/Jamaica Avenue. After construction of the Brooklyn and Jamaica Rail Road, development in the area intensified. Lots became smaller and some were oriented toward the rail line on the southern boundary of the project area as well as along Fulton Street/Jamaica Avenue.

The 1836 Johnson map (Figure 4) shows two hotels, the Village Hotel and the Jamaica Hotel, between the eastern boundary of the Dutch Reformed Church and Beaver Street, on the south side of Fulton Street (now Jamaica Avenue). At this point, Henry Van Cott owned and presumably ran, the Village Hotel (Liber CC:229). John Hunter had bought the eastern property and its hotel in 1829 and the executors of his estate sold the property to James Remsen, who had operated the hotel since 1840, in 1844 (Liber QQ:334; Liber 63:11; W. P. A.:89). Since a lease to William Hunter of the southern portion of this property in 1836 refers to a well in the northern portion of the lot, which was then occupied by John Hunter, we can infer that this plat shows the configuration of lot boundaries down to 1836 but not later (since Hunter subdivided his property in 1836) and that Hunter himself owned and operated the Jamaica Hotel, which was built between 1829 and 1836. In 1840, he apparently turned its operation over to Remsen, who then bought the property when Hunter's estate was auctioned off after he died. Johnson's map of the area in 1842 (Figure 5) confirms the fact that James Remsen operated a hotel at the corner of Beaver and Fulton Streets although he did not buy the property until 1844. By 1842, moreover, Adaline Hunter had opened the American Hotel, also shown on Johnson's map, on the southern portion of John Hunter's property. Van Cott's hotel on Fulton Street, with various dependences, is also depicted on this document. The map does not give lot boundaries; these have been reconstructed from the deeds and presented in Figure 6.

Information collected during the W. P. A. oral history project also states that "Mrs. Hunter kept the AMERICAN HOTEL on Beaver Street, south of James S. Remsen's Jamaica Hotel, in 1842" (W. P. A.:90). "Military Hall was in this building," this entry continues, and in 1859, A. G. Tooker operated this hotel (Ibid.). Dripp's 1852 map (Figure 7) shows a configuration of structures similar to that illustrated in Johnson's 1842 map (see Figure 5), although there appear to be more buildings fronting on Beaver Street in 1852 than were indicated in the map done ten years earlier. Notes from the W. P. A. project state that the residence of Dr. Charles H. Stevens, a dentist was located between Hunter's hotel and Remsen's hotel in the 1850s, which may correspond to one of the buildings described in the 1852 map (W. P. A.:88). A fire on March 20,



structure



project area boundaries



100 feet

1 Village Hotel

2 Jamaica Hotel

3 Dutch Reformed Church

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Figure 4. The project area in 1836, drawn after Johnson.

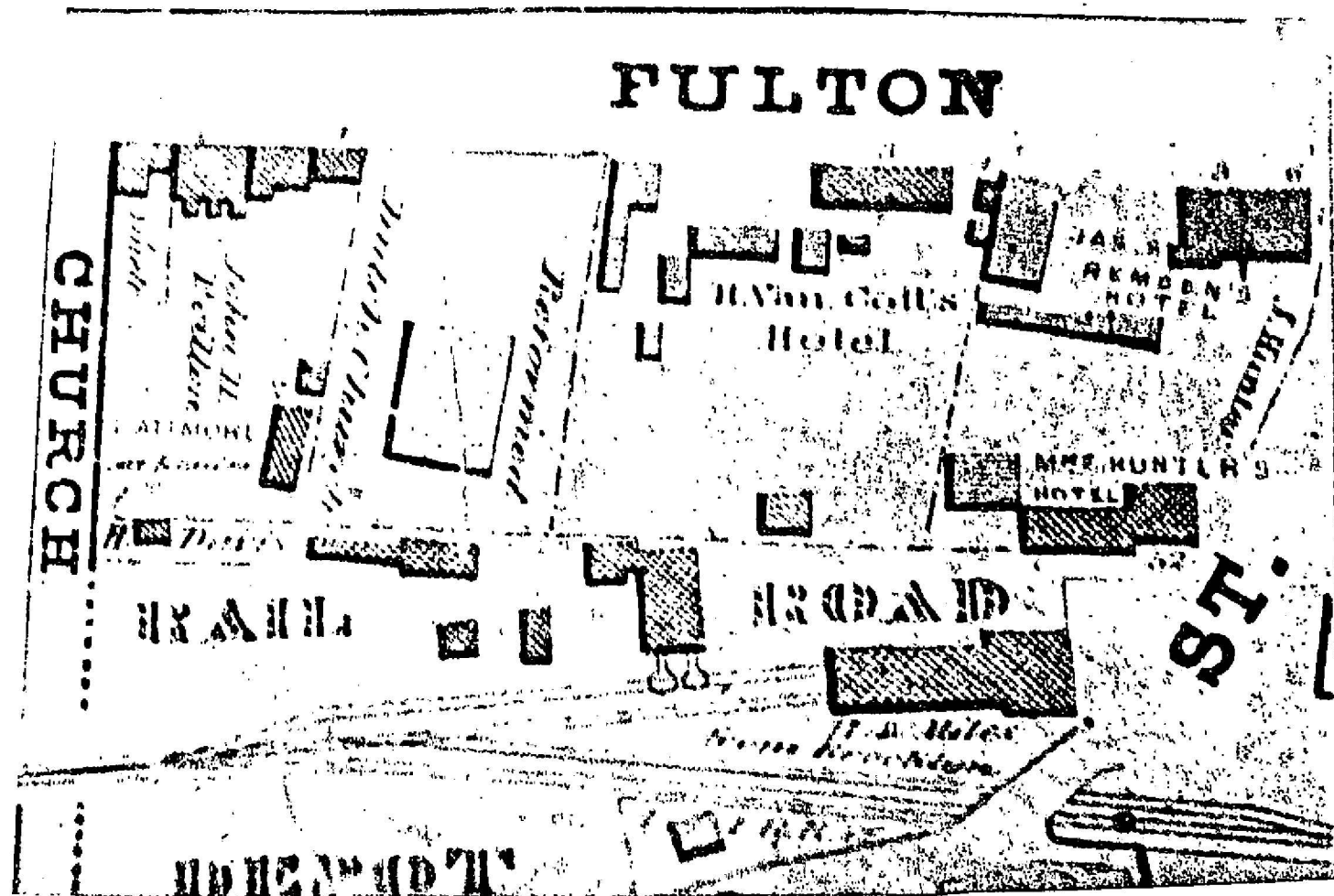
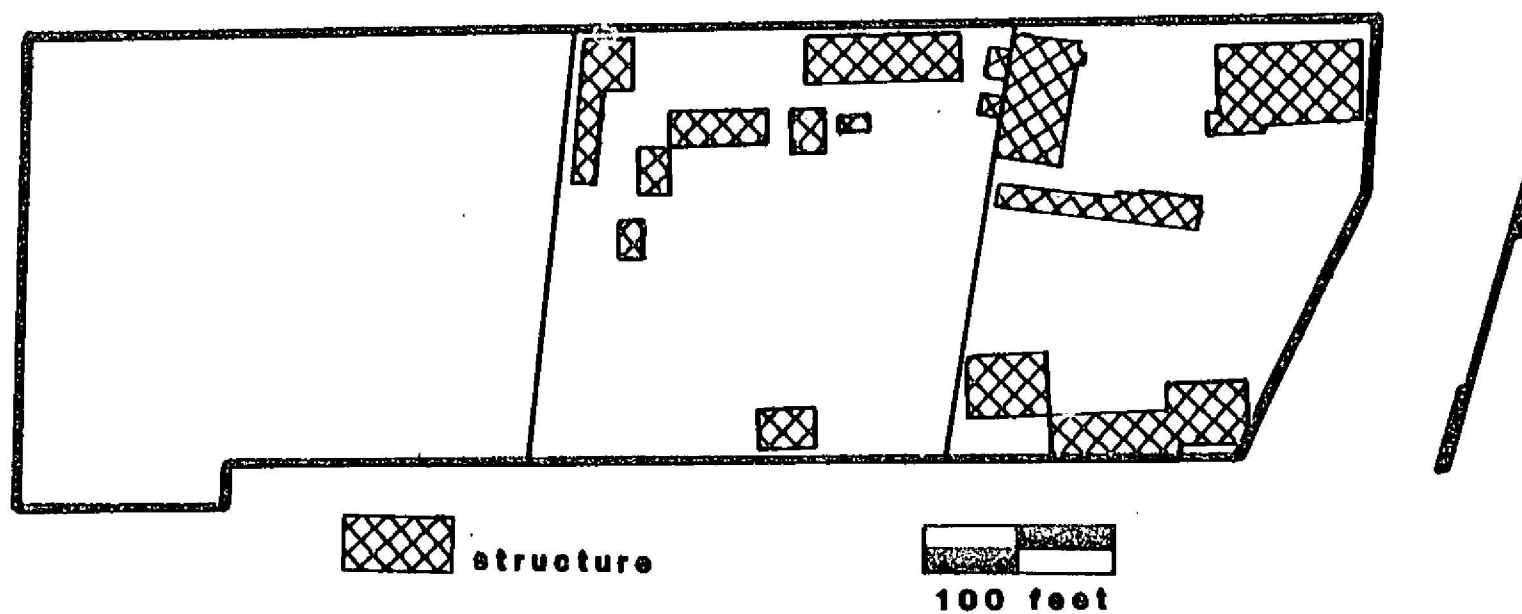
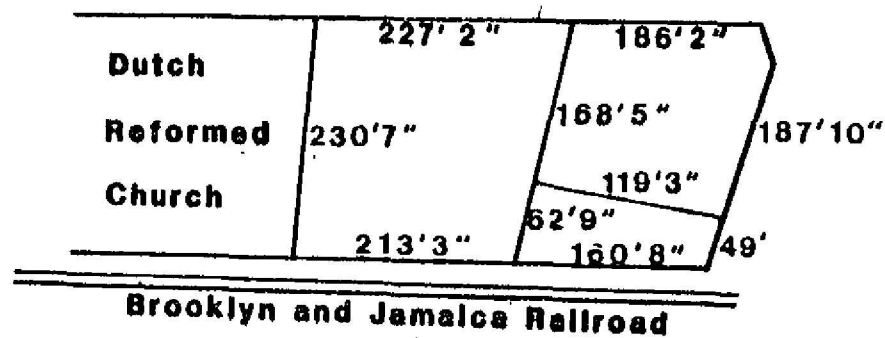


Figure 5a. The project area in 1842; a detail from Johnson (Queens Borough Library, Long Island Division).



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Figure 5b. The project area in 1842, drawn after Johnson.



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Figure 6. The properties in the project area, 1836 to 1844, using data from the appendix (not drawn to scale).

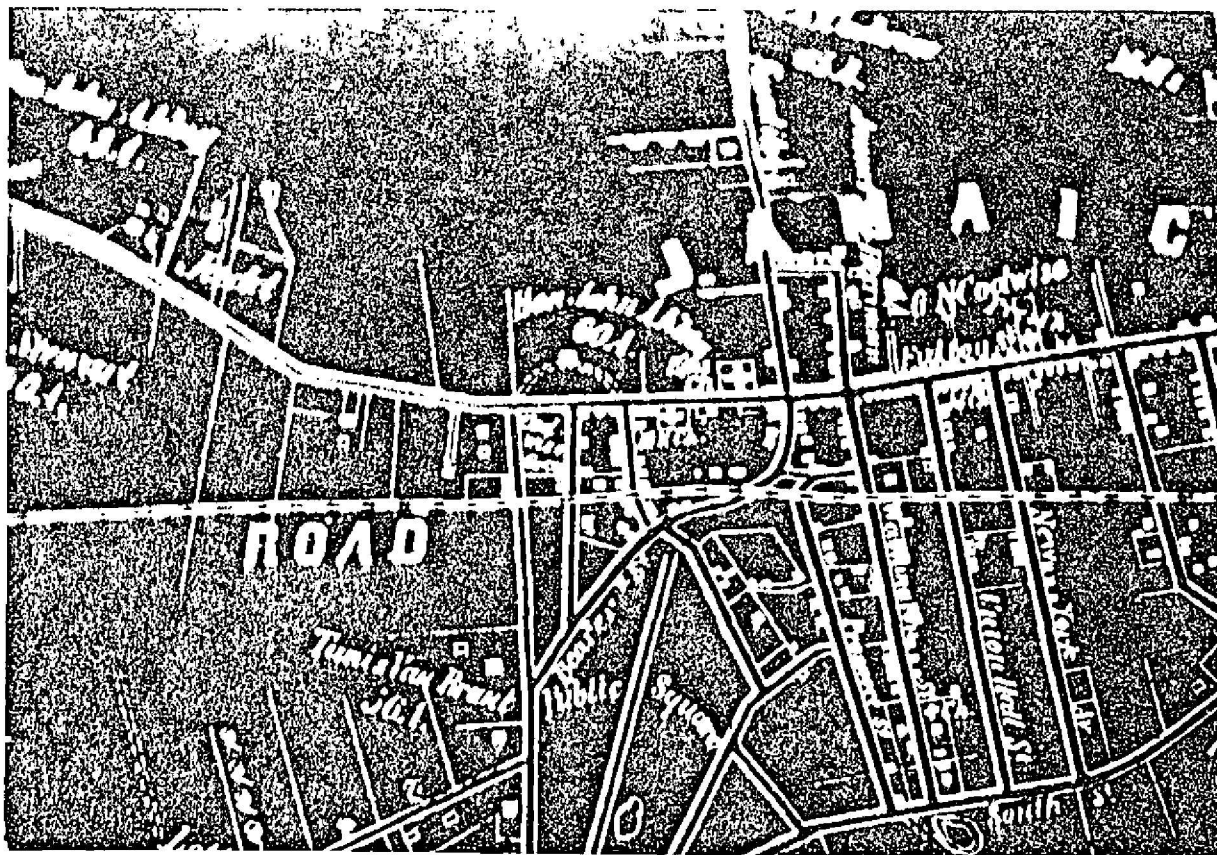


Figure 7. The project area in 1852; a detail from Dripps' map (New York Public Library).

1860 is said to have destroyed Stevens's residence along with Hunter's hotel. Oral interviews imply that the hotel was rebuilt (Ibid.:87), but a structure corresponding to the hotel does not appear in the historic maps we have located for the period after 1868, and which have been included in this text. Also so to have been located near Hunter's hotel was Richard Neail's harness-making shop, which he opened after the Civil War (Ibid.:87). The Jamaica Theatre was later built on the site of Hunter's hotel.

Between the Dutch Reformed Church and the corner of Fulton and Beaver Streets in the early 1840s were the complex of structures associated with Henry Van Cott's hotel, then the shed associated with Remsen's Jamaica Hotel, and then the Jamaica Hotel itself, on the corner (see Figure 5; W. P. A.:89). Van Cott's estate declared bankruptcy and the hotel and lot were sold at public auction to Rem I. Snedeker in 1843 (Liber 60:184). The property changed hands several times between 1843 and 1850, owned during these years by a series of investors who probably leased the hotel to an independent operator. In 1850, Theodorus Snedeker, who had bought the property from Benjamin Nelson less than two years earlier, sold it to Joseph Howard, an innkeeper of Jamaica, who may have both owned and operated the hotel for the next six years (Liber 83:212). Howard sold the property to Howard Pearsall in 1856, who ran the hotel in 1865 ("South Side of Fulton Street, Jamaica, Residents in 1800", April 30, 1864, Jamaica History File, Queens Borough Public Library).

In October of 1868, Pearsall and his wife Cynthia began to subdivide the property. Conklin's 1868 map shows three narrow lots within the larger parcel owned by the Pearsalls after 1856 (Figure 8). On October 3, 1868, Cornelia and Howard Pearsall legally agreed to sell James Remsen and James Elmore approximately the eastern two-thirds of their lot, retaining a narrow property fronting on Fulton Street and "the privilege of procuring water from the well or pump now upon said premises at all times hereafter. . . ." (Liber 283:298). The sale took place the following May 1st (Liber 296:83). Remsen extended his enterprise on to the newly acquired property, converting the Van Cott hotel into the Pavillion Hotel, a dance hall associated with his Jamaica Hotel (W. P. A.:90; see Figure 9). Some ten to fifteen feet west of the Pavillion was Oscar Jackson's boarding stable, located near the hotel's sheds (W. P. A.:90). These outbuildings appear to have included a barn associated with Cornelia Pearsall's house, which was cited in the 1868 transaction as then located along the western boundary of the property subsequently conveyed by Pearsall to Elmore and Remsen (Liber 283:298).

In 1873, Elmore and Remsen sold James Scully a narrow strip in the center of the tract that they had bought from

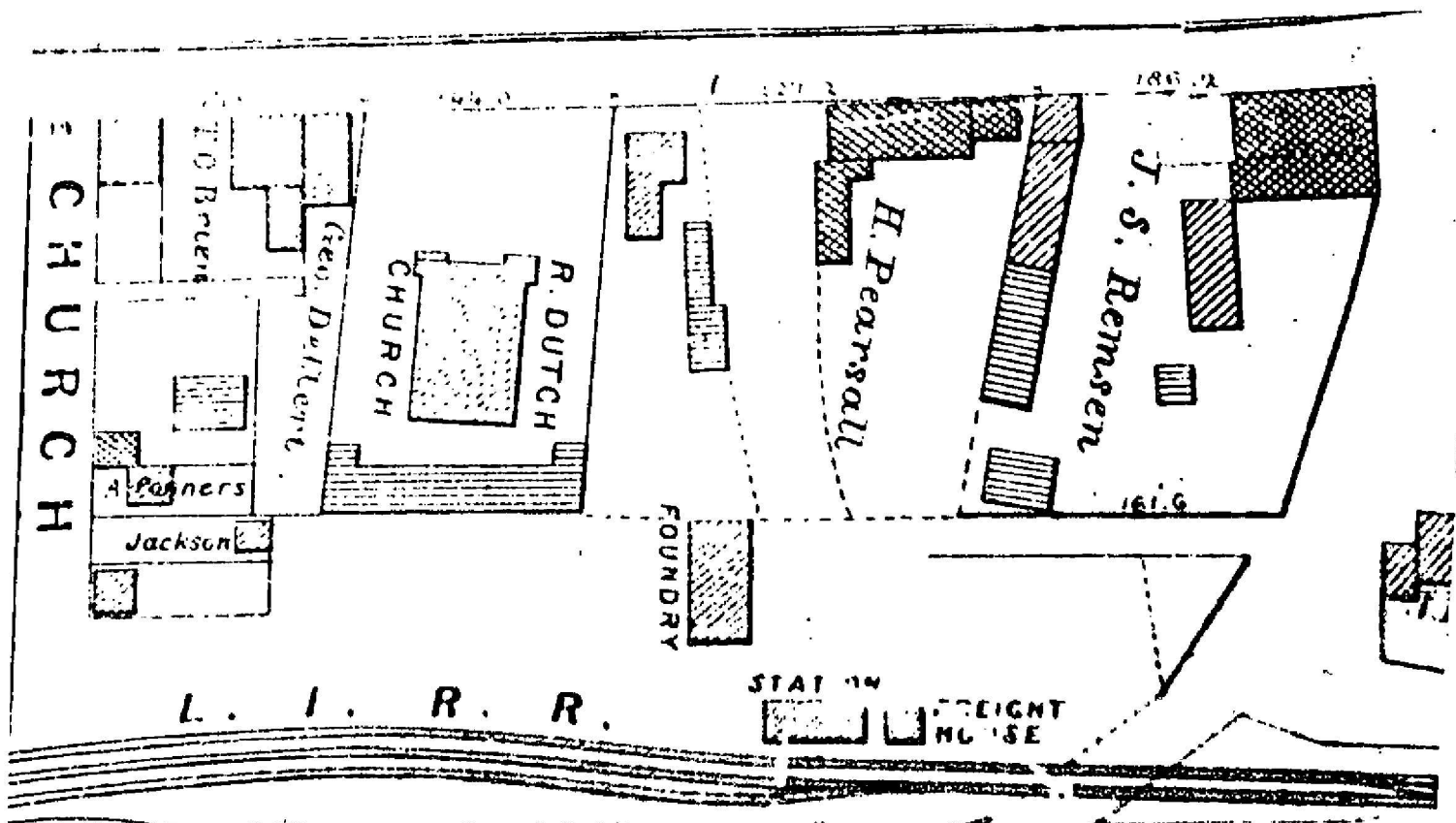
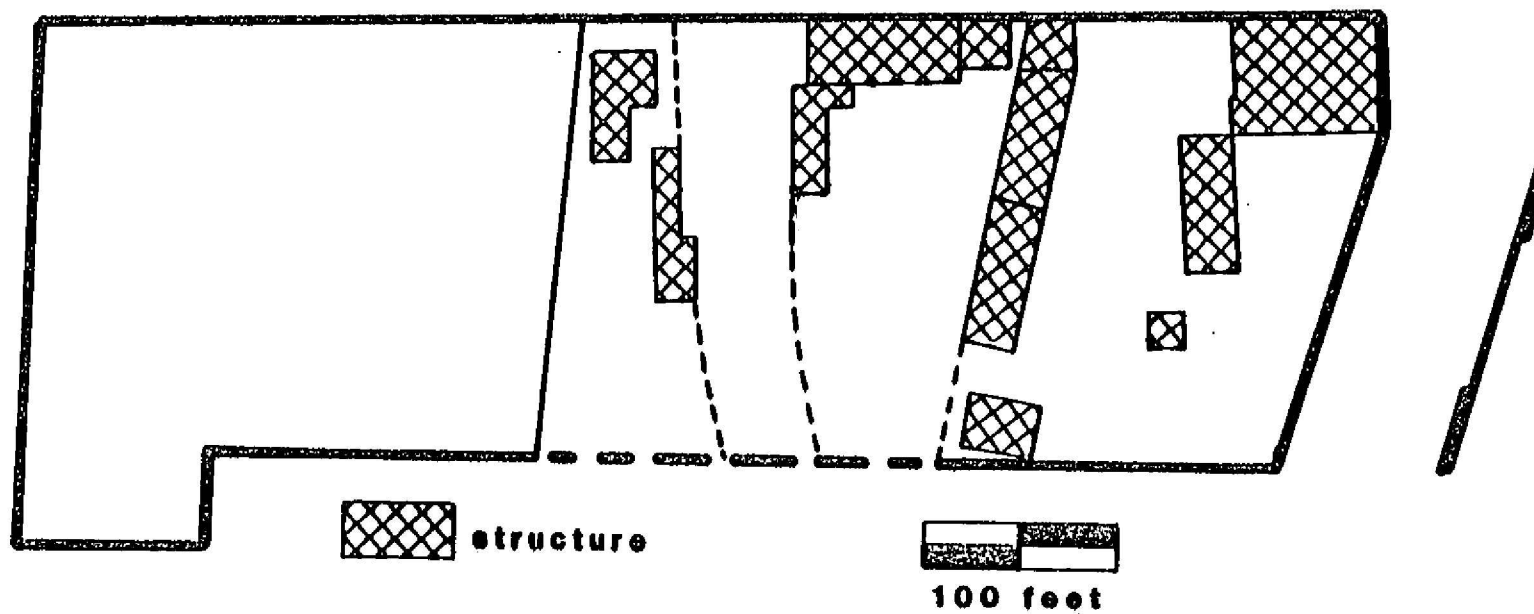


Figure 8a. The project area in 1868; a detail from Conklin (Queens Borough Library, Long Island Division).



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Figure 8b. The project area in 1868, drawn from Conklin.

Pearsall in 1869. The Beers Atlas of 1873 (Figure 9) does not show lot lines but a narrow strip between two portions owned by J. O'Donnell is indicated in the Wolverton map of 1891 (Figure 10). Presumably Scully acquired a portion of real estate, both land and buildings, but his acquisition did not affect the physical appearance of the structures standing on the property. John O'Donnell bought the remaining two-thirds of Remsen's and Elmore's property in 1878 and may have continued for a time to operate a hotel at this location. The publication office of the Standard, evidently a local newspaper, later occupied this location, which corresponds to Van Cott's hotel and then Remsen's dance hall.

The barn associated with the hotel, presumably the barn described in the Pearsall-Elmore and Remsen transaction (1868), stood on the southwest corner of Jamaica Avenue and Standard Place after Standard Place was laid out in the 1920s (W. P. A.: 90). A blacksmith's shop was located in the barn, and a post office was subsequently built over this site. By the 1930s, the building was known as the county clerk's office (Ibid.).

The Pearsalls maintained a dwelling on their lot between the Remsen (subsequently O'Donnell) property and the lot belonging to the Reformed Church (W. P. A.:90). Cornelia and Howard Pearsall sold the property to William Hardenbrook in March 1886.

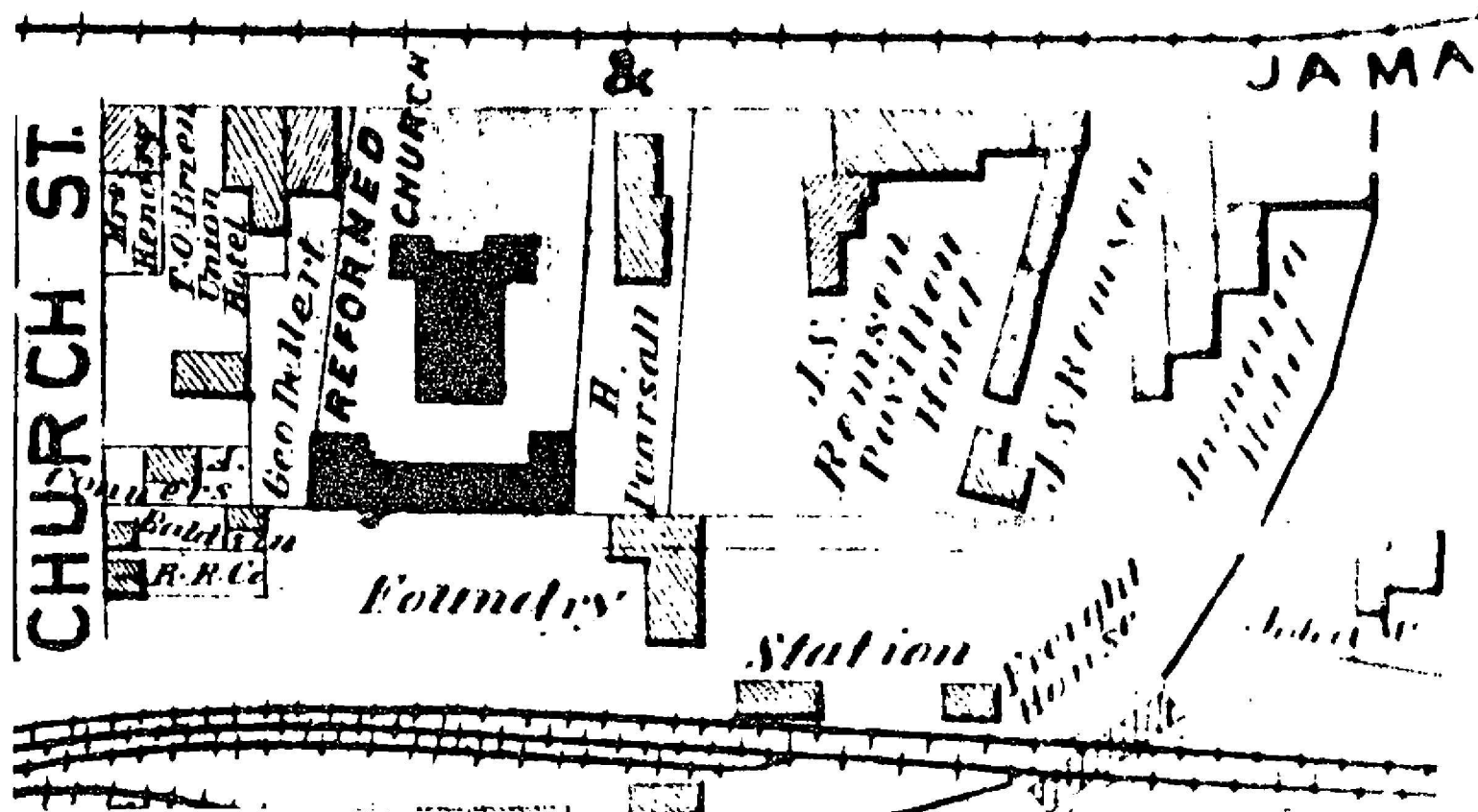
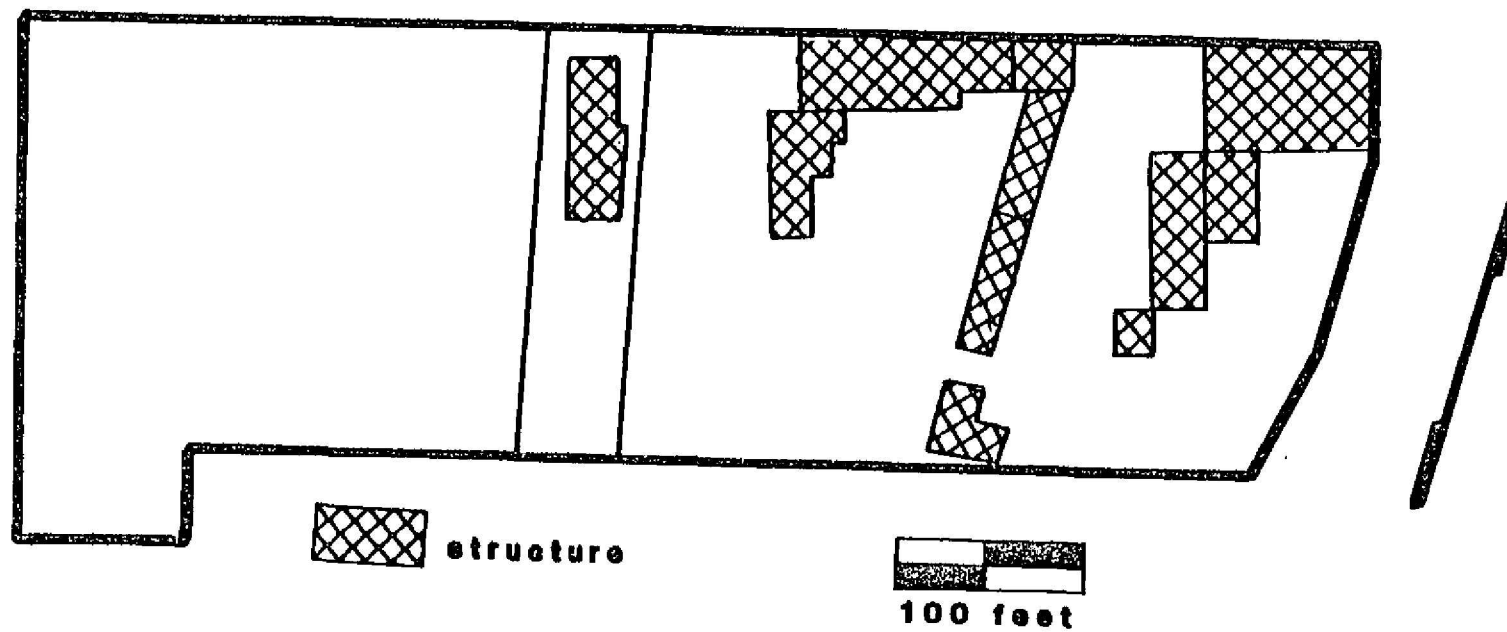


Figure 9a. The project area in 1873; a detail from Beers (New York Public Library, Map Room).



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Figure 9b. The project area in 1873, redrawn from Beers.

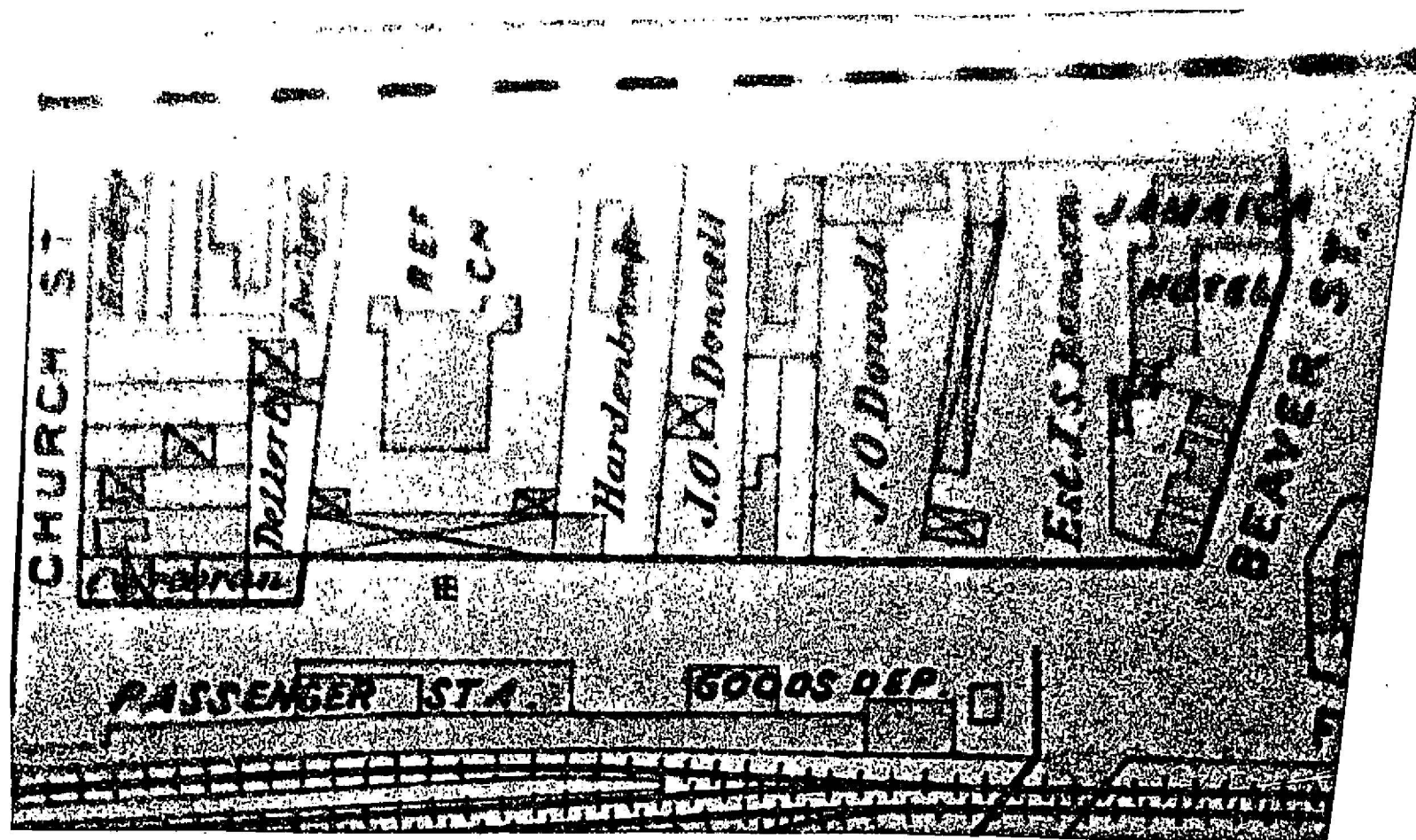
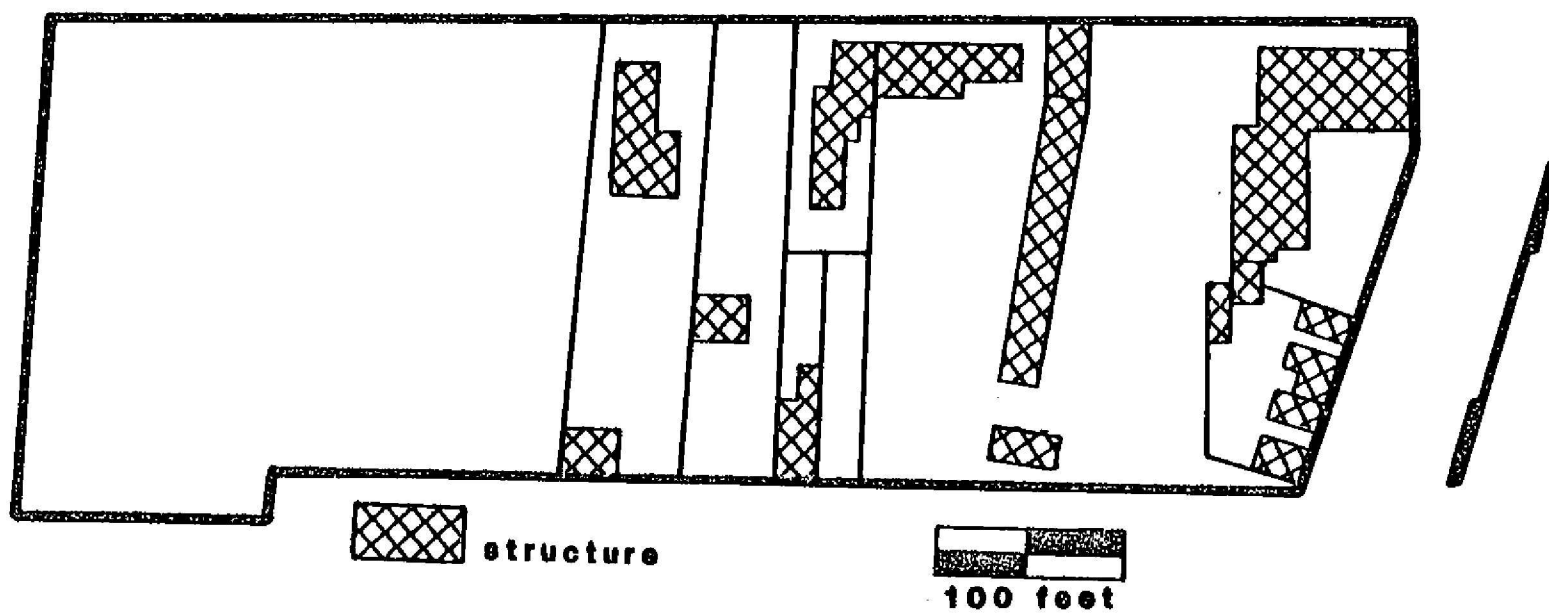


Figure 10a. The project area in 1891; a detail from Wolverton (New York Public Library, Map Room).



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Figure 10b. The project area in 1891, redrawn from Wolverton.

D: Archaeological Excavations in the Area of the Site

During the middle 1970s, Robert Bettarel, an archaeologist then of York College, C.U.N.Y, Jamaica, organized some archaeological excavations at two different sites in the neighborhood of the project area: on the grounds of the Dutch Reformed Church, just to the west of the project area, and on the block just to the east of the project area, across Twombly Place.

In the excavations on the church property, several test units were dug both in front of and behind the church. In those dug behind the church, they encountered fill, possibly from demolition debris, in the basement of an earlier structure. In the test units located in front of the church, they encountered stratified deposits which contained materials dating from the mid-nineteenth through early twentieth centuries, including a stratum apparently associated with a fire (Robert Bettarel, personal communication).

The excavations performed on the block to the east of the project area, across Twombly Place, were conducted by Joel Klein. A total of ten test units was excavated here. Most of them were either excavated into the demolition debris in the basements of recent buildings or almost immediately came down on sterile subsoil. In one of them, however, three features dating from the late nineteenth and twentieth centuries were uncovered. These included a trash pit as well as what may have been a privy and a hearth (Joel Klein, personal communication).

The absence of seventeenth and eighteenth century materials in these excavations is probably only a reflection of the problem of sampling such relatively large areas with relatively few, small excavation units, which may not have been dug in the immediate vicinity of the early areas of land use.

E: The Evaluation of the Disturbance of the Archaeological Resources in the Project Area

In this section, the disturbance of the archaeological resources in the project area is documented and discussed on a lot by lot basis. For this purpose, "disturbance" has been defined as both the construction of buildings on the project area sometime after 1890 and the installation of modern utility lines. The goal of this part of the study is to be able to establish the degree of disturbance for the different parts of the project area. Then, we will be able to combine this information with that from Parts B and C above, in order both to evaluate the integrity of the site and to plan a sampling strategy for the Pedestrian Survey.

The data used for this evaluation include the records of the New York City Department of Buildings and both the records and the samples resulting from a series of borings taken on the study area in 1981. Most of the twenty-six boring samples were taken with an 18 inch by 2 inch split spoon at 3 feet intervals in the upper layers of fill, while eleven others were taken with an auger (Albert Lotters, G.S.A., personal communication).

Lots 17, 17½(117), and 18

The 20th century structures on these lots were three similar buildings, all built together in 1916. These buildings measured 18 feet by 18 feet by 55 to 56 feet deep, and had backyard extensions which measured 18 feet by 18 feet by 50 feet deep. There were originally small backyards behind each of these buildings, measuring 18 feet by 11 to 12 feet, but these yards were later covered by additions to the extensions (cf. Hyde 1944). The foundation walls for these buildings were approximately 8 feet below the curb, and cellars, which were excavated to unspecified depths, were located only under the main structure, and not under the backyard extensions (New York City Department of Buildings NB 4336, 1916; Alt. 441, 1944).

These lots, then, have been disturbed to approximate depths of less than 8 feet (the depth of the foundation walls) in the area of the main buildings, and have been only minimally disturbed in the areas under the extensions.

Lot 19

The 20th century structure on Lot 19 was built in 1909. Its foundation walls were laid approximately 10 feet deep; a basement was not mentioned in the building plans. Although no backyard is indicated on the maps, there was a small areaway on the western side of the building which was not built upon originally, although it was covered, presumably with an extension, by the mid-20th century (New

York City Department of Buildings NB 3611, 1909; Hyde 1912, 1913, 1955).

The lot, then has been disturbed to a depth of less than ten feet.

Lot 21

The twentieth century structure on Lot 21 was built in 1929, and measured 112 feet, 5 inches front and rear and 125 feet deep filling the whole lot. The top of the cellar floor of this building was at a depth of 13 feet, 1 inch below grade (New York City Department of buildings NB 4901, 1929).

This lot, then has been disturbed to a depth of more than 13 feet, 1 inch.

Lot 27

The twentieth century building built on Lot 27 was constructed in 1912, and housed the Jamaica Theatre. This lot includes both a parcel fronting on Jamaica Avenue, which was the theatre's entrance, and the large area at the corner of Archer Avenue and Parson's Boulevard, which held the theatre itself. The foundation walls for this structure were about 10 feet deep. This building had a cellar, as one is mentioned in the building records, but its depth and location were not indicated in the building plans (New York City Department of Buildings NB 1132, 1911). It is not clear if the cellar was confined to the area of the theatre itself or a part thereof, or if it also extended under the entranceway. The evidence from the borings suggests that the basement did not extend under the whole lot: Boring 14 and 19, in the western part of the main structure, show that fill extends to depths of only 2 to 4 feet, while borings 4, 9, 15, 20, and 23, in the eastern part of the main structure and in the entranceway, indicated that fill extended to depths ranging from 6 feet to 15 feet, 6 inches. This suggests that this basement did not extend under the whole lot.

The extent of disturbance for construction of the basement in Lot 27, then, is not known.

Lot 29

The twentieth century buildings located on Lot 29 were built together in 1911. Together, they extended back 100 feet into the lot, leaving a backyard area 13 feet by 40 feet behind them. Later, an extension was added to the easternmost of these buildings. The top of the basement floors of these buildings was at a depth of approximately 8 feet below grade, while the foundation walls extended to depths of 9 feet and 10 feet (New York City Department of Buildings NB 248, 1911;

Hyde 1955).

This lot, then, has been disturbed to a depth of around 8 feet.

Lot 31

Three twentieth century buildings were built on Lot 31 in 1908. These buildings consisted of a main structure, which measured 20 feet in the front, 19 feet, 9½ inches in the rear, and 67 feet, 9½ inches in depth, as well as extensions, which were 22 feet, 4 inches deep. The foundation walls of these buildings extended to depths of approximately 10 feet, and the tops of the basement floors were at 8 feet, 4 inches below grade. The basement of at least one, and probably all of these structures, was excavated under the backyard extension as well as under the main structure. A small backyard area, measuring 60 feet by 6½ to 7 feet, was located behind these structures (New York City Department of Buildings NB 2936, 1908; Alt. 3127, 1930).

The area of the main structures and the backyard extensions, then, have probably been disturbed to depths of more than 8 feet, while the area of the backyard is only minimally disturbed.

Lot 34

Only the western third of Lot 34 is still in the project area. The twentieth century building on this lot was built in 1912, and had an extension which was set to the west of the main structure. The foundation walls were laid to a depth of at least 11 feet below the curb, and the top of the cellar floor was at a depth of 9 feet, 4 inches. This basement was only under the main structure, and was not excavated under the extension (New York City Department of Buildings NB 92, 1912).

The area of the main structure on this lot, then, was disturbed to a depth of more than 9 feet, 4 inches, while that of the extension was probably only minimally disturbed.

Lot 38

The twentieth century building on Lot 38 was a blacksmith's shop which was built in 1907. This structure was originally 20 feet in front, 20 feet in rear, and 46.5 feet deep, with foundation walls extending to a depth of 4 feet below curb (New York City Department of Buildings NB 2111, 1907). Later, an extension was added to the building so that it filled the whole lot (Hyde 1955). This building probably had no basement, as none is mentioned in the building records and its foundation walls were too shallow to accomodate one.

Test within this area

This lot, then, has probably been only minimally disturbed.

Lot 49

The only 20th century structures recorded on Lot 49 consist of 2 small, 1-story buildings located at each end of the lot. The extent of disturbance underneath each of these structures is unknown.

Lot 50

Two structures are documented as being on this lot in the 20th century. One of these was built before 1891, and is shown on the maps dating from 1891 to 1955. This building is small, and is located just to the east of Standard Place. It apparently was altered when Standard Place was put through the block. It is not known if this building had a basement. The other structure on this lot was a one story open air theatre, built in 1912. This building was in the southeast corner of the lot, and measured 73 feet along Archer Avenue and 139 feet on Lot 27 (New York City Department of Buildings NB 2018, 1912). The borings indicate that fill extends only about 2 feet in this lot, indicating that this structure had no basement.

Test in this area

In the area of the 19th century structure, the depth of disturbance on this lot cannot be ascertained; throughout the rest of the lot, the area has apparently only been minimally disturbed.

Lot 55

The 20th century structures built on Lot 55 include a garage which was erected in 1918. This building covered all of the lot. The depths of the foundation walls of this building are 4 feet, and the building plans indicate that this structure did not have a cellar. Earlier in the century, this lot was the site of three small buildings, located in the southwestern half of the lot, which were built after 1891. The depths of the basements, if any, in these buildings is not known, although some of the borings taken in this part of the lot show that fill extends to depths of 7 feet, suggesting that they did have basements.

This lot, then, has only been minimally disturbed, except, possibly, in the area of these three turn-of-the-century buildings.

Standard Place and the Right-of-Ways behind Lots 17-19 and 55, and Lots 21 and 50

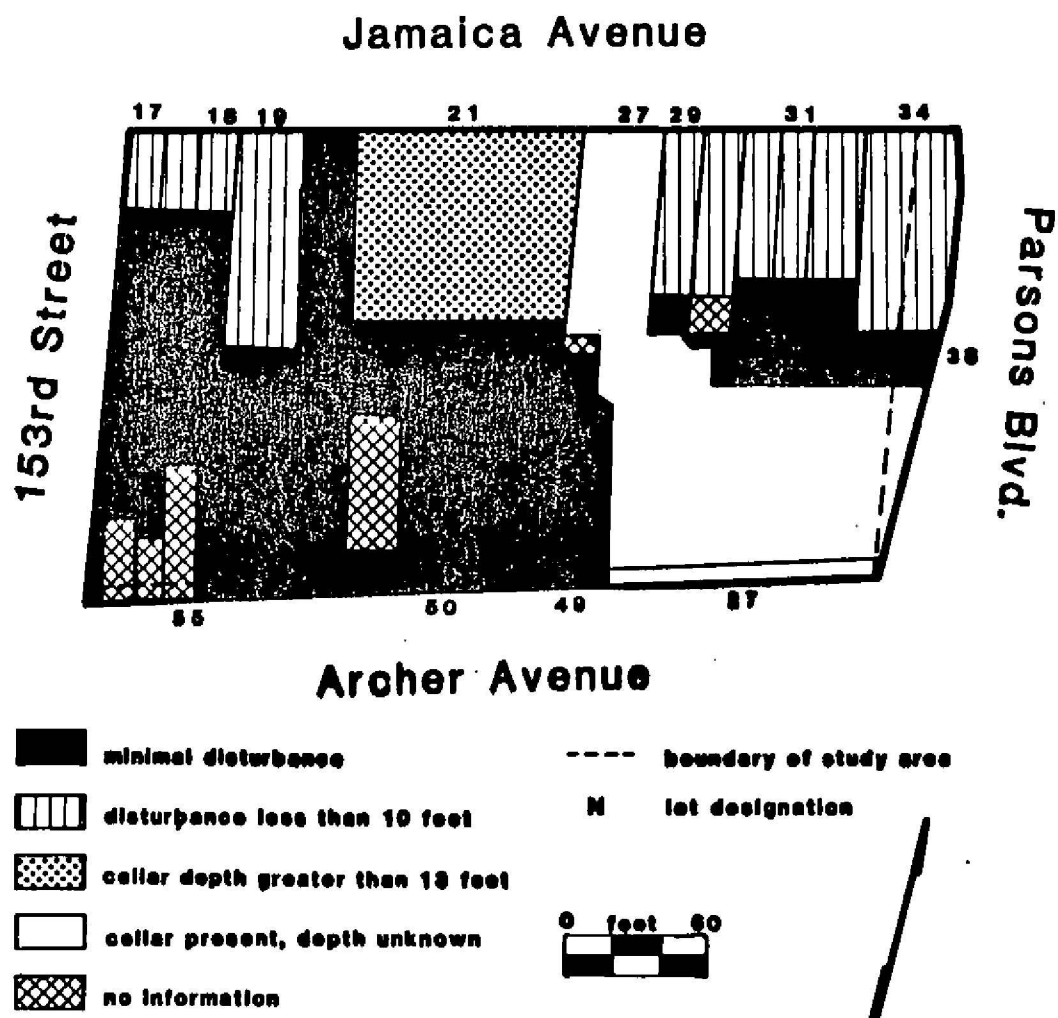
Part of Standard Place has been disturbed by the installation of a Con Edison line. However, the installation of this line does not indicate that it has been extensively

disturbed; 7 feet of successive ground surfaces were found under Stone Street in Lower Manhattan, a street which contained six different kinds of utilities. In addition, the wing of the pre-1891 building on Lot 50 apparently was located in this road; if this building had a basement, that part of the road would also be disturbed. There is no evidence that either of the right-of-ways has been disturbed.

Summary and Conclusion

The various parts of the project area, then, may be divided into five categories on the basis of their level of disturbance (see Figure 11):

- 1) The minimally disturbed areas, which either were not built upon in the 20th century or which were built on with buildings without basements. These areas include: Lot 38, most of Lots 50 and 55, the backyard areas in the eastern part of the site and behind the main structures in Lots 17-18, the right of-ways between Lots 21 and 50 and 17-19 and 55, and, possibly, Standard Place.
- 2) Those areas which were recently covered by structures with basement disturbances of less than 10 feet. These areas include the areas under the main structures in Lots 17-19 and 29-34, and the area under the backyard extensions in Lot 31.
- 3) The area where the depth of the disturbance is greater than 13 feet, in Lot 21.
- 4) The area which was most recently covered by a building which had a basement, but the depth of the basement is unknown, Lot 27.
- 5) Those areas for which we have no information, such as the areas of the 19th and 20th century structures in Lots 50, 55, and 49, and the backyard extension behind the easternmost building in Lot 29.



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Figure 11. The disturbance documented for the project area, adapted from Hyde, shown in Figs. 11a-11d.

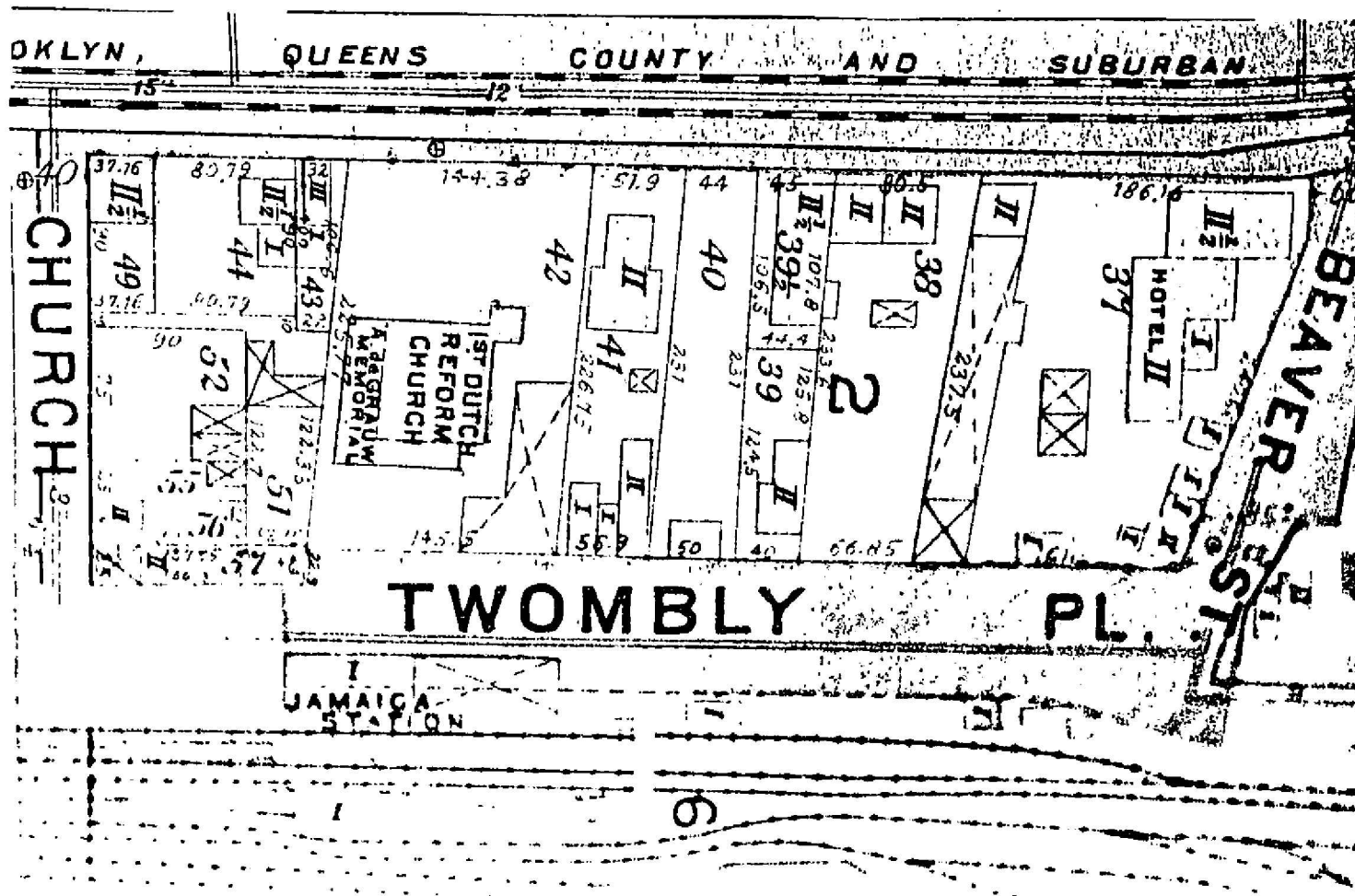


Figure 11a. The project area in 1901; a detail from Hyde (New York Public Library, Map Room).

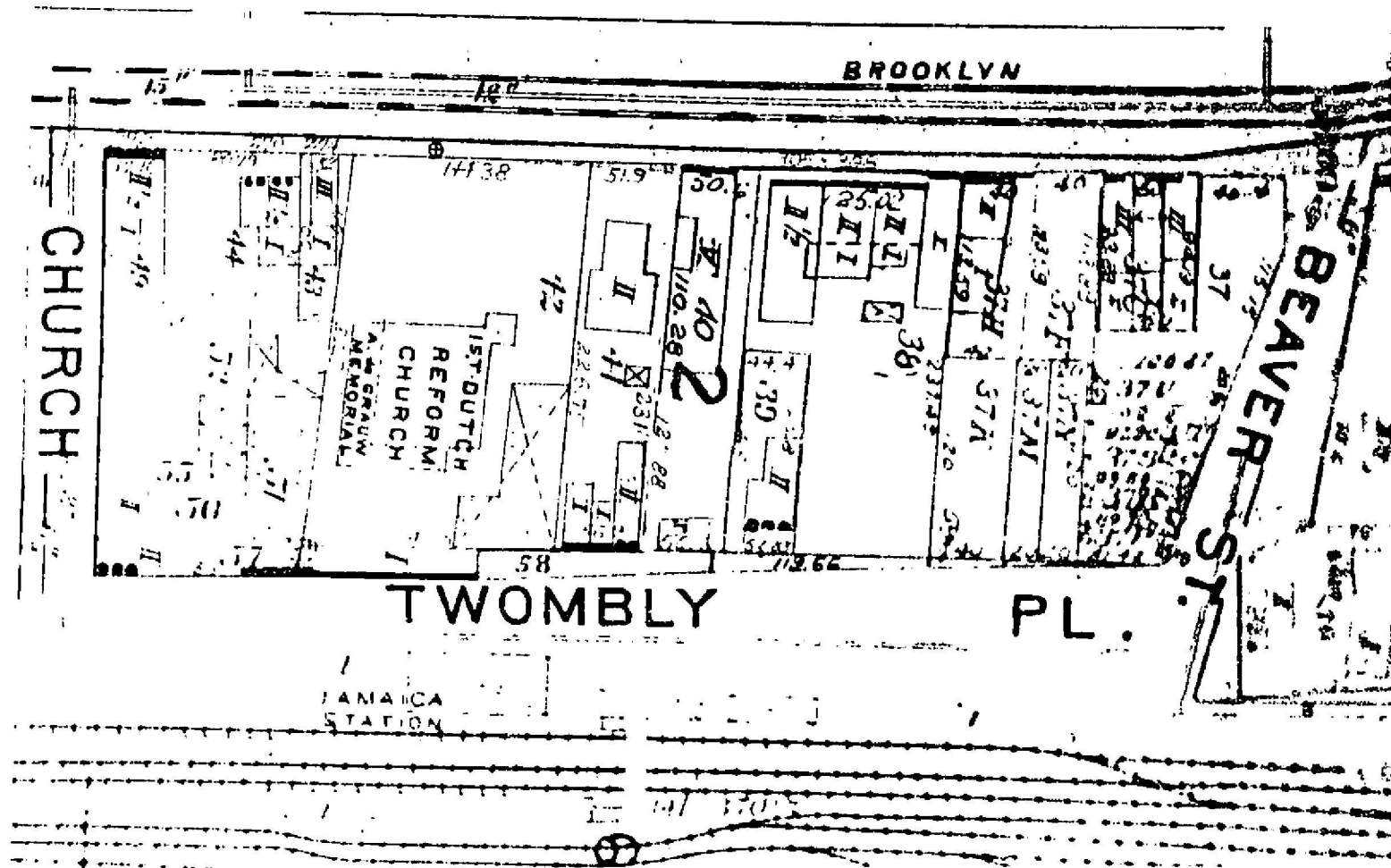


Figure 11b. The project area in 1912; a detail from Hyde (New York Public Library, Map Room).

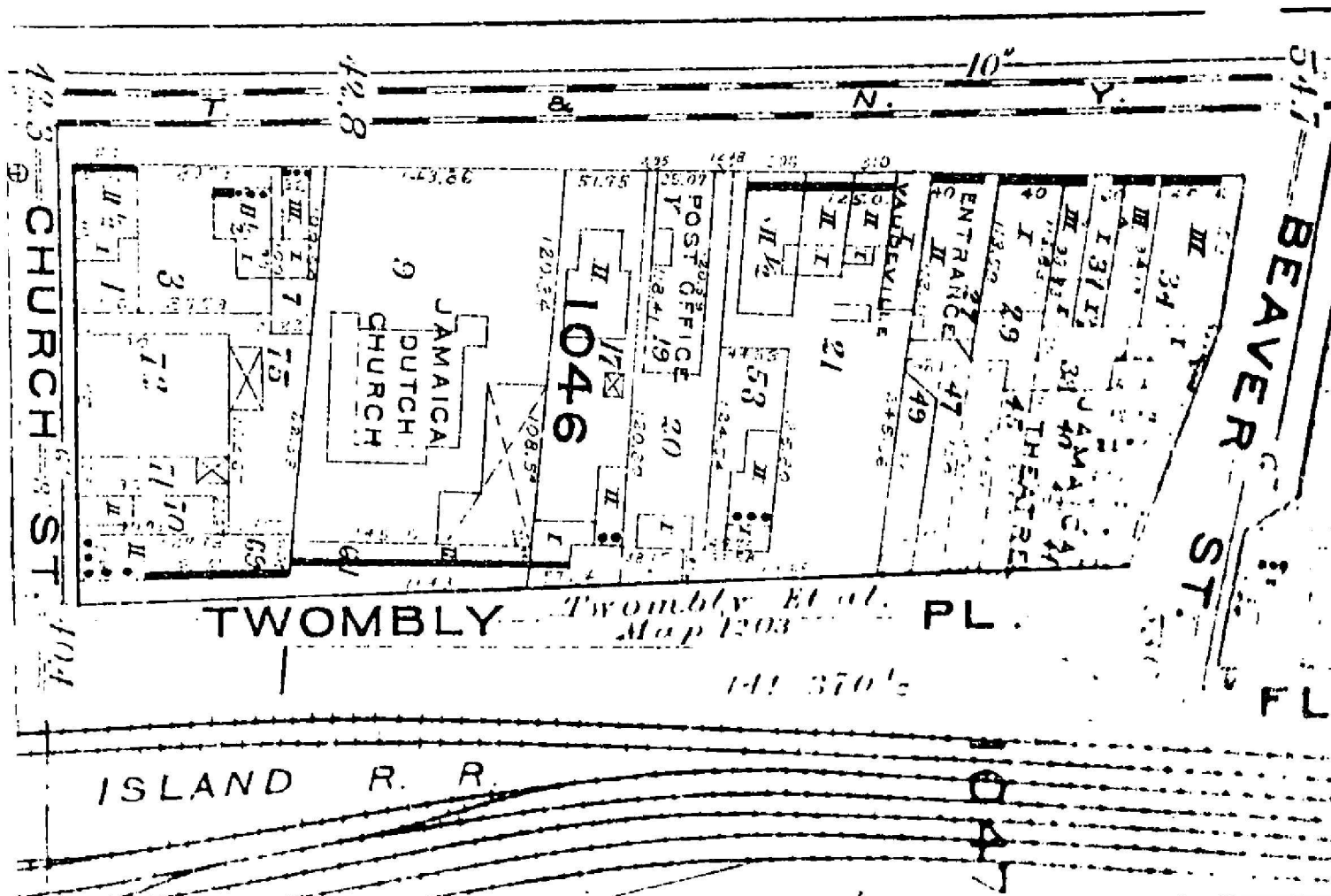


Figure 11c. The project area in 1913; a detail from Hyde (New York Public Library, Map Room).

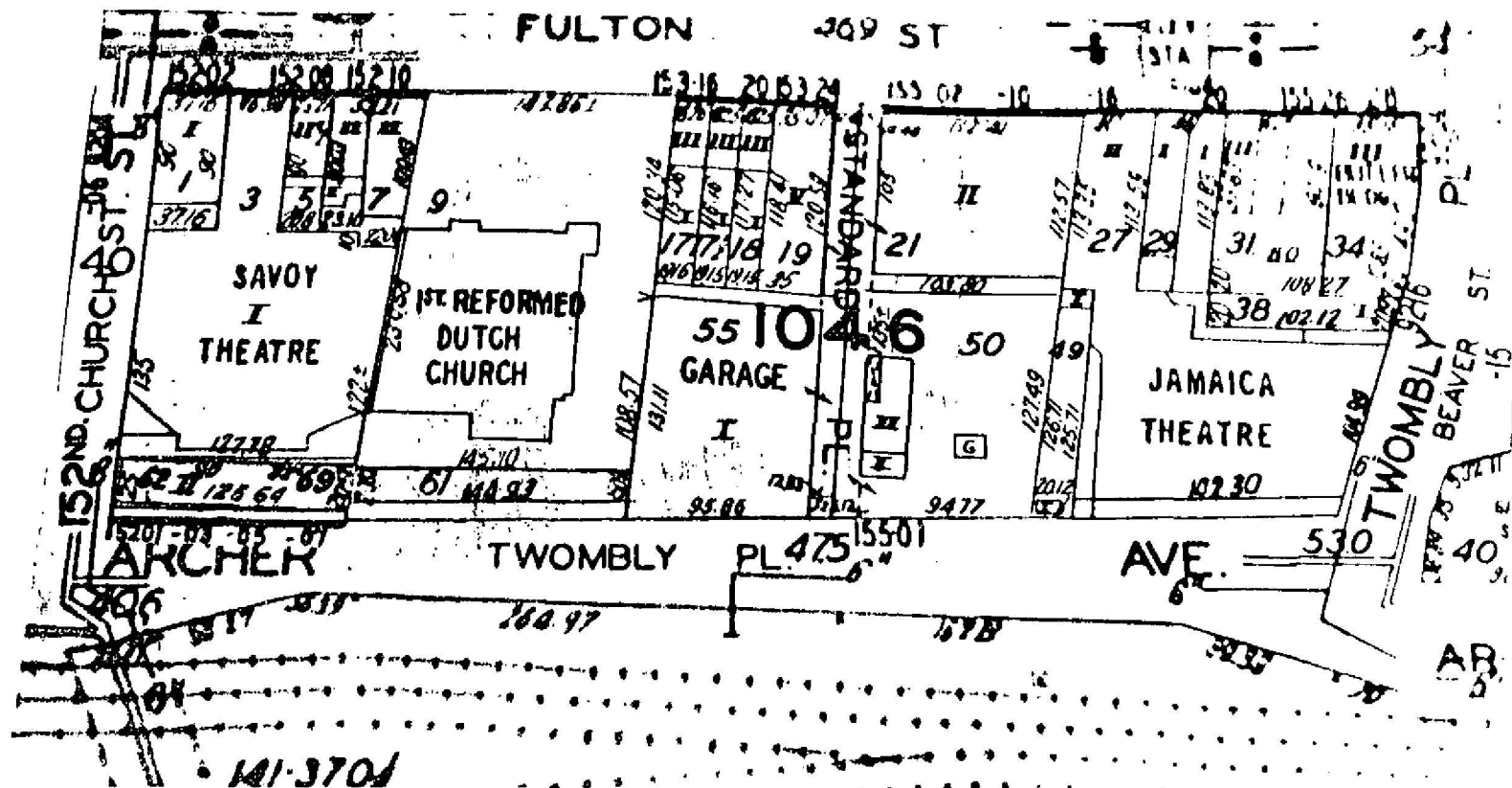


Figure 11d. The project area in 1955; a detail from Hyde (New York Public Library, Map Room).

IV: Plan and Scope of Work for the Pedestrian Survey

The goal of the Phase II, the pedestrian survey, is to test the results of the historical analysis accomplished during Phase I. Thus, machine aided subsurface testing will be used to evaluate that portion of the project area identified in the G.S.A.'s scope of work: the area in the vicinity of the borings numbered 11, 12, 13, 14, 16, 17, 18, and 19, as shown on drawing 1 of 3 of the Test Borings performed on the project area. The analysis of the stratigraphy exhibited in the walls of the excavation units and of the recovered archaeological materials will provide data needed to test the predictive power of the background study and analysis. The combination of Phases I and II will allow us to develop a cost effective resource retrieval plan which will satisfy the appropriate reviewing agencies.

Figure 12 illustrates the proposed surveying activities and their relative timing. We have planned for one backhoe to excavate trenches that have been planned and laid out by the project staff. Two archaeological technicians will monitor each trench during the excavation in order to identify more accurately the soil profiles and to stop trenching operations should a significant feature be encountered. Each trench will measure no more than 2.5 feet wide (the width of a backhoe bucket) by 20 feet long. Each trench will be excavated to the depth where either features or undisturbed subsoil is encountered. At this point, hand excavation will begin. Some stratigraphically controlled, hand excavation will be performed in most of the trenches, so that the nature of the deposits in the strata and features can be determined. These hand excavated units will be dug stratigraphically, and their deposits will be screened through $\frac{1}{4}$ inch wire mesh.

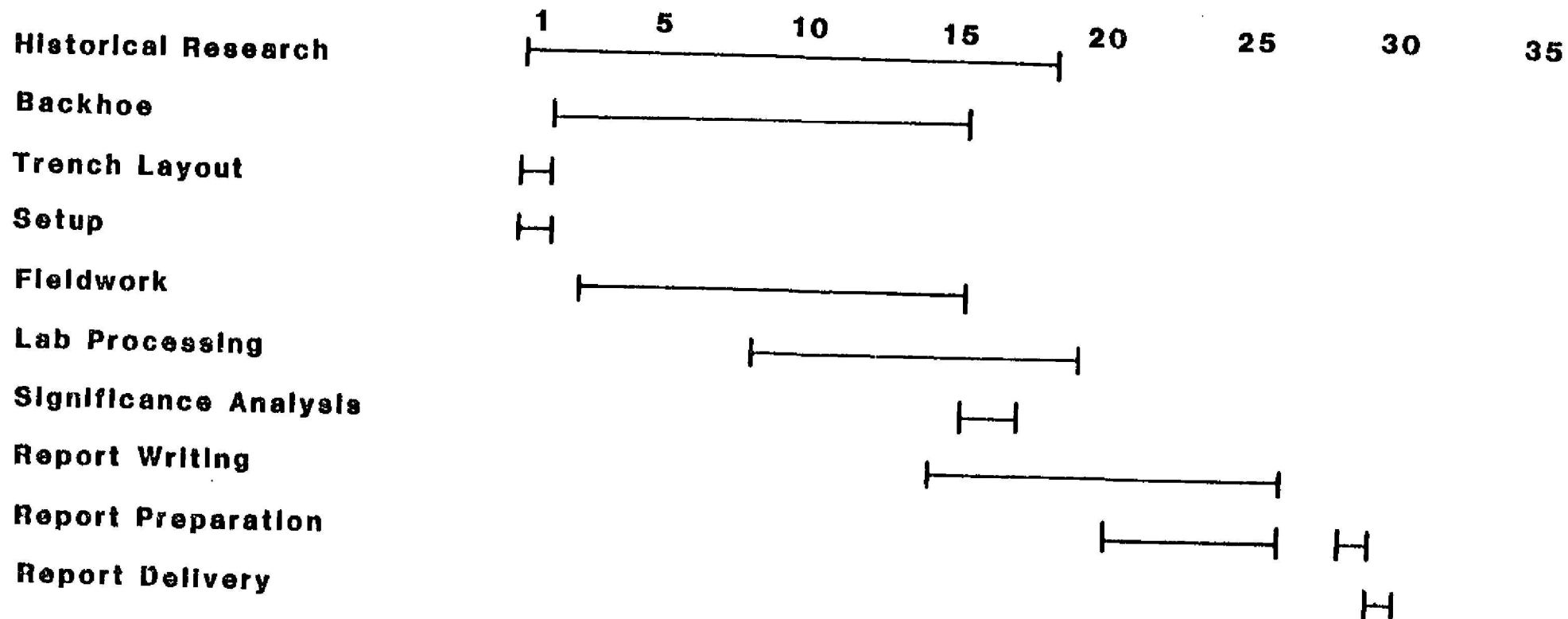
We plan to excavate approximately 20 trenches. They will be placed so as to sample two separate kinds of land use areas identified in the Phase I study. One of these sampling areas consists of the strip of land along the property lines at the rear of properties, dating up until the 19th century, in order to look for features, such as privies and cisterns, which tend to have been installed in these areas on urban sites. Within the area to be tested, trenches will be placed along a strip running along Archer Avenue as well as in a line running east-west in the middle of the main portion of Lot 27, which was the location of a rear property line in the 19th century. Other trenches will be placed in the central portion of the project area in order to look for the remains of earlier ground surfaces and other features, including the deposits associated with outbuildings. If the excavation of several backhoe trenches in this area indicates that no earlier ground surfaces remain intact, the testing strategy may be changed, and a large part of the area may be graded so that subsurface features

extending down into the subsoil (such as trash pits, cisterns, and privies) can be uncovered. These features would be sampled by hand.

All of the data recovered in the field will be entered as acquired in SSI's universal data base management system (ARDVARC) which has been designed to increase the efficiency of analysis and interpretation of archaeological materials from complex sites.

Laboratory processing and analysis will be performed at a level sufficient to meet the goals of this project and not at a level of analysis required in a mitigation of data recovery program. However, if significant artifacts are recovered that are in danger of deterioration, SSI is fully prepared and equipped to stabilize and/or conserve these objects if necessary. SSI's conservator will visit the site during field work to assess the preservation environment of the site.

PROPOSED PHASE II SCHEDULE



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Figure 12.

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APPENDIX

PART 1: Deed Summary; Entire Project Area and Western Portion

<u>Date</u>	<u>Description</u>	<u>Citation</u>
January 1, 1704	Henry Filkin of Flushing to Samuel Denton, son of Daniel Denton, late of Jamaica in Queens, "All that house, garden & orchard situate lying & being in ye town of Jamaica aforesaid...bounded easterly by the land of James Hadlock formerly Frederick Hendrickson southerly by the land of the said James (sic) Northerly by said Town Street or highway & westerly by land of Daniel Whitehead formerly William Osbornes."...	Liber B2:704
July 4, 1787	Jacob Watson, Merchant of New York City, to Edward Barden of Jamaica, Innholder, "All that the one equal undivided moiety of half part of all and singular Messuage, Dwelling or tenements and certain Tract or parcel of land situate lying and being in the town of Jamaica aforesaid on the south side of County Road leading from Jamaica aforesaid to Brooklyn Ferry and is bounded as follows to wit beginning at a Lotus (?) Tree at Northeast corner of the corner dwelling Housed where Merian (?) Marsh (?) dec'd. formerly resided thence running south twenty degrees and one half East three (?) chains and fifty seven links thence south fifty five degrees west eight chains and ninety two links south forty degrees west four chains eight links south forty degrees west four chains eight links thence north twenty seven degrees west six chains and fourty (sic) one links thence North Twenty degrees east ten chains and ninety one links thence north six degrees west three chains and forty five links thence north Twenty four degrees and one half east two chains and sixty four links to the place of beginning containing in the whole five acres two Rhoods and seven Perches..."	Liber E:543
July 28, 1787	John Dudley, of Jamaica, Baker, to Edward Bardin of Jamaica, Innholder, moiety of parcel described above "containing in the whole five acres, two Rhoods and seven Perches and have agreed for the consideration hereafter mentioned to make partition and Division thereof Between them in manner following, that is to say, by a line in lines of partition thereof to begin as the termination of three chains and fifty three links expending from the said first station or Lotus tree in the said course so running south twenty degrees and one half	Liber E:546

East along the road or highway leading from Jamaica aforesaid to Beaver Pond where there now stands another Lotus tree thence running south seventy Degrees west one chain and twenty three links thence north twelve degrees west three chains and fifty four links to the road or highway leading from Jamaica to Brooklyn and have also agreed that the messuage Land and tenements with the appurtenances situate lying and being to the east ward of the said line or lines of Partition and Division and containing in Quantity one half an acre or thereabouts be the part assigned to the said John Dudley and the messuage Lands and tenements with the appurtenances situate and lying to the west ward and southward of said line of Partition and Division and containing in Quantity five acres and seven perches to the part assigned to the said Edward Barden".

May 5, 1796

Edward Bardin of Jamaica and Mary his wife to John Battin of New York City, "All that certain Houses and Lot of Land and improvements situate lying and being in the town spot of Jamaica aforesaid on the south side of Main Street leading through the said Town extending in the front along the said Street two hundred and fifty nine feet and at the end of the said two hundred and fifty nine feet to run southerly eighty seven feet then westerly ninety five feet along the land where the Dutch Church stands, thence southerly one hundred and forth three feet along the Land of said Edward Bardin being in depth on the east side two hundred and thirty two feet.

Liber G:37

And in the rear on a straight line with the Garden fence three hundred and twenty nine feet. Bounded easterly by the lot of said Edward Bardin southerly by land of Edward Bardin and partly by the street or land where the Dutch Church stands and northerly partly by the said Main Street and partly by the land where the said Church stands".

March 1, 1800

John Battin of Jamaica and Elizabeth his wife to Edward Bardin of New York City, identical description to parcel identified above.

Liber G:435

September 3, 1802 Edward Bardin of New York City and Mary his wife to Thomas Griswold of New York City, "All that certain house and lot of land and improvements thereon situate lying and being in the town spot of Jamaica in Queens

Liber R:229

County State of New York on the south side of the Main Street leading through the said town.

Beginning on said street by other land owned by Said Bardin and extending westerly two hundred and fifty nine feet along said street thence southerly eighty seven feet thence westerly ninety five feet thence eight-seven feet to the said main street thence thirty feet westerly along the said street thence southerly two hundred and thirty feet thence easterly three hundred and fifty nine feet thence northerly two hundred and thirty two feet to the place of beginning..."

May 21, 1834

John Sutphin, guardian for Sarah Maria Sharp, Liber CC:221 and Jemima Sharp, widow of Cornelius Sharp to Nicholas Williamson, of Jamaica, "All that certain house and Lot of Land and improvements therein situate lying and being in the town plot of Jamaica...on the south side of the Main Street leading through said Town Beginning on said Street by land now or formerly owned by Edward Bardin and extending westerly two hundred and fifty nine feet...(description identical to preceding deed abstract)... being the same property which was conveyed by Edward Bardin to the said Thomas Griswold deceased by Deed bearing date on the third day of September in the year of our Lord one thousand eight hundred and two..."

May 24, 1834

Nicholas Williamson of the Town of Jamaica Liber CC:229 and Cynthia his wife to Henry Van Cott of the town aforesaid, "one certain Lot of Land and Building thereon situate, lying and being in the Village of Jamaica in Queens County... on the south side of the Main Street or Turnpike leading through said Village of Jamaica opposite to the Episcopal Church bounded Northerly by said Main Street or Turnpike leading through the said Village to Brooklyn. Easterly by Land of John Hunter. Southerly by land of the said John Hunter and George Lott and westerly by land belonging to the Trustees of the First Reformed Church which said land was conveyed to the Trustees by the aforesaid Nicholas Williamson by Deed bearing (even?) date with this Indenture."

July 1, 1843

Philo T. Ruggles, Master in Chancery, to Rem I. Snedeker, Village of Jamaica, sale Liber 60:184 at public auction "at the Hotel late in the Possession of Henry Van Cott in the Village of Jamaica...all that Lot of Land with the buildings thereon on the south side of the

turnpike leading through the said Village commonly called Fulton Street Bounded as follows Beginning at the Northwest corner of said Lot adjoining land belonging to the Trustees of the First Reformed Church of Jamaica and running southerly by said land of said Trustees two hundred and thirty feet seven inches to land of Brooklyn and Jamaica Rail Road Company thence easterly by said land of said Rail Road Company two hundred and thirteen feet three inches to land late in the possession of William Hunter and of John Hunter two hundred and thirty seven feet six inches to said Fulton Street two hundred and twenty seven feet two inches to place of beginning."

November 7, 1846	Rem I. Snedeker of Jamaica Town and Maria his wife to Benjamin Nelson of Brooklyn, tract identical to description given above.	Liber 70:3
December 20, 1848	Benjamin Nelson of Town of Jamaica and Hannah his wife to Theodorus Snedeker, tract identical to the description given above.	Liber 77:245
April 22, 1850	<p>Theodorus Snedeker to Joseph W. Howard of the City of New York, Innkeeper, "All that certain lot of land with the buildings thereon situate lying and being in the Village of Jamaica aforesaid on the south side of the Turnpike leading through said Village commonly called Fulton Street Bounded as follows.</p> <p>Beginning at the northwest corner of said lot adjoining land belonging to the Trustees of the First Reformed Dutch Church of Jamaica and running southerly by said land of said Trustees two hundred and thirty feet seven inches to land of the Brooklyn and Jamaica Rail Road thence easterly by said land of said Rail Road Company two hundred and thirteen feet three inches to land late in the possession of William Hunter deceased thence northerly along said land late in the possession of William Hunter deceased and land late of John Hunter (now of James Remsen) two hundred and thirty seven feet six inches to said Fulton Street thence along the southerly side of Fulton Street two hundred and twenty seven feet two inches to the place of beginning."</p>	Liber 83:212
July 3, 1856	Joseph W. Howard of New York and Letitia his wife to Howard Pearsall of Jamaica, tract identical to description given above.	Liber 143:454

March 6, 1857	Howard Pearsall and Cornelia V. his wife of Jamaica to Pierre W. Pearsall, tract identical to description given above.	Liber 149:309
May 5, 1857	Pierre W. Pearsall to Cornelia Pearsall, tract identical to description given above.	Liber 169:60
October 3, 1868	Cornelia and Howard Pearsall of Jamaica to James Remsen, agreement to sell "all that certain piece or parcel of land with the buildings and improvements thereon situate, lying and being in the Village of Jamaica Queens County and State of New York bounded as follows to wit commencing at a point on the southerly side of Fulton St. distant about 52 feet easterly from the northwesterly corner of land belonging to the Reformed Dutch Church and running thence southerly along other land of said Cornelia V. Pearsall and along westerly side of the barn as it now stands on the land hereof agreed to be sold and conveyed until it comes to the land of the Long Island Railroad Co. thence easterly along lands of said Railroad Company to lands of James S. Rmesen party of the second part hereto thence northerly along lands of said James S. Remsen to Fulton Street to the point or place of beginning. The parties of the first part recives the right and privilege of procuring water from the well or pump now upon said premises at all times hereafter. . . ."	Liber 283:298
May 1, 1869	Cornelia V. Pearsall and Howard Pearsall of Jamaica to James S. Rmesen and James H. Elmore of Jamaica, tract identical to description given above.	Liber 296:83
November 28, 1873	James H. Elmore and James S. Rmesen to James Scully, all of Jamaica, "All that certain piece or parcel of land with the buildings and improvements thereon situate in the Village and Town of Jamaica County of Queens and State of New York situate on the south side of the Turnpike Road leading through said Village commonly known as Fulton Street and bounded as follows. Beginning at a point on Fulton Street opposite the corner of the large house adjoining the property now occupied by and hereby conveyed to the party of the second part in an easterly direction eighty nine feet as the fence now stands from the northeasterly corner of lands belonging to Cornelia V. Pearsall	Liber 425:404

running thence westerly along said Fulton Street forty five feet thence southerly in a direct line two hundred and thirty one feet and one inch or therabouts to land now or late of the Brooklyn and Jamaica Rail Road Company thence easterly along land of said Rail Road Company forty feet thence northerly in a direct line diagonally one hundred and ninety nine feet four inches or thereabouts to the rear of the large house aforesaid thence northwesterly along the line of said house thirty four feet four inches to the place of beginning. . . ."

May 23, 1878

James S. Remsen to John O'Donnell, "All that Liber 525:4 certain lot or lots of land with the buildings thereon, situate, lying and being in the Village of Jamaica, Queens County and State of New York, bounded as follows:

Beginning at the northwest corner of the said lands adjoining land of Cornelia V. Pearsall and at a point distant in an easterly direction fifty one feet nine inches more or less as the fence now stands from the north-easterly corner of lands belonging to the First Reformed Dutch Church and running from said point of beginning easterly along Fulton Street forty four feet six inches more or less to the westerly side of the lands sold and conveyed by Remsen and Elmore to James Scully, and so continuing from the easterly side of said land conveyed to Scully eighty six feet five inches more or less to other lands of James S. Remsen, thence southerly by other lands of said Remsen to lands now or late of the Brooklyn and Jamaica Rail Road Company sixty six feet ten inches more or less to the east side of the aforesaid land of Scully and so continuing from the westerly line of said Scully's land fifty feet more or less to the property of the aforesaid Pearsall, thence northerly to the point or place of beginning."

March 13, 1886

Cornelia V. Pearsall and Howard Pearsall, her Liber 673:235 husband, of the Town of Jamaica, to William Hardenbrook, "All that certain Lot of land with the buildings thereon situate lying and being in the Village of Jamaica, County of Queens, in the south side of the turn-pike leading through said Village called Fulton Street, bounded as follows.

Beginning at the northwest corner of said lot adjoining land belonging to the First Reformed Church of Jamaica and running southerly by said land of said church two

PART 2: Deed Sumary; Eastern Portion

<u>Date</u>	<u>Description</u>	<u>Citation</u>
April 2, 1804	Josiah Brown of Jamaica and Elizabeth his wife to John Bradwell of Flushing, "All that messuage Dwelling House Tract and Lot of Land situate in the town of Jamaica aforesaid Bounded as follows to wit. Northerly and westerly partly by the County Road leading from Jamaica to Brooklyn Ferry and partly by land of William Mackrell southerly and easterly by the Road or Highway leading from Jamaica aforesaid to Bever Pond containing in Quantity one half Acre as is now inclosed."	Liber I:11
May 5, 1815	<p>Cornelius Eldert of the Town of Jamaica to John I. Lott of the same place, "All that certain Messuage tract piece and parcel of land situate lying and being in the Town of Jamaica. . .bounded as follows viz.</p> <p>Northerly and westerly partly by the Turnpike road leading from Jamaica to Brooklyn and partly by land now or late of William Mackrell ? .</p> <p>Southerly and easterly by the road or highway leading from Jamaica to Beaver Pond.</p> <p>Containing one half Acres. . .</p> <p>Also all that other house and lot of land adjoining the aforesaid premises being bounded</p> <p>Northerly by the main road aforesaid westerly by the land now or late of Thomas Griswold southerly by land of Lewis E. A. Eigenbrodt Easterly by land formerly of John I Bradwell now belonging to the aforesaid premises i.e., see description in this deed preceding this statement said last mentioned lot being in front on the Turnpike road seventy five feet and in the rear ninety five feet and two hundred and twenty four feet deep. . . ."</p>	Liber Q:92
October 16, 1816	Jemima Lott, Executor of John Lott dec'd and widow, of Jamaica to Lewis E. A. Eigenbrodt, of the Town of Jamaica, "All that Messuage tract piece and parcel of Land situate lying and being in the Town of Jamaica. . .Bounded as follows Viz. Northerly and westerly partly by the Turnpike Road leading from Jamaica to Brooklyn and partly by Land now or late of William Mackrell southerly and easterly by the Road or Highway leading from Jamaica to Beaver Pond containing one half acre. . .Also	Liber Q:95

hundred and thirty feet seven inches
to land now or formerly of the Brooklyn
and Jamaica Rail Road Co., thence easterly
by land now or formerly of the aforesaid
company fifty-six feet nine inches to
land conveyed by parties of the first
part to James H. Elmore and James S.
Remsen see above, October 3, 1868 thence
northerly two hundred and thirty five feet
seven inches along land now or formerly of
James H. Elmore and James S. Remsen to the
southerly side of Fulton Street fifty one
feet nine inches to the point or place of
beginning."

all that other house and Lot of Land adjoining the aforesaid premises being bounded Northerly by the main Road aforesaid Westerly by Land now or late of Thomas Griswold Southerly by Land of Lewis E. A. Eigenbrodt Easterly by land formerly of John Bradwell now belonging to the aforesaid premises said last mentioned lot being in front on the Turnpike road seventy five feet and in the rear ninety five feet and two hundred twenty four feet deep. . . ."

April 25, 1829	Exors. of the Estate of Lewis E. A. Eigenbrodt, late of the said Village of Jamaica, to John Hunter of the Village of Brooklyn, "All. . . illegible? that certain messuage dwelling house lot of Land and outhouses situate lying and being in the said Village of Jamaica on the Southwest corner of the Turnpike and the road leading to the Beaver Pond Bounded in front on the North partly by said Turnpike or main street and partly by land lately belonging to the heirs of Thomas Griswold deceased on the East and South by the said Road leading to the Beaver Pond and on the west by property now or lately belonging to George Lott and the heirs of said Thomas Griswold deceased containing about one and one quarter of an acre."	Liber Y:138
July 16, 1836	John Hunter of Jamaica and Mary his wife to William Hunter, lease for "lot of land situate in said town of Jamaica. . . Bounded as follows Viz. on the east fronting on Beaver Street forty nine feet, south by land of the Brooklyn and Jamaica Rail Road Company one hundred and sixty feet eight inches westerly in the rear by land of Henry Van Cott sixty-two feet nine inches and northerly as the fence now stands by other lands of the party of the first part one hundred and sixty nine feet ten inches together with the privilege of using the well standing in the yard of the premises now occupied by the party of the first part so long as the said party of the first part shall be the owner of said well.	Liber QQ:334
May 9, 1844	John W. Hunter and John Schenck, Exors. of Est. of John Hunter, dec'd of Jamaica to Adaline Hunter, widow of William Hunter of Jamaica, tract in Jamaica "beginning at the	Liber 63:11

southeasterly corner of land this day sold to James S. Remsen see next entry running thence westerly along the southerly side of said Remsens land fifty one feet six inches running thence westerly along the southerly side of said last mentioned land one hundred and nineteen feet three inches to land of Theodorus Snedeker running thence southerly along said last mentioned land sixty three feet to land of the rail road depot running thence easterly along the northerly side of said last mentioned land one hundred and sixty-one feet six inches to Beaver Street and running thence northerly along said Beaver Street fifty two feet three inches to the point or place of beginning."

May 9, 1844

Same to James S. Remsen of Jamaica, "All that Liber 63:10 certain piece or parcel of land with the buildings and improvements thereon situated lying and being in the town of Jamaica. . . and bounded as follows to wit:--

Beginning at the southwest corner of Fulton Street and Beaver Street. . .running thence westerly along the southerly side of Fulton Street one hundred and eighty six feet five inches to land of Theodorus Snedeker running thence southerly along the easterly side of land of Theodorus Snedeker one hundred and sixty eight feet five inches to land. . . leased to William Hunter now deceased in the tenure and occupation of Adaline Hunter his widow see preceding entry running thence easterly along the northerly side of said last mentioned land one hundred and nineteen feet three inches thence again easterly along the northerly side of said last mentioned land fifty one feet six inches to Beaver Street aforesaid running thence northerly along said Beaver Street forty nine feet four inches to the point of place of beginning. . . ."