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PHASE IA HISTORICAL/ARCHAEOLOGICAL
SENSITIVITY EVALUATION OF THE
GATEWAY DEVELOPMENT PROJECT
STATEN ISLAND, NEW YORK

CEQR #88-033R

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GATEWAY DEVELOPMENT PROJECT STATEN ISLAND, NEW YORK

INTRODUCTION

The purpose of this Phase I Sensitivity Study is to document the potential prehistoric and historic sensitivity of the proposed Gateway Development Project through the review of existing archival, cartographic and published references and then to make recommendations regarding possible further testing. In order to provide a context for evaluating any identified resources within the parcel itself, this survey will include a synthesis of published and unpublished prehistoric and historic resources in the immediate area surrounding the project area.

The project area is located in eastern Staten Island, New York just northwest of the Verrazano Narrows Bridge. It consists of two parcels situated immediately east and west of Edgewater Street to the south of its intersection with Sylvaton Terrace. The eastern parcel is approximately 38,000 square feet, and the western one approximately 11,000 square feet in size. See Figure 1 for the location of the project area.

This study is organized in the following manner: first, a section describes the geography and physical setting of the project area, second, a section follows on the prehistoric sensitivity of the area; third, a review of the historic sensitivity of the area; and fourth, the conclusions and recommendations.

GEOGRAPHY AND PHYSICAL SETTING

The project area is located in the Atlantic Coastal Lowland Physiographic Province of New York State. There is only one other location in the State (Long Island) where this province occurs (Van Diver 1985:34). Geographically, Staten Island is part of New Jersey from which it is separated by the Kill Van Kull and the Staten Island Sound (Skinner 1909).

The surficial geology of Staten Island consists of landforms and deposits of glacial origin. The sediments were deposited by the Wisconsin Ice Sheet 55,000-10,000 years ago and generally consist of ground moraine, terminal moraine and outwash sediments (Jacobson 1980:5). The shoreline area in this portion of Staten Island is comprised of sandy embankments of beach sand adjacent to and at times overlying the area's geologically earlier glacial deposits of Cretaceous formations of sand and clay (Weingartner 1967:41). Local glacial deposits may be overlaid by fill as well as beach, marsh, dune, swamp, and estuarine deposits (Jacobson 1980:5).

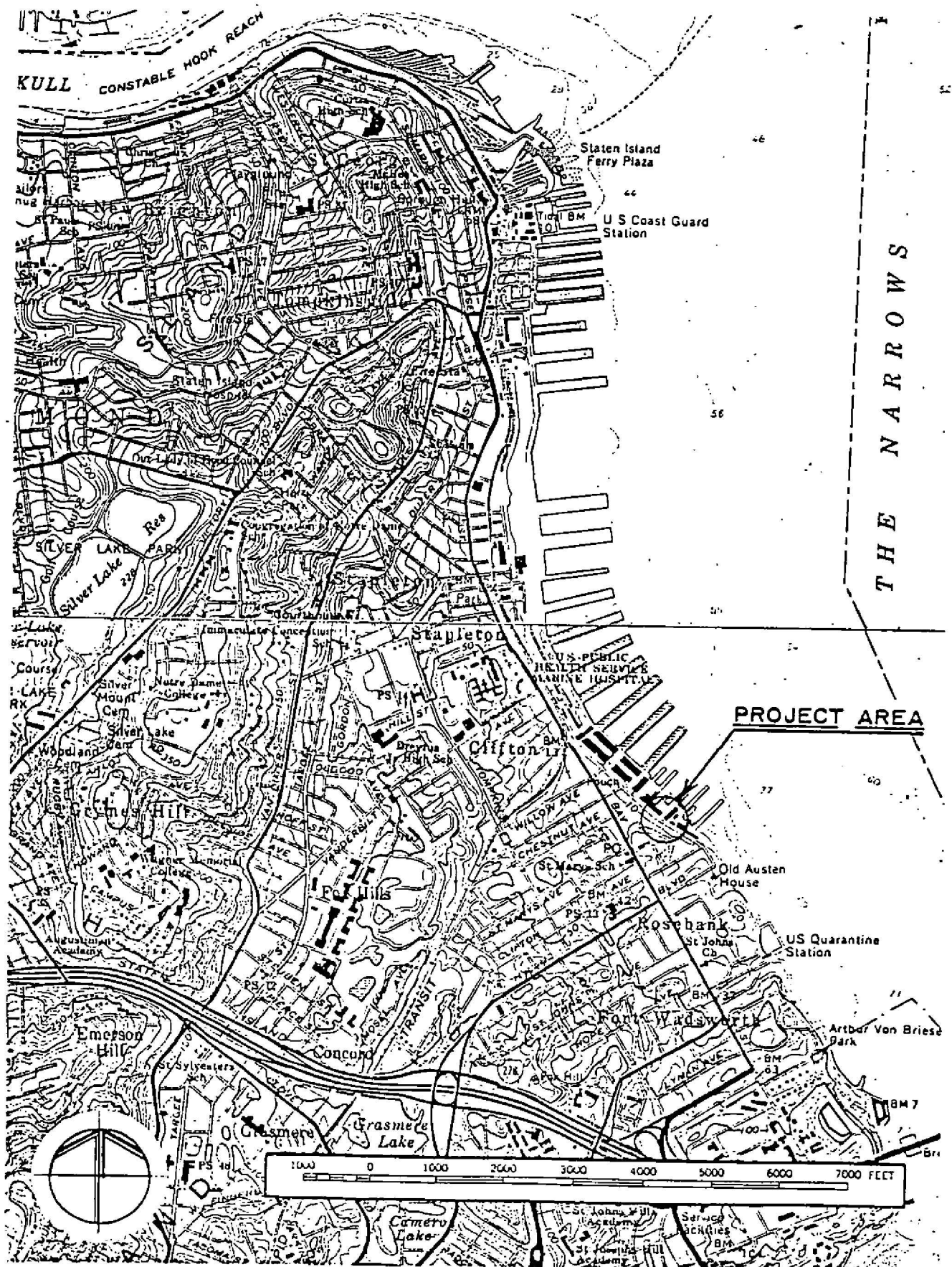


Figure 1: Location of the project area on USGS 7.5 minute Jersey City, N.J.-N.Y. (1966) and The Narrows, N.Y.-N.J. (1967) Quadrangles, both photo-revised 1981.

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In terms of potential prehistoric sensitivity, the project impact area was evaluated from two points of view:

- 1) the proximity of known prehistoric sites in or near the project area; and
- 2) the presence of fresh water drainage courses in general, and particularly the identification of river or stream confluence situations where two or more drainages come together, providing access to both water and food supplies of both systems.

This survey has documented the recorded or published location of eight sites within a 2 mile radius of the Gateway Development project area. Although sites have been identified in the general region of the proposed project impact area, none are known to exist within the project area itself. No evidence, positive or negative, based on previous survey work is available. It would be inappropriate, however, to characterize this region as without prehistoric sensitivity. A map of old place names in Staten Island indicates that a stream formerly existed about 1800 feet south of the project area, which could have provided a source of fresh water. Abundant marine resources would have been readily available from the Narrows. This information combined with the knowledge of at least five prehistoric sites near the shoreline within two miles of the project area (See Sites A, B, E, G, and H above) indicate that this parcel may potentially preserve prehistoric archaeological evidence.

HISTORIC SENSITIVITY

The 17th and 18th Centuries.

Staten Island was called Eghqaous, Motanucke, Monockong, or Aquehonga by the bands of Unami Delaware who inhabited the territory. The island was purchased from the Indians by the Dutch Director General in 1626. By 1630, a patent of the Island was granted to Michael Pauw. Two years later, the Directors in Holland ordered Cornelius Melyn to establish a colony. In turn, Melyn conveyed his right to title to land on Staten Island to the Dutch West Indies Company, which, in turn, granted land to "several French Waldenses and to a greater number of Huguenots" (Pickman 1978).

In 1664, Nieuw Amsterdam was ceded to the English. The final purchase of Staten Island from its aboriginal inhabitants was accomplished by the English Governor Francis Lovelace on April 13, 1670. By this time, however, there were a number of Dutch, French and English settlers on the Island who had obtained first Dutch and then English permission to

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settle. No surveys had been made, however, "and the boundaries of their lands, as well as their title to them, were quite indefinite" (Leng and Davis 1930:741). Governor Lovelace ordered land surveys to be undertaken and this task was completed under Governor Andros by 1677 (See Figure 3).

Root's 1902 Map of Colonial Grants on Staten Island places the project area within lands granted to Andrew Norwood (Figure 3). Norwood, a surveyor, had extensive land grants amounting to 547 acres on the east shore, dated 1672, 1676 and 1677 (Leng and Davis 1930 II:933).

When Richmond County was established by the English in 1683, 200 families were living there. In 1688, the settlements comprising Richmond County were divided into four towns. The project area became part of Southfield.

Late eighteenth century cartographic sources show that several farmsteads lined the island's eastern shore by the onset of the Revolutionary War (See McMillen 1933; Plan (No. 31) du Anglo-Hessois dans Staten Island, Figure 4). Unfortunately, due to a certain degree of inaccuracy inherent in these early maps, it is not possible to ascertain the project area's exact location on them. The Gateway Development project area appears to be located in the vicinity of three structures shown on the Plan (No. 31) du Anglo-Hessois and McMillen's 1933 Map of Staten Island During the Revolution, 1775-1783, which are designated "Capt. Ward", "Cook" and "Symeson" (Figure 4).

Information regarding previous local landowners provided in later, nineteenth century deeds indicates that lands owned formerly by Ward and Simonson (Symeson) lay to the project area's north and south respectively (see L.4 p.274 (1837) and L. 5 p.415 (1839) in Appendix 2). The Grantor Index for the years between 1687 and 1912 shows that members of the Ward family sold lands to Gilbert Totten (L.E p.420, 12/17/1798) and to James White (L.O p. 424, 1/21/1827). An 1839 map shows a lot to the project area's north which had been "purchased of" a widow Totten and is there numbered 6 (see Figure 6). An 1837 deed, which refers to two other parcels aside from that which contained the project area, also describes a one acre parcel located at the north corner of "the farm of Gilbert Totten deceased." The description of the one acre parcel, marked lot no. 5 on the above cited map, supports the assumption that lot no. 6 in fact represents at least part of lands formerly owned by Ward (see Appendix 2 and Figure 6). Properties designated "White" are shown on several nineteenth century cartographic sources as located just north of the project area (see Figures 7-9 and 11). It is probable that properties owned by Totten and White during the nineteenth century formed most, if not all, of the property owned by Ward during the late eighteenth and early nineteenth centuries.

The 1837 deed referred to above also describes the approximately 20 acre



Plate 1: View of the Project Area's western parcel, looking east from the corner of Church Lane and Sylvaton Terrace.

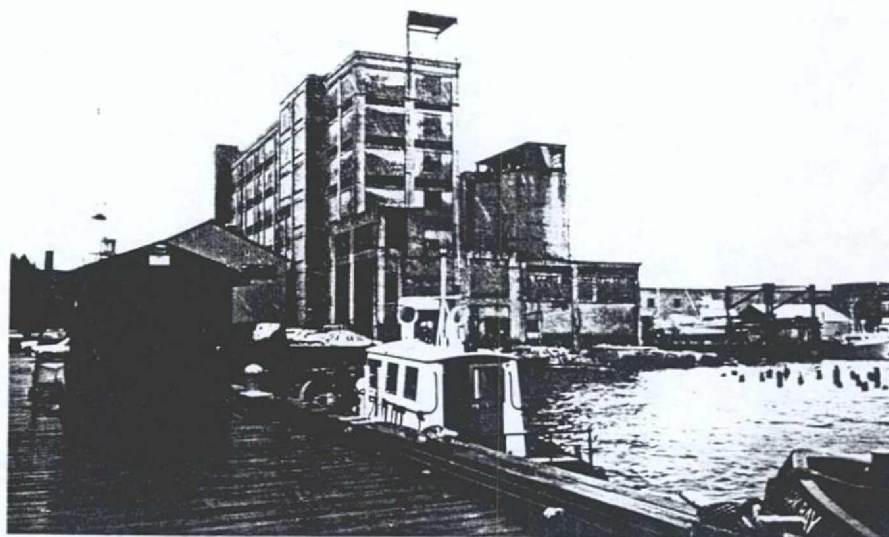


Plate 2: View of factory building within the eastern parcel of the Project Area, with pier outside of project area in foreground.

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During January 1988, the project historian visited the Gateway Development in Staten Island. During this visit, a combination of visual and pedestrian surveys was utilized to inspect the project area. The western parcel of the project area is presently disused, with debris strewn about and some growth of low grasses and a few small trees, as well as evidence of a partly demolished foundation. The eastern parcel is characterized by a pier which extends into the Narrows and a standing seven story structure (See Plates 1 and 2).

PREHISTORIC SENSITIVITY

As part of the project evaluation process, this sensitivity study has surveyed published and unpublished resources in the Archives and Library of the Staten Island Institute of Arts and Sciences (hereinafter S.I.I.A.S.), the library of the New York City Landmarks Preservation Commission, the files of the New York State Museum Division of Historical and Anthropological Services, the Research Branch of the New York Public Library, and the New York State Historic Preservation Office (N.Y.S.H.P.O.). Most documented prehistoric archaeological work undertaken by both professional and avocational archaeologists has historically concentrated on the southwestern portion of Staten Island (Baughner 1985 pers. comm.). The problems of inadequate archaeological survey coverage particularly evident in the interior of the island may also be found in this portion of eastern Staten Island.

Table 1 presents the results of our search for prehistoric sites in the vicinity of the Gateway Development project area. Included in the table are eight sites located two miles or less from the project area. The locations of these sites are presented on Figure 2 with letter code identifiers which correspond to those in Table 1.

Of the eight known occurrences of prehistoric occupation within two miles of the project area, none were excavated recently under controlled conditions. These data represent either surface finds, less well documented excavated finds by local amateur archaeologists, or the work of professional archaeologists early in this century.

Alanson Skinner, one of the first professional archaeologists to work extensively on Staten Island, characterized the locations chosen by prehistoric populations on the island as follows: "Throughout Staten Island, with very few exceptions, aboriginal sites are confined entirely to the sandy spots." (Skinner 1912:90).

The nearest prehistoric site to the Gateway Development project area, designated "A" in Table 1 and on Figure 2, is the Arrochar site, reported by the former New York State Archaeologist Arthur C. Parker. This site, described only as a camp site, is located approximately 1.3

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miles south of the project area. Artifacts recovered included pottery, so a date during the Woodland period is suggested.

The second nearest prehistoric site to the Gateway Development project area is designated "B" in Table 1 and on Figure 2. This site is known as the Walton-Stillwell Site and is primarily known as an historic house. Files at the New York State Museum indicate that a prehistoric component consisting of a refuse pit was also present. No artifacts are described, so no date range can be suggested. The Walton-Stillwell site is located approximately 1.4 miles southeast of the project area.

The Silver Lake site, designated "C" in Table 1 and on Figure 2 is located approximately 1.7 to 1.9 miles northwest of the project area. Skinner and Parker describe recovering pottery from one of these areas. This indicates a date range in the Woodland period, although other periods may also be represented here.

An unnamed, Woodland period site (designated "D" in Table 1 and on Figure 2), exists approximately 1.8 miles northwest of the project area. This site is described by Parker as traces of occupation with many triangular projectile points, which indicates a date range in the Woodland period.

The fifth nearest Staten Island prehistoric site to the Gateway Development project area, designated "E" in Table 1 and on Figure 2, is the Stuyvesant Place site reported by New York State Archaeologist Arthur C. Parker. This site, described only as a campsite with traces of occupation, is located approximately 1.8 miles north of the project area.

The sixth nearest prehistoric site to the project area, designated "F" in Table 1 and on Figure 2, is the Harbor Hill site, located approximately 1.9 miles to the northwest. This site is described only as a campsite, and no period of occupation is suggested by the early 20th century archaeologist, Alanson Skinner.

Both the seventh and eighth sites discovered in our search are in Brooklyn along the shore of the Narrows. Both were reported by Parker who offers no description of artifacts recovered and no estimates of date range. The first of these is designated "G" in Table 1 and Figure 2. It is described as a cache of stone and flint blocks equivalent to a wagonload, and is located approximately 1.8 miles northeast of the project area. The other site is designated "H" in Table 1 and Figure 2. It is described as a shell midden located about 2.0 miles southeast of the project area.

TABLE 1: Prehistoric Sites in the Vicinity of the Gateway Development Project

Site Name	SILAS #	Parker #	Skinner #	NYSM #	Reference	Periods	Description
A Arrochar		ACP-RICH-21	17	4611	Parker 1922:684; Skinner 1909:16	Woodland	Camp site.
B Walton-Stillwell	STD-13-4			750			Refuse Pit near Historic House.
C Silver Lake (3 loci)	STD-SL	ACP-RICH-23	19	4613	Parker 1922:684 Skinner 1909:16	Woodland	Camp sites, one with pottery.
D		ACP-RICH-28		4618	Parker 1922	Woodland	Trace of Occup., many triangular points.
E Stuyvesant Place	STD-ST	ACP-RICH		4629			Camp site with traces of occup.
F Harbor Hill		ACP-RICH-24	20	4614	Skinner 1909:16		Camp site.
G		ACP-KINGS-1		3605	Parker 1922:582		Cache of Lithic Blades.
H		ACP-KINGS		3611	Parker 1922:Plate 179		Shell Middens.

parcel within which the project area is located (Lot 27 on Figure 6, and thereon noted as containing 25 acres) as being bound southerly by "land formerly belonging to Aris Simonson" (L.4 p.274 in Appendix 2). An 1839 deed, referring to the same 20 acre lot states that it is "bounded southerly by land belonging to Sylva and land formerly of Aris Simonson" (L.5 p. 415 in Appendix 2). It is therefore likely that the lot marked as number 14 on Figure 6 represents part or all of the lands formerly owned by Simonson.

The above noted evidence concerning properties neighboring the tract which originally included the project area suggests that the project area was most probably located within lands owned or occupied by Cook during the late eighteenth century. However, as the southern boundary of Ward's property is unknown, one cannot, with the evidence available firmly conclude whether the Gateway Development project area is located in part or wholly within what had been Cook's property. An examination of grantor and grantee indices spanning the period between 1687 and 1836 did not provide any reference to a land transferal involving a "Cook". It is possible that the Cook family occupied but did not own the property, or that the property was occupied by an interloper or Loyalist occupant, as were many patriotic homes in and around New York during the American Revolution.

McMillen's 1933 Map notes the locations of Cole's Ferry to the project area's north (present day Stapleton) and the Narrows Ferry to its south (near Clifton). Cole's ferry is "often mentioned in the accounts of the Revolution" (Morris 1898 I:392). It later became known as Van Duzer's ferry and was in operation from before 1788 to 1817 (ibid.). The "Narrows Ferry" is marked on Faden's 1776 map, and was then apparently owned by Frederick Simonson (op. cit.:393).

The Plan (No. 31). du Camp Anglo-Hessois dans Staten Island and McMillen 1933 Map of Staten Island During the Revolutionary War depict a large fort, just south of the abovementioned Narrows ferry landing. McMillen notes a fort at this location, with "five Bastions made of earth containing 500 men" (McMillen 1933). There is, however, no evidence of Revolutionary War activities within or in closer proximity to the project area. The abovementioned Revolutionary War Fort is shown on maps dating to the 1840's and 1850's, where it is designated Fort Tompkins and located near to a second military structure: Fort Richmond (or Wadsworth) (see Figures 5 and 6; also Butler 1853 and Leng and Davis' 1896 Map of Staten Island with Ye Olde Names & Nicknames).

As noted above, the Gateway Development project area was originally part of the town of Southfield. However, literary and cartographic sources show that during the late eighteenth century, and throughout the nineteenth century, the project area's general locality changed appellation several times. During the late eighteenth century and up until the 1830's, this area was simply called the "Narrows." This

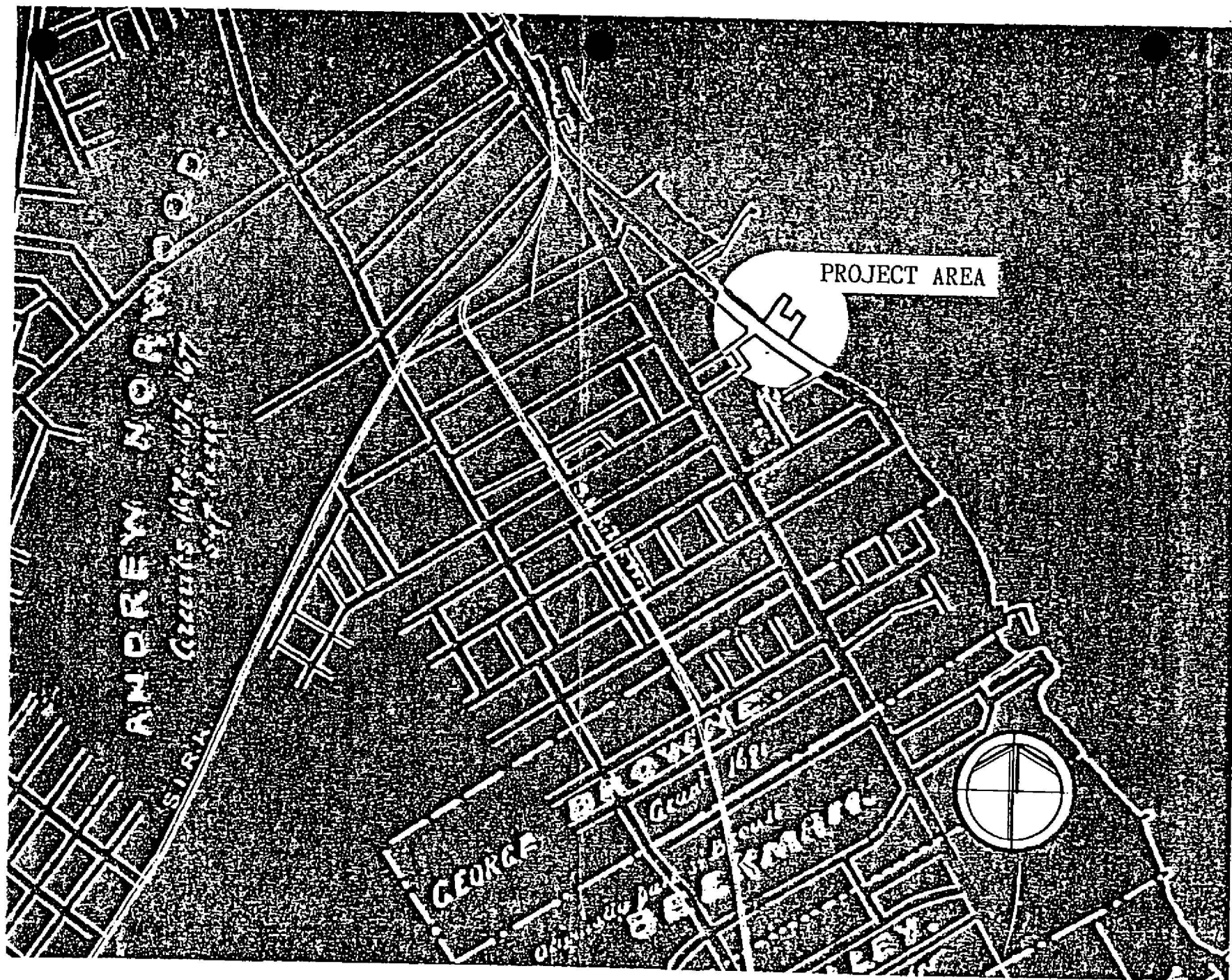


Figure 3: From Georgis Root 1902 Map of Staten Island, showing Colonial Land Grants.

general term embraced "all the shore between Van Duzer's and the Forts . . . Stapleton had not been born nor Clifton dreamed of" (Richmond County Gazette, March 7, 1860 in Davis 1896:88). The project area's locality had also been known as Wood Road, as Sylvaton, and later, in 1865, became part of "a village called 'Edgewater'" (Davis 1930:91). Edgewater comprised part of Tompkinsville and all of Stapleton and Clifton. This last designation was shortlived, and the project area became part of the locality of Rosebank.

The 19th and 20th Centuries.

The U.S. Coast Survey Charter of New York Harbor (conducted 1836-1839; published 1845), the earliest of the nineteenth century maps examined, shows several farmsteads along the shore between Stapleton and Clifton (Figure 5). Three structures are shown in the project area's vicinity. It is possible that the southernmost of these three structures represents what is shown as Cook's residence on the late eighteenth century maps cited above. The later cartographic and deed information suggests, however that this earlier structure was most probably located outside the Gateway Development project area, to its south.

By the mid 1830s Staten Island's northern and eastern shores began to witness the county's first real estate boom. In 1833 Tompkins, son of the Governor, in association with William Staples, bought part of the lands owned by Cornelius Vanderbilt (later known as the Commodore) and his brothers and sisters, stimulating the growth of the village there, named Stapleton (Leng and Davis 1930 I:226). In 1834, Thomas E. Davis began his extensive purchases and formed the New Brighton Association and in 1836, the village of Richmond was laid out by Henry I. Seaman (ibid.). New Brighton was then acquiring a "resort-like" character, as Richmond Terrace became lined with large hotels. By the late 1830s Staten Island's northern and eastern coastline properties began to draw the attention of many people from various parts of the country, but particularly from New York City. "The splendid view of land, water and sky" as well as the proximity and accessibility of Manhattan's downtown business district added greatly to this area's natural advantages (op. cit. II:745-746).

Despite the detrimental effects of the panic of 1837, these development projects made rapid strides along the east shore, as is shown by Blood's 1845 Map of New Brighton, Tompkinsville and Clifton (Figure 7). In 1842, Samuel A. Kerly commented on the extent of these developments as follows: "the whole eastern shore is becoming almost a continued village from the Quarantine to the signal poles at Fort Richmond, being occupied by country seats and town plots . . . the north side of Staten Island is more thickly inhabited than any other part; and for several miles is a continued settlement or succession of villages" (op.cit.I:227). In 1837, the Staten Island Association, "in which a number of people were

interested," laid out Clinton, a locality which included the project area.

Although the title search conducted did not succeed in tracing ownership of the land covered by the Gateway Development project area back to its late eighteenth-century owner(s), transfers of this property during the nineteenth century are, for the most part, clear. An 1837 deed details the conveyance of a circa 20 acre property, which comprised the project area, from Moulton Bullock to James W. Otis and Jonathan P. Hall (see L.4 cp.258 in Appendix 2). This deed refers to a series of preceding transactions involving the tract of land it describes, providing some basic information concerning the project area's former owners. Although dates are not provided for most of the transactions referred to in this deed, it is likely that they collectively represent the period between circa 1800 and 1837. The 1837 document refers to a deed recorded November 1, 1837 which conveyed the property from Daniel Low to Moulton Bullock. Several previous owners are noted in the 1837 deed sequentially by name and relation, and are listed below in Appendix 1.

An indenture recorded April 5, 1839, which documents the sale of the 20 acre parcel by Otis, Hall and others to Charles Brugiere, refers to the "Staten Island Association" mentioned above. As noted above, this Association was formed in 1837. The 1839 deed suggests that Moulton Bullock, who had purchased the parcel from Daniel Low in 1837 was, in fact, one of those "interested" in the Association created in that year (see L.5 cp.415 in Appendix 2).

Both the 1837 deed (from Bullock to Otis, et al.) and the 1839 deed (from Otis, et al. to Brugiere) include "the dwelling house and Barn standing" within the property as items attached to the conveyance or agreement. The later deed also refers to a "map of property purchased by the Staten Island association situate at the Narrows Staten Island near New York," upon which the parcel in question is marked as Lot no. 27. The 1839 map, which was filed in the Richmond County clerk's office as Map no. 22, is included here as Figure 6. The 1839 map depicts a structure within Lot 27 and notes that the parcel comprised 25 acres of land. It would appear, on the structural information provided by earlier (late eighteenth century) maps and later nineteenth-century cartographic sources, that this structure is located to the project area's south and that it may represent that noted above as Cook's residence on the late eighteenth-century maps examined.

Between 1839 and 1843 the lot appears to have changed hands once, having been purchased by Anthony Leissiere and wife, Eliza, from Charles Brugiere and then passed on to Eliza Leissiere. Some time between 1839 and 1843, lot 27 was subdivided into smaller lots. The boundaries of the lot described in a deed recorded October 19, 1843 between Eliza C. Leisseire ("Executrix of Anthony Leissiere deceased") and Timothy Hedges correspond to those of the Gateway Development project area (see L.10

cp.345 in Appendix 2). In the 1843 deed's initial, general description, this lot is described as "being a part of the northerly half of a certain tract of land conveyed to Charles Brugiere by Jonathan P. Hall and others" (the original tract being that represented as lot 27 on the aforementioned 1839 map).

The 1843 deed, and other later deeds concerning the same, small parcel which today forms the Gateway Development project area's western parcel refer also to a cottage situated within it. Conveyance of this parcel recorded between 1843 and 1882 cite a "map of cottages and lots made by Gardner A. Sage City Surveyor April 1843" upon which the lot and cottage in question are "known and distinguished as Cherry Cottage." Unfortunately, this map does not appear to have been filed in the Richmond County Clerks Office or, if it ever was, it has since been lost.

Although Blood's 1845 map fails to identify the individual lot and cottage designations presumably provided by the 1843 map, it does illustrate the lot division and structural additions effectuated between 1839 and 1843. The northern portion of what had been known as lot no. 27 during the late 1830s, which is bound northerly by Sylvaton Terrace, westerly by New York Avenue (present day Bay Street), easterly by Bay Street (present day Edgewater Street), and southerly by Church Lane and present day lot 59, is shown on the 1845 map as made up of six lots (see Figure 7). The configuration and dimensions of these lots appears to be approximately those that exist today. The Gateway Development project area is shown here to contain a structure or "cottage." This structure, built some time between 1839 and 1843 is shown on all of the later nineteenth century cartographic sources examined.

Both the 1843 deed and an 1862 deed referring to conveyances of the project area include a "certain stable and lot situate on the westerly side of said Stable Road {now Church Lane} ... being in breadth fourteen feet and in length twenty six feet and known on said abovementioned map as Cherry Cottage Stable" (see L.10 cp.345 and L.5 cp.54 in Appendix 2). Deeds recorded in 1843, 1862 and 1882 which detail the conveyance of the lot presently owned by the Gateway Development Association all refer to a well, located at the parcel's northwest corner (see Appendix 2). According to these indentures, the easterly side of the well formed the northernmost section of the parcel's western boundary line. This well is not depicted on the nineteenth-century cartographic sources examined.

Butler's 1853 Map of Staten Island shows an undesignated structure within the project area. Walling's 1859 map designates this structure "D. Godwise." The title search conducted did not produce any evidence of the parcel having been sold to a Godwise. A David Godwise is, however, referred to in an 1866 water grant as grantor in 1842 of land and lands under water east of present day Edgewater Street, now covered by the Gateway Development project's eastern parcel. In any event, some time between 1843 and 1862 the project area's western parcel was

purchased by an Abraham Conger. This inference is based on a deed dated 1862 which records the sale of this parcel by Abraham B. Conger and his wife, Mary Rutgers McCrea to Catharine Ann Hedges (L.51 cp.54 in Appendix 2). Beers' 1874 Atlas of Staten Island designates the lot and "cottage" C.A. Hedges (see Figure 8). In 1882 Catharine Anne Hedges sold the parcel and cottage within it to a Michael Doyle (L.142 cp.412, Appendix 2). Beers' 1887 Atlas designates the lot covered by the project area "Res. M. Doyle" (see Figure 9).

Cartographic sources dating to the late nineteenth and early twentieth centuries show that the house located within this parcel was the property of M. Doyle until ca. 1917, (see Figures 9, 11, 13). The 1907 Borough of Richmond Topographical Survey of New York provides the most accurate and detailed depiction of this structure which is described here as a 2 story frame dwelling (see Figure 12).

Robinson's 1898 Atlas of the Borough of Richmond is the earliest cartographic source to depict a pier within the area covered by the project area's eastern portion (see Figure 11). The pier and pierhead depicted here within water lot #25 is shown as the property of M. Doyle, the Michael Doyle discussed above, who owned lands covered by the project area between 1882 and 1916 (see Appendix 1). As Vermeule and Bien's 1890 Topographical Map of Staten Island does not depict any construction east of Edgewater Street opposite what was then Doyle's residence, one can assume that construction of this pier took place between 1890 and 1898 (see Figure 10). Robinson's 1898 Atlas shows two small, undesignated structures on the pier within lot 25. These structures are also depicted on Sanborn's 1898 Insurance Map of Staten Island, where they are designated "Ice House" and "Office."

Deeds dating to the 1830s refer to the Bay of New York (Edgewater Street) or "Waterside" as the eastern boundary of the approximately twenty acre tract which comprised the project area (see L.4 cp.274 and L.5 cp.415, Appendix 2). Following the subdivision of this tract, the lot covered by the project area's western portion is described in deeds as being bound easterly by the westside of present day Edgewater Street. Owners of this property between 1843 and 1866 were also granted "the right to the free way to and from the Beach" in front of their property and "right to the free use thereof and of the water and grounds under water ... for the purpose of bathing and the erection of a private bathing house twelve feet square and not exceeding one story high" (see L.10 cp.343 and L.51 cp.54, Appendix 2). The property owner was also entitled to the use of "Bathing House now erected in front of said premises" (ibid.). As the cartographic sources dating to this period do not depict any bath houses within the project area's eastern portion it is not certain whether a second structure was actually built there.

The earlier of the two deeds referred to above (L.10 cp.343, 1843) includes a stipulation prohibiting the construction of "any wharf

building or other obstruction on any part of the lands or beach or grounds under water in front of said premises ... excepting only a private bathing house." Anyone breaching this legal agreement would be penalized five thousand dollars. This stipulation does not appear in later deeds.

The 1907 Topographical Survey notes the purchase of lands under water within the project area's eastern parcel by Howard L. Parmele and Catharine Hedges from Eliza Leisseire (Figure 12). Two entries in Liber 65 refer to this 1869 sale; one termed "Articles of Agreement" and the second an indenture (L.65 cp.331 and cp.334, Appendix 2). The former of the two includes a "covenant" banning the construction of any wharf, building or obstruction. In 1869 the State of New York is shown to have granted Parmele and Hedges the same water lot for the purpose of "promoting the commerce of our said state or for the beneficial enjoyment by the adjacent owners" (L.84 cp.201, Appendix 2). The transfer includes, as an "express condition" that the owners or their heirs will "make within _____ years from the date hereof actually appropriate and apply the above premises to the purposes of commerce or for the beneficial enjoyment of the same by the adjacent owner by erecting a Dock or Docks therein and filling in the same ..." (ibid.). As the number of years within which such construction was to have taken place is left blank, there may have been little pressure on the proprietors to carry out their obligation.

The 1882 deed, which refers to Michael Doyle's purchase of the project area's western parcel from Catharine Hedges, cites the agreements and indenture recorded in 1869 and noted above. As these are reincorporated in the phrasing of the 1882 deed one may assume that the construction of Dock(s) had then not taken place by that date. As suggested by the cartographic evidence presented above, Michael Doyle fulfilled this obligation some time between 1890 and 1898.

Sanborn's 1917 Insurance Map shows the project area's eastern parcel to be owned by the "Richmond Ice Co." (see Figure 13). This map does not show any structures within the project area's eastern parcel. In 1916 Michael Doyle's son, William, sold the property to L.A. Dreyfus Company (L.466 cp.71). The Dreyfus Company owned this property until 1948. The structure located within the project area's western portion noted on earlier nineteenth-century maps and atlases, built some time between 1839 and 1843, was demolished following Dreyfus' purchase of the property.

The earliest cartographic source to depict the structure presently standing within the Gateway Development project's eastern parcel is Sanborn's 1937 Insurance Map (Figure 14). Information provided by Sanborn maps dating between 1937 and 1972, as well as the literary evidence, indicate that the structure located within the project area's eastern parcel was built some time between 1917 and 1937 (see Figures 13

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and 14). A comparison of depictions of this structure's plans provided on Sanborn maps dating between 1937 and 1972 indicates that the original building remained structurally unchanged.

Both parcels comprising the Gateway Development project site and the abovementioned pier are shown to be the property of L.A. Dreyfus on Sanborn's 1937 map (Figure 14). The structure within the project area's eastern parcel is described as a Factory Building of "Fire Proof Construction . . . Built 1917," structurally composed of "Brick Curtain Walls . . . Foundation concrete capped . . . Wood Piles," and the property of L.A. Dreyfus Co., "Crude Chicle Processing." The project area's western parcel is shown to contain two factory associated structures: a warehouse and three car garage built between 1917 and 1937.

Dr. Louis Alexander Dreyfus (1867-1920), one of Staten Island's most "distinguished citizens," was a chemist "whose discoveries earned him fame and fortune" and a philanthropist who was active in civic matters (Leng and Davis 1930 III:7). Dreyfus and his wife moved to Staten Island in 1896, where he invented and developed a process for the manufacture of "artificial rubber" (ibid.). By 1913 the small factory housing his business proved to be "inadequate to satisfy the demand," and in that year he therefore bought "the water front property and built a large modern factory which in turn required enlargement in 1926" (ibid.). This was undoubtedly the structure located within the project area's eastern parcel, first depicted on Sanborn's 1937 Map. As noted above, Dreyfus' plant was described as a "Crude Chicle Processing" plant. Chicle, obtained from the "coagulated milky juice (latex) of sapodilla or naseberry tree . . . a Tropical American fruit tree" was introduced as "a substitute for rubber and was imported to the U.S. in quantity as the principal ingredient of chewing gum by about 1890" (New Encyclopedia Britannica 1985, Vol. 3:200). Chicle presumably provided the base for Dreyfus' production of "artificial rubber."

Dr. Dreyfus' sudden death in 1920 "was a great shock to the whole community" as he had earned the esteemed reputation of one who never neglected "altruistic work" (Leng and Davis 1930 III:7). Dreyfus had been active in furthering several community efforts to protect the environment and the socially or economically underprivileged, and commemorated those who had lost their lives during World War I by his gift to Staten Island of Hero Park (ibid.). Mrs. Dreyfus administered her husband's "fortune" after his death, and presumably kept his processing plant in operation until at least 1937, as indicated by Sanborn's Insurance Map of that year.

A Sanborn Insurance Map including corrections made between 1937 and 1951, shows that the factory building and the project area's western parcel had, by the latter date, become the property of Belfer Corporation, "Foam Rubber Manufacturing." This 1937-51 map does not show any structural changes or additions within the project area. By

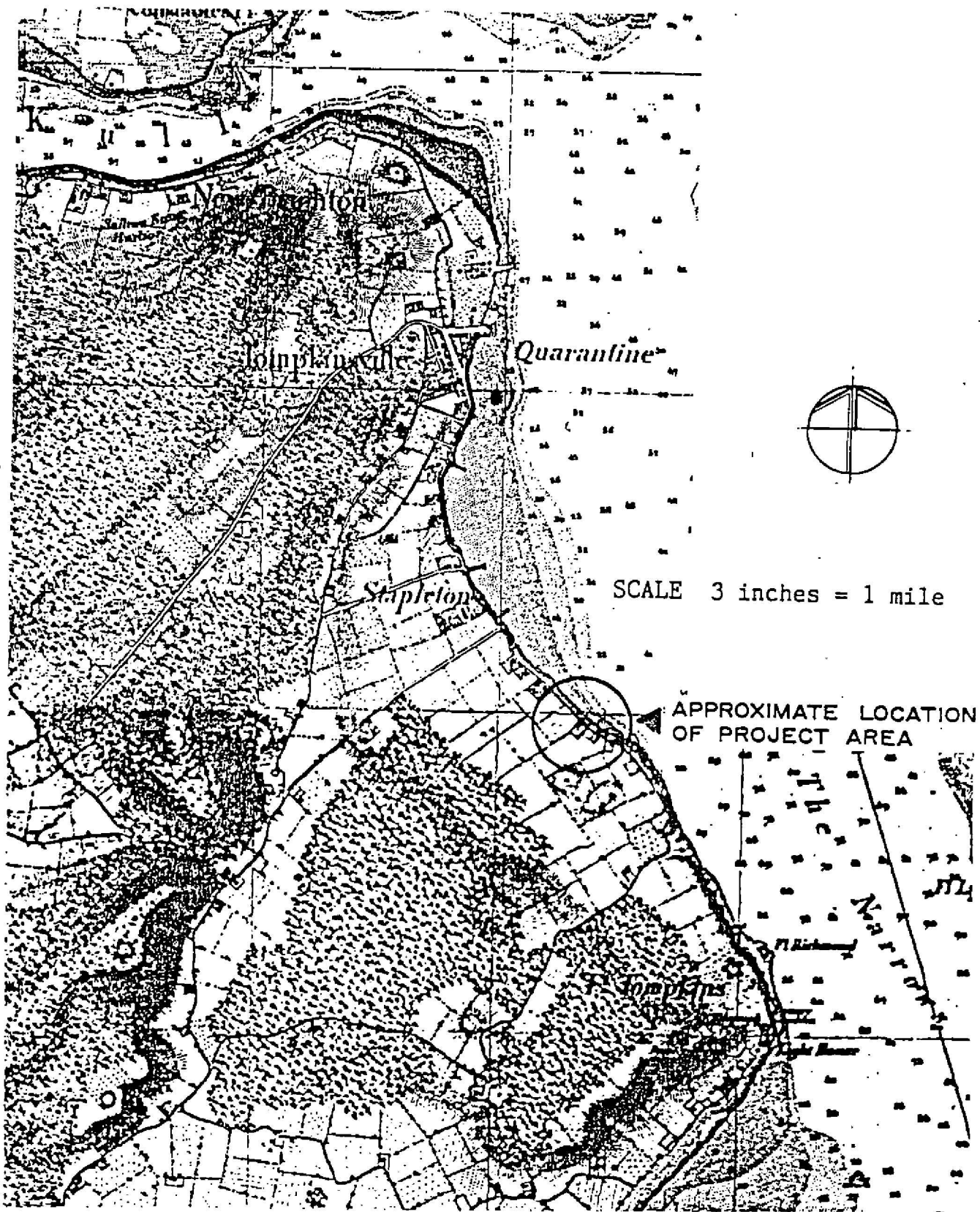
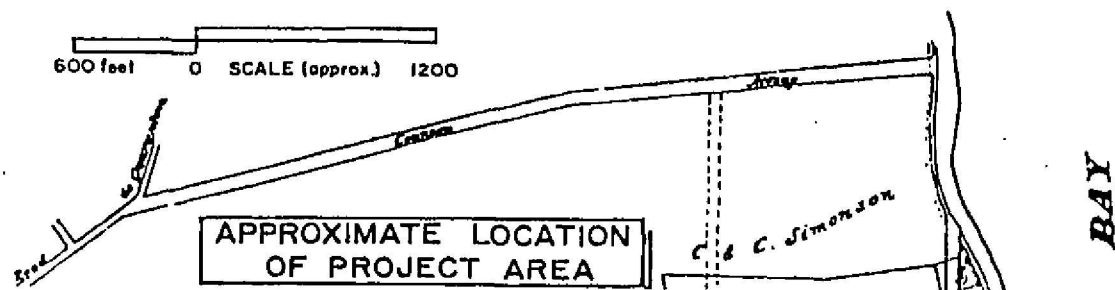


Figure 5: From U.S. Coast Survey Charter of New York Harbor, 1836-1839.

MAP of PROPERTY
Purchased by the
STATEN ISLAND ASSOCIATION
Situated at the
NARROWS, STATEN ISLAND,
near
NEW YORK.



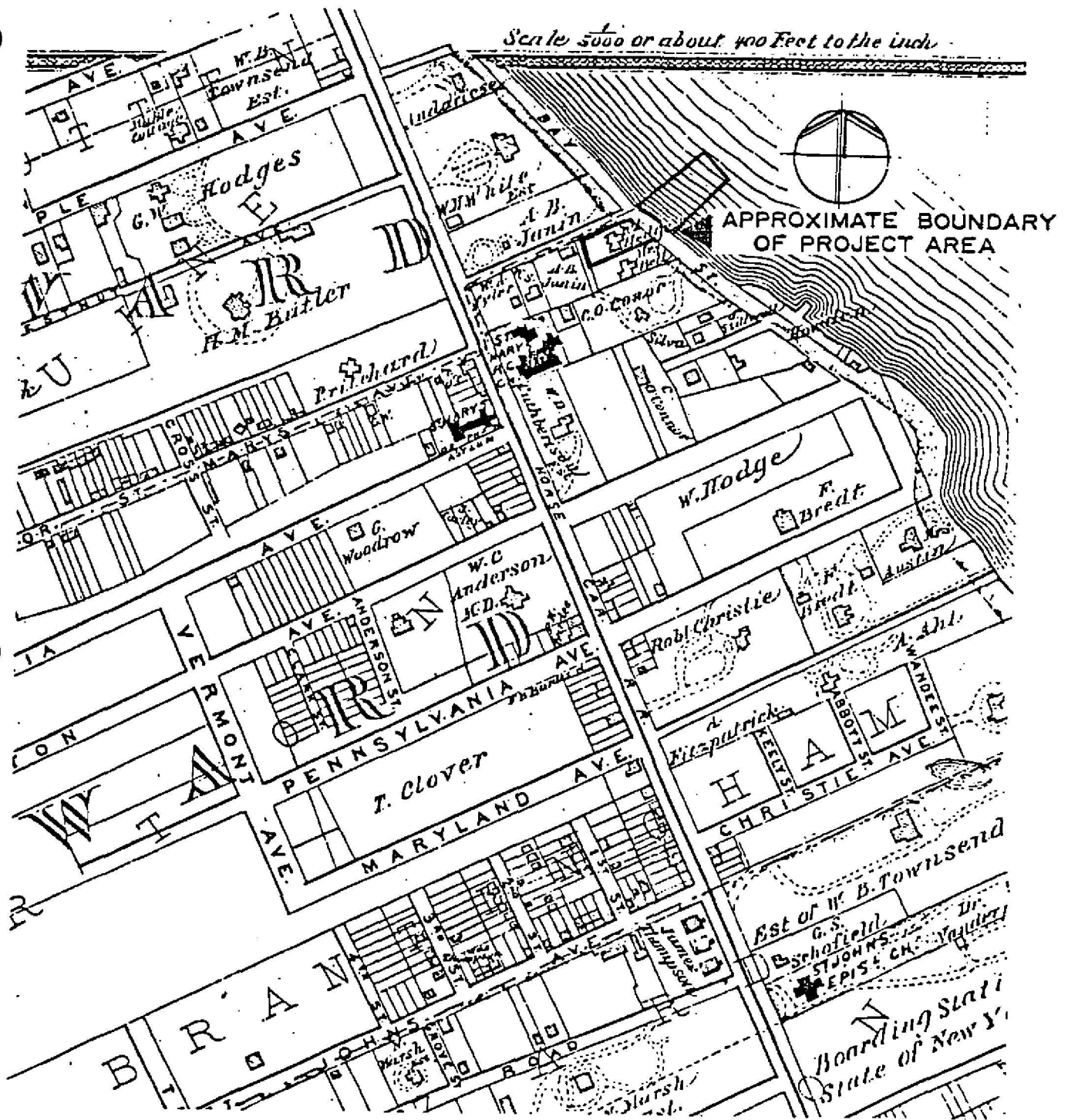


Figure 8: From Beers' 1874 Atlas of Staten Island, Richmond County, N.Y.

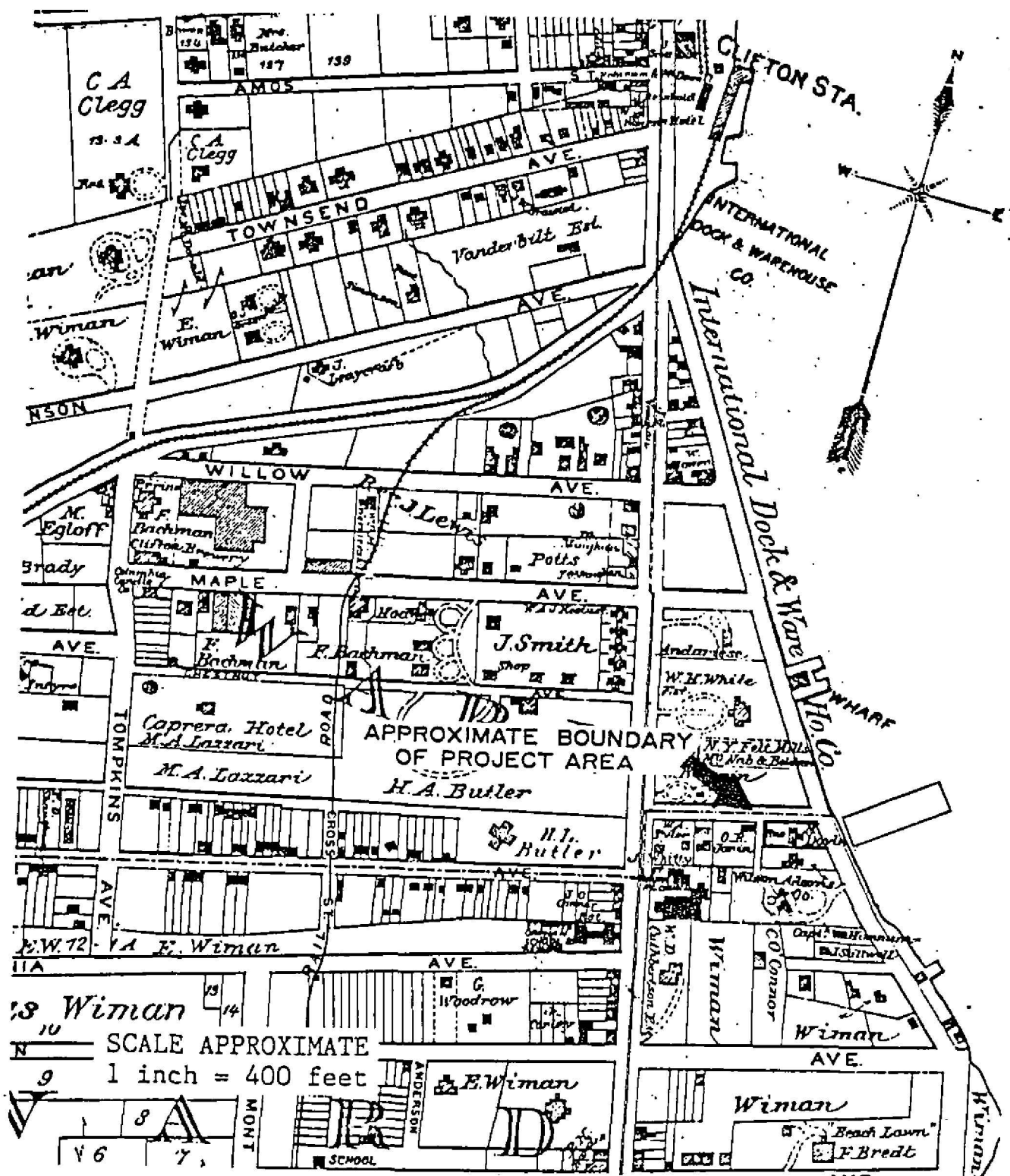


Figure 9: From Beers' 1887 Atlas of Staten Island, Richmond County, N.Y.

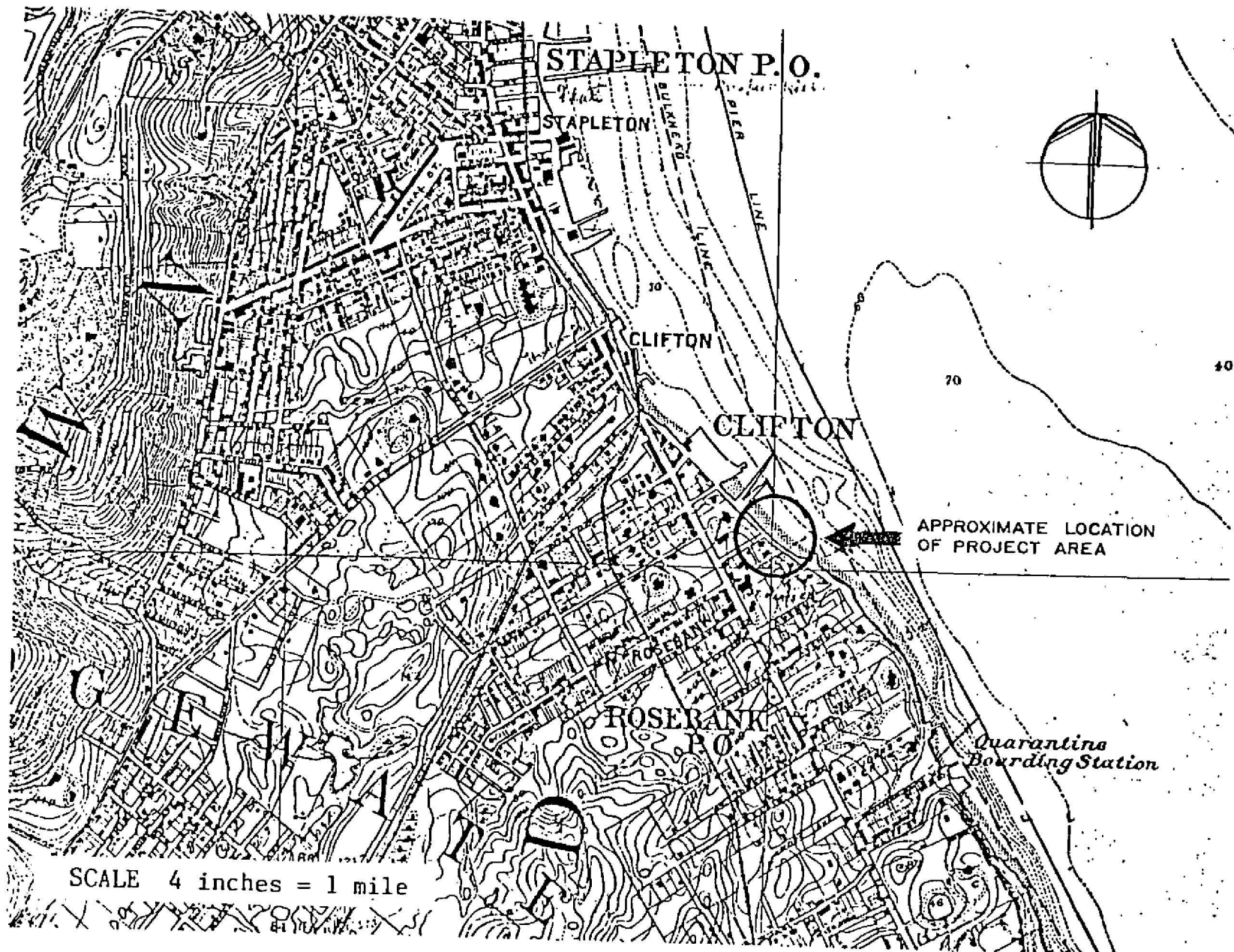


Figure 10: From Vermeule & Bien's 1890 Topographical Map of Staten Island

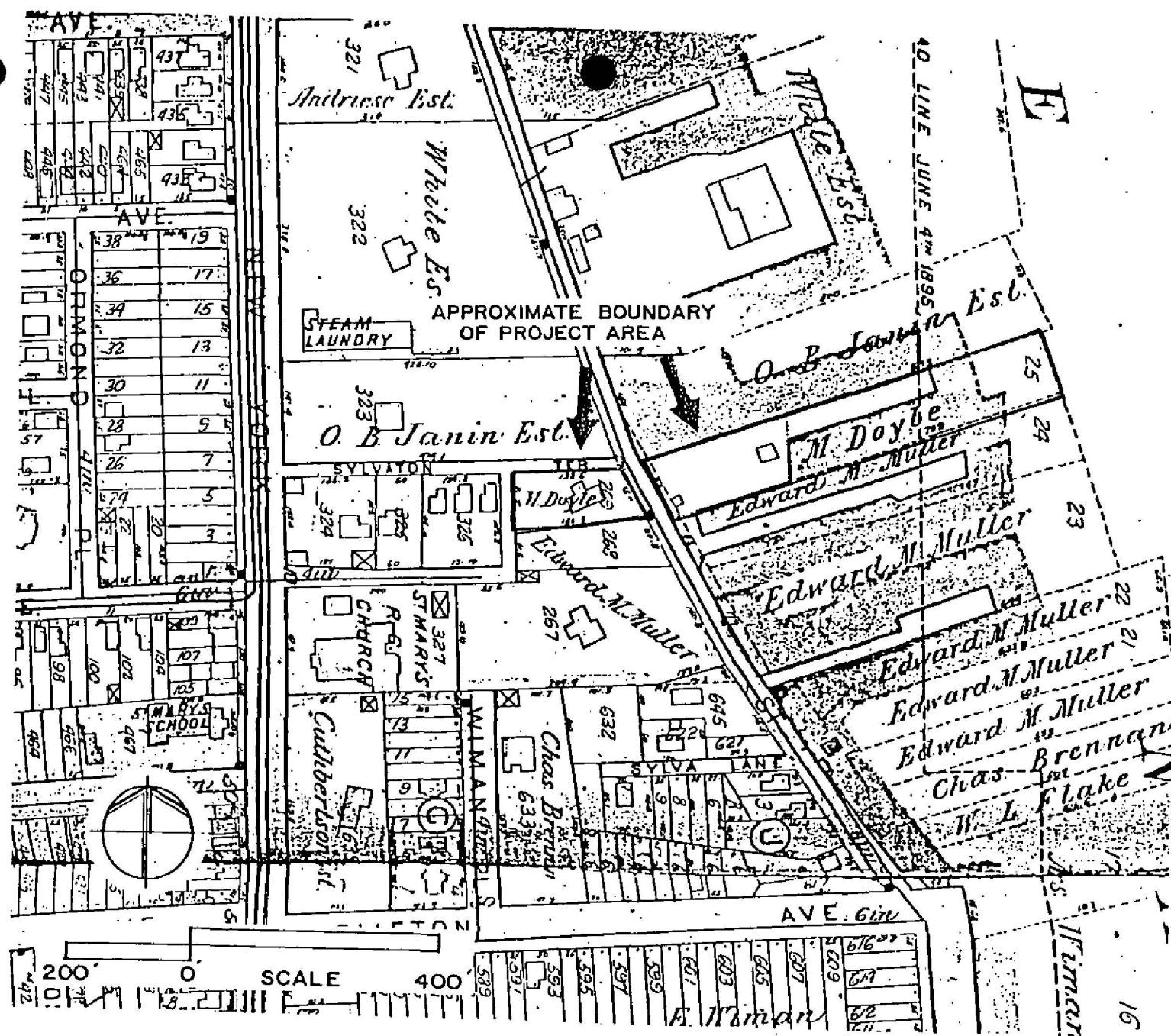


Figure 11: From Robinson's 1898 Atlas of the Borough of Richmond, N.Y.

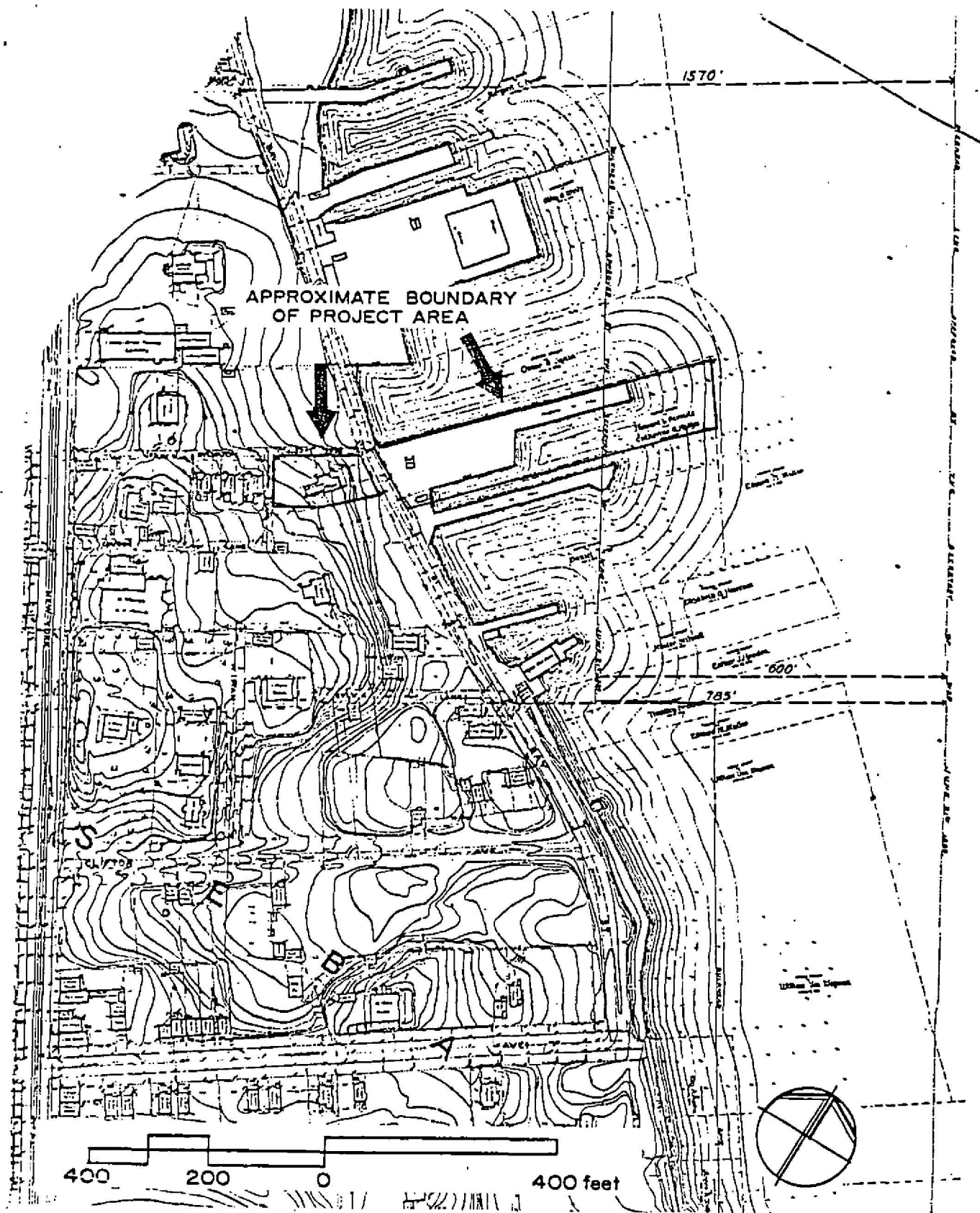


Figure 12: From Borough of Richmond 1907 Topographical Survey.

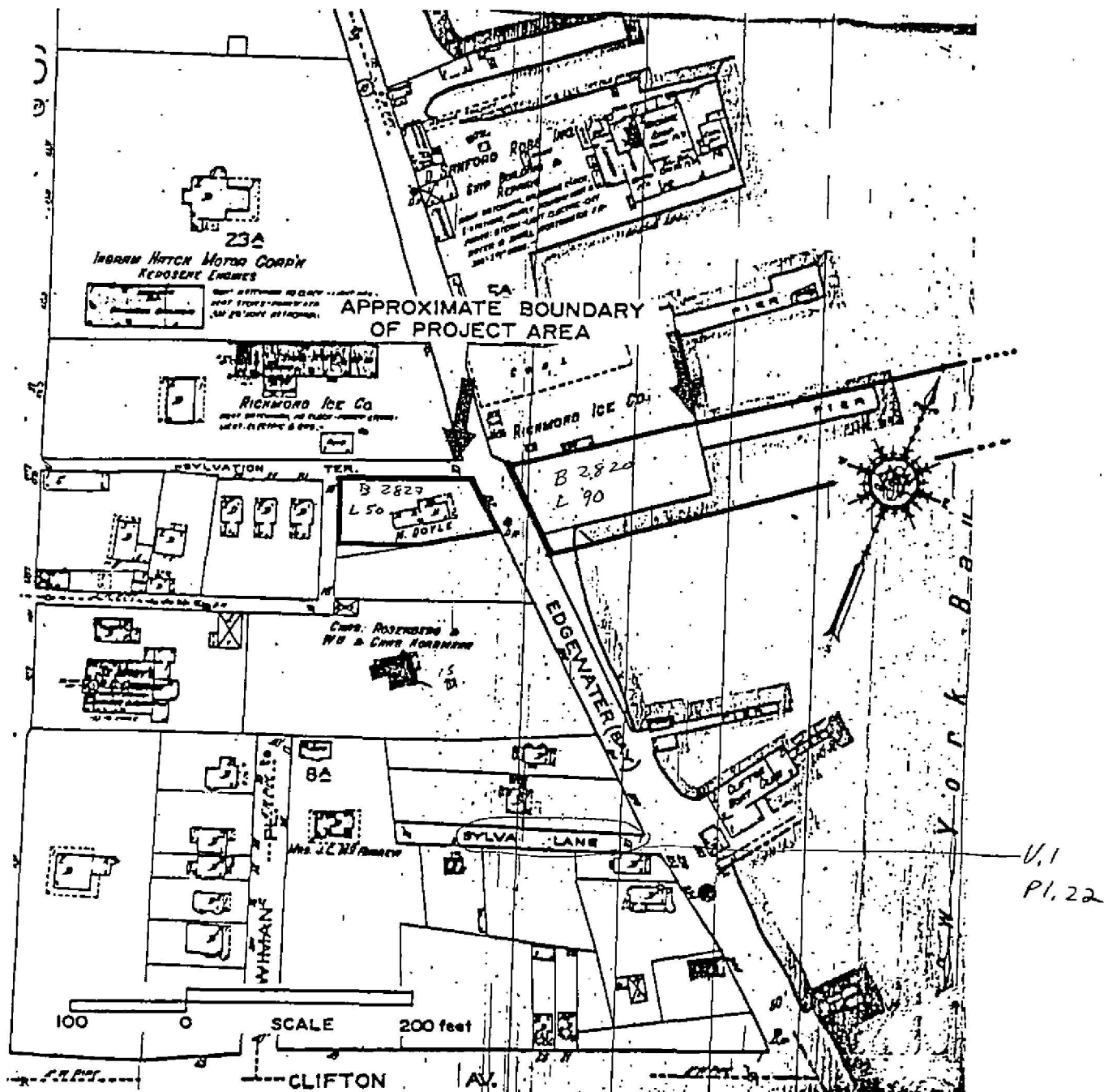


Figure 13: From Sanborn's 1917 Borough of Richmond Insurance Maps of Staten Island.



Figure 15: Portion of Air Photograph showing the Project Area circa 1985.



the late 1960's, the factory building within the project area, in operation since ca. 1917, was no longer in use. Sanborn Insurance Maps corrected between 1963 and 1972 do not depict any structures within the project area's western parcel, and describes the structure presently standing within the eastern parcel as a "Vacant Plant." For further information concerning ownership of this property during the twentieth century, see Appendix 1.

CONCLUSIONS AND RECOMMENDATIONS

The above text has documented that one of the two parcels of the Gateway Development project area may potentially preserve archaeological evidence from both the prehistoric and historic periods.

Detailed comparisons of topographic maps showing the Gateway project area at various points in time as well as a recent air photograph obtained through the N.Y. Department of City Planning, indicated that only a small portion of the eastern parcel of the project area probably consists of landfill. The earliest source available for this comparison was the 1839 Map of Property Purchased by the Staten Island Association (Figure 6). This map shows a beach approximately 150 feet wide to the east of what is now Edgewater Street. No piers, wharves or other structures are shown, and there is no indication of any landfill. The next available source, the 1890 Topographical Map by Vermeule and Bien (Figure 10), shows a similar stretch of beach approximately 150 feet wide to the east of Edgewater Street. No structures or landfill is evident. The next source, the Borough of Richmond's 1907 Topographical Survey (Figure 12), shows that a structure has been added which is described as a platform on piles. The most recent source available, the air photograph taken within the last five to eight years (Figure 15), shows that the present shore approximately 300 feet north of the project area is within about 150 feet of Edgewater Street. Since the existing structures to the south of this location, including the project area's eastern parcel, are consistently described as being built on wood piles, it appears likely that the water of the Narrows still washes around the footings of these structures to a point approximately 150 feet east of Edgewater Street. This coincides with the location of the beach shown on the earliest map, so it appears likely that the only landfill present is limited to this strip about 150 feet wide and probably less than 10 feet in thickness. It is our conclusion that over 75% of the eastern parcel is covered by pier structures constructed between 1890 and 1898. The standing structure was constructed between 1917 and 1937 and originally served as a chicle processing plant. The present development plans call for the reuse of this structure. It is our conclusion that these plans will not impact any potential archaeological resources that could be preserved along the former beach that lies under the extreme western end of this parcel adjacent to Edgewater Street. The majority of the eastern parcel was evidently constructed on wooden piles directly

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in the water without significant land filling.

The western parcel of the project area was the site of a two story frame structure originally constructed between 1839 and 1843. Sometime between 1917 and 1937, this structure was demolished and replaced with two other buildings; a warehouse which covered the western half of the property, and a 3 car garage and office located within the eastern half of this parcel. Comparisons of the relevant maps indicate that the eastern edge of this parcel along Edgewater Street as well as its northwestern corner were never built upon. As noted above, the project area's northwestern portion appears to have been the site of a well that was in use during the mid-nineteenth century. It is our conclusion that these two locations within the western project parcel may potentially preserve prehistoric archaeological evidence such as a small fishing village. It is also our conclusion that these two relatively untouched locations, as well as the space between and possibly beneath the two twentieth century foundations could preserve archaeological evidence of the mid-nineteenth century structure and well that once stood on this lot.

It is our recommendation that a Stage IB archaeological testing program be undertaken to search for evidence of the presence or absence of these potential prehistoric and historic cultural resources on the western parcel. It is our recommendation that this search for potential cultural resources take the form of shovel tests excavated at least to the surface of the subsoil. We suggest that the equivalent of a 100 foot grid pattern covering the entire western parcel would be an appropriate level of effort for this presence or absence testing.

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APPENDIX 1: TRANSFER OF PROPERTIES COMPRISING THE GATEWAY
DEVELOPMENT PROJECT AREA'S WESTERN PARCEL (1672-1987)

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE, LIBER, PAGE</u>	<u>DESCRIPTION: MAP REFERENCE</u>
Governor Lovelace/ Governor Andros	Andrew Norwood	1672, 1676, 1677; land grants	547 acres; Root 1902
?	Cook and/or Capt. Ward	By 1775 (no instruments of record)	Plan no. 31, 1783; McMillen 1933 (1775-1783)
Cook and/or Ward	Rebecca Bragier	Between 1783 and 1834 (no instruments of record)	ca. 20 acres
Rebecca Bragier	Sarah Mariah Clarkson (wife of John L. Clarkson, daughter of Rebecca Bragier)	Between ca. 1800 and by last will and testament (referred to in Liber 4 cp. 274)	ca. 20 acres
John L. Clarkson and his wife, Sarah Mariah	Sarah Ann Gordon	Between ca. 1800 and (referred to in Liber 4 cp. 274)	ca. 20 acres
Archibald Gordon	Daniel Low	Deed dated September 20, 1834 (referred to in Liber 4 cp. 274)	ca. 20 acres
Daniel Low	Moulton Bullock	Deed dated November 1, 1837 Liber 4 cp. 258	ca. 20 acres
Moulton Bullock and wife, Ermina	James W. Otis & Jonathan Prescott Hall	December 29, 1837; Liber 4 cp. 274	ca. 20 acres with "dwelling house and Barn standing thereon" (one of three parcels referred to in deed)
James W. Otis and wife, Martha, and Jonathan P. Hall and wife, Harriett	Charles Brugiere	April 5, 1839; Liber 5 cp. 415	Shown as Lot no. 27 on "Map of property purchased Association, 1839" (Figure 6)
Charles Brugiere	Anthony Leissiere and wife, Eliza	Between 1839 and 1843 (no instruments of record)	Shown as Lot no. 27 on "Map of property purchased by the Staten Island Association, 1839" (Figure 6)
Eliza Leisseire, Executrix of Anthony Leisseire	Timothy Hedges	October 19, 1843 Liber 10 cp. 345	"... part of northerly half of tract of land" described in deeds cited above (originally 20 acres). Parcel described here corresponds approximately with that of present day lot 50. Transferral also includes stable and lot west of "Stable Road" (present day Church Lane). Earliest reference to a cottage situated within this lot.
Timothy Hedges	Abraham Conger	Between 1843 and 1862 (no instruments of record)	"
Abraham Conger and wife, Mary Rutgers McCrea	Catharine Ann Hedges	May 6, 1862; Liber 51 cp. 54	" Beers 1874 (Figure 8)
Catharine Ann Hedges	Michael Doyle	April 15, 1882; Liber 142 cp. 412	" Beers 1884 (Figure 9) Robinson 1898 (Figure 11)

Michael Doyle

William Doyle

Between 1898 and 1916
by last will and
testament

FROM CERTIFICATION OF OWNERSHIP SUPPLIED BY THE GATEWAY DEVELOPMENT ASSOCIATION

<u>MORTGAGOR</u>	<u>MORTGAGEE</u>	<u>DATE: LIBER. PAGE</u>	<u>DESCRIPTION: MAP REFERENCE</u>
William Doyle	L.A. Dreyfus Company	Dated November 29, 1916 Recorded December 1, 1916 Liber 466, cp. 71	Sanborn 1937 (Figure 14)
L.A. Dreyfus Company	Wm. Wrigley Jr. Company	Dated May 19, 1948 Recorded June 18, 1948 Liber 1040 cp. 19	
Wm. Wrigley Jr. Company	Intertex Corporation	Dated March 23, 1950 Recorded April 3, 1950 Liber 1110 cp. 480	
Intertex Corporation	Selma Belfer Rubin, Anita Belfer Saliz, Robert Belfer	Dated May 1, 1951 Recorded May 29, 1951 Liber 1158 cp. 188	Sanborn 1937, corrected 1951
Selma Belfer Rubin, Anita Belfer Saliz, Robert Belfer	New York Bay Corp.	Dated October 7, 1965 Recorded October 27, 1965 Liber 1713 cp. 348	
New York Bay Corporation	G.E. Plastics Inc.	Dated July 25, 1968 Recorded July 30, 1968 Liber 1827 cp. 150	
Sea Bridge Corporation	Pier 23 Terminal Corp.	Dated April 23, 1970 Recorded April 27, 1970 Liber 1899 cp. 492	
G.E. Plastics Inc.	Sea Bridge Corp.	Dated April 23, 1970 Recorded April 27, 1970 Liber 1899 cp. 388	
Sea Bridge Corp. and Pier 23 Terminal Corp.	County Closing Corp.	Dated December 17, 1980 Recorded December 30, 1980 Liber 2408 cp. 360	
County Closing Corp.	Edgewater Associates	Dated December 17, 1980 Recorded December 30, 1980 Liber 2408 cp. 365	
Edgewater Associates	Gateway Development Association	Dated June 3, 1987 Recorded June 19, 1987 Reel 715 Page 116	

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APPENDIX 2: EXCERPTS FROM RELEVANT DEEDS

Liber 4, p. 274. Recorded Dec. 29, 1837. One dollar.

Between Moulton Bullock of the City of New York Broker and Ermina his wife of the first part and James W. Otis merchant and Jonathan Prescott Hall attorney at law both of the said city of New York of the second part ...

All that certain farm or plantation situate ... in the town of Southfield .. containing one hundred and twelve acres (112) more or less being the same farm or plantation conveyed to the said Moulton Bullock by Daniel Low of the city of New York merchant by Deed bearing the date of the first day of November in the year 1837 ... aforesaid as will more fully and at large appear upon reference to said Deed or the record thereof and to which for a further and more particular description of said premises reference is hereby made.

Also all that certain dwelling house and lot ... situate ... at the north corner of the farm of Gilbert Totten deceased containing one acre of land Bounded northerly by the meadow of Cornelius Corson deceased southerly and westerly by the land of Gilbert Totten deceased and easterly by the beach (lot 5 on map)

... Also all that certain tract or parcel of land with the dwelling house and Barn standing thereon situate ... on the east side of Staten Island ... being Bounded southerly by land formerly belonging to Avis Simonson westerly by land formerly of Colonel Dongon Northerly by land formerly of William McLean and easterly by the Bay of New York or water side containing by estimation twenty acres being in length forty chains and in breadth five chains being the same that was devised to Sarah Mariah Clarkson wife of John L. Clarkson by the last will and testament of her mother Rebecca B. Bragier deceased and conveyed by the said Clarkson and wife to the said Sarah Ann Gordon and also conveyed by Deed dated Sept. 20, 1834 by Archibald Gordon late of the City of New York and then of Tompkinsville S. of N.Y. to Daniel Low of the C. of N.Y. merchant and also conveyed to the said Moulton Bullock by Deed bearing date Nov. 1, 1837 by the said Daniel Low (refer to aforesaid deed a "more particular description").

Liber 5, p. 415. Recorded April 5, 1839. For the sum of one dollar. Between Jonathon Prescott Hall and Harriett his wife and James W. Otis and Martha C. his wife of the City of New York parties of the first part, and Charles Brugiere of the said city merchant party of the second part ...

All that certain tract or parcel of land situate lying and being in the town of Southfield, County of Richmond and State of New York which was

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purchased by the Staten Island Association from Daniel Low and conveyed by the said Low to Moulton Bullock by a certain Deed bearing date the 1st of November 1837 Recorded in the Office of the Clerk of the County of Richmond in Liber 4 of Deeds pages 258 to 261, and conveyed by said Moulton Bullock and Ermina his wife to the said parties of the first part by Deed bearing date the 17th day of November 1837, recorded in the said Clerks office in Liber 4 of Deeds in pages 274 to 278. The above property is marked and known as lot number twenty seven (27) on a certain Lithographed Map filed in the office of the clerk of the County of Richmond Entitled "Map of property purchased by the Staten Island association situate at the Narrows Staten Island near New York" and containing twenty acres of land by the same more or less. Bounded southerly by land belonging to Sylva and land formerly of Aris Simonson but lately purchased by the Staten Island Association of Daniel Low and laid down on the aforesaid Map as Lot Number fourteen (14) Northerly and Westerly by land lately purchased by the said Association of James Seguine and laid down on the said Map as number seven (7) and Easterly by the Bay of New York. The premises above described and conveyed or intended to be conveyed by these presents are hereby expressly made subject to the following reservation, that is to say reserving and excepting for the use of the public forever a strip of land thirty feet in width extending along all that part of the Southerly Boundary of said premises which lies westerly of New York Avenue for the purpose of forming one half of a public Street or Avenue of Sixty feet in width commencing at New York Avenue when the same intersects the dividing line between the lots laid down on the aforesaid map as numbered twenty seven and fourteen 27 & 14 said Avenue running Westerly on said dividing line and being laid out and designated on the map aforesaid as Clifton Avenue. Also reserving and excepting for the use of the public forever an Avenue laid down on the said map as Tompkins Avenue which Avenue commenced at Richmond Avenue where the same intersects the dividing line between the lot laid down on said map as number twenty three (23) commonly called the "Burgher Farm" and the lot laid down on said map as number twenty four commonly called the "Widow Fountain Purchase" and extends northerly along the whole extent of said boundary line to lands now or lately owned by Bedell, and lands laid down on said map as of number twenty six (26) commonly called the Bedell Farm and from thence Northerly and parallel with New York Avenue across the premises hereby conveyed.

Also reserving and excepting for the use of the public forever a strip of land running along the side of Old Country Road that crosses the property hereby conveyed on the Bank near the Bay Shore and laid down on the aforesaid map as "Bay Street" the said strip of land to be of such width as may be required for the purpose of making said Bay Street sixty feet wide ...

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Liber 10, p. 345. Recorded October 19, 1843. For \$1,700.
Between Eliza C. Leisseire Executrix vc of Anthony Leisseire deceased of
the first part and Timothy Hedges of the City of New York, Gentleman of
the second part ...

All that certain piece or parcel of Land with the cottage thereon
situate ... at Sylvaton in the town of Southfield ... being a part of
the northerly half of a certain tract of land conveyed to Charles
Brugiere by Jonathon P. Hall and others and known and distinguished on a
map of cottages and lots made by Gardner A. Sage City Surveyor April
1843 as Cherry Cottage, commencing at a point formed by the intersection
of the westerly side of a certain road known as Bay Road and the
southerly side of a certain road or Lane known as Sylvaton Terrace
leading from said Bay Road to the New York Avenue and running thence
westerly along the southerly side of Sylvaton Terrace one hundred and
thirty two feet six inches (132' 6") ... (same as L. 51 p.54 (1862)) ...
to the place of beginning.

And also that certain stable and lot situate on the Westerly side of
said Stable Road and at the southeasterly corner of other lands known as
Chestnut Cottage being in breadth fourteen feet and in length twenty six
feet and known on said above mentioned map as Cherry Cottage Stable ...
etc. same as L.51 p.54 ... (bathing house, etc.)...

And the said party of the first part for herself her heirs and assigns
hereby covenants with the party of the second part his heirs and assigns
not to erect or put up or suffer to be erected or put up any wharf
building or other obstruction on any part of the lands or beach or
grounds under water in front of said premises or the adjoining lands of
the party of the first part excepting only a private bathing house, but
to keep the same free from all other obstructions under the penalty of
five thousand dollars for any breach of this covenant which is to be
deemed a covenant running with the land ...

Liber 51, cp. 54, 1862. Abraham B. Conger to Catharine A. Hedges. May
1, 1862.

(in consideration of the sum of ten dollars) Between Abraham B. Conger
of the town of Havenshaw, County of Rockland and State of New York,
Counsellor at law and Mary Rutgers McCrea, his wife of the first part
and Catharine Ann Hedges of the City of New York of the second part.

All that certain piece or parcel of land with the cottage thereon si-
tuate lying and being at Sylvaton in the town of Southfield ... being a
part of the northerly half of a certain tract of land conveyed to
Charles Brugiere by Jonathan P. Hall and others and known and distin-
guished on a map of cottages and lots made by Gardner A. Sage surveyor
April 1843 as Cherry Cottage commencing at a point formed by the inter-

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section of the westerly side of a certain road known as Bay Road and the southerly side of said road or lane known as Sylvaton Terrace leading from said Bay Road to the New York Avenue and running thence westerly along the southerly side of Sylvaton Terrace one hundred and thirty two feet six inches (132' 6") thence southwesterly six feet and five inches (6' 5"), thence southerly eight feet (8') to the northeast corner of a well, thence along the easterly side of the well four feet three inches (4' 3") thence southerly twelve feet three inches (12' 3") to the easterly side of a certain road in common called a stable road fifty seven feet eight inches (57' 8") to the northwesterly corner of other lands known as Spring Cottage one hundred and eighty six feet three inches (186' 3") to the westerly side of said Bay Road, thence northerly along the westerly side of said Bay Road seventy six feet (76') to the place of beginning land also that certain stable and lot situate on the westerly side of said Stage Road and at the southeasterly corner of other lands known as Chesnut Cottage being in breadth fourteen feet and in length twenty six feet and known on said abovementioned map as Cherry Cottage Stable as the said premises are laid down on a map annexed to a deed between Eliza C. Leissiere Executor and Timothy Hedges together with the right to the free use in common with other persons entitled thereto of said Road called Sylvaton Terrace and said road called the Stable Road and the road or lane or passage adjoining said stable on the southerly side there of also the right to the free use in common with other persons entitled thereto of said well adjoining the northwesterly corner of said premises near the junction of said Stable Road with Sylvaton Terrace also the right of free way to and from over the Beach in front of said premises and the right to free use thereof and of the water and grounds under water in front of said premises for the purpose of bathing and the erection of a private bathing House twelve feet square and not exceeding one story high with suitable means within access thereto Also the right to the free use to in common with other persons entitled thereto of the Bathing House now erected in front of said premises.

Liber 65, p. 331. Articles of agreement between Eliza Leisseire and H.C. Parmsle and L.A. Hedges water grant.
indenture of same day (April 14, 1866) recorded p. 334 of Liber 65, referring to same lands:

All that certain lot of land and land under water situated on the Easterly side of Bay Street at Clifton in the town of Southfield ... Bounded westerly by Bay Street or Shore road, Northerly by land formerly belonging to Daniel Low Easterly by the Bay of New York and Southerly by the southerly half of Lot no 27 (twenty seven) on Map of Staten Island Association conveyed to Daniel Low by Brugiere the above described premises being all the same premises lying easterly of Bay Street which was conveyed to the said Eliza C. Leisseire by two certain indentures, the first of which was made by David Godwise Master in Chancery bearing

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date June 16th 1842 and recorded in the Office of the Clerk of the County of Richmond Liber no 9 of Deeds page 432: And the second of which was made by Stephen Cambreeing (?) Master of Chancery bearing date May 24th 1844 and recorded ... in Liber 11 page 81 ...

Liber 84, cp. 201, November 12, 1869.

The people of the State of New York ... that ... pursuant to a resolution of the Commissioners of our Land Office for promoting the Commerce of our said State or for the beneficial enjoyment by the adjacent owner and for no other object or purpose whatsoever and with the reservations and upon the conditions hereinafter mentioned was have given and granted and by these presents do give and grant unto Howard L. Parmele and Catharine A. Hedges pursuant to a Resolution adopted by the Commissioners of the land office on the 12th day of November 1869 their heirs and assigns the land under water and between high and low water mark described as follows ...

All that certain piece or parcel of land under the waters of the Bay of New York in front of and adjacent to lands of Howard L. Parmele and Catharine A. Hedges in the town of Southfield County of Richmond described as follows ... Beginning on the shore of the Bay of New York at a point where ordinary high water mark intersects the southerly line of property if prolonged of Howard L. Parmele and running thence into the bay of New York North 50 degrees and 15 minutes East five hundred and one feet six inches (501' 6") to the Pier line as established by the Harbor Commissioners of the State of New York thence along said Pier line northwesterly one hundred and eighty one feet ten inches (181' 10") thence south 50 degrees and 15 minutes West five hundred and seventy two feet (572') to said ordinary high water mark and thence along said high water mark one hundred and eighty two feet (182') by a course south 51 degrees and 5 minutes East to the point or place of Beginning containing two acres and one hundred and ninety nine one thousandths of an acre more or less.

Excepting and reserving to all and every the said people the full and free right liberty and privilege of entering upon and using all and every part of the above described premises in as ample a manner as they might have done had this power and authority not been given until the same shall have been actually appropriated and applied to the purposes of Commerce or for the beneficial enjoyment of the same by the adjacent owner(s) by erecting a Dock or Docks thereon and these presents are upon the express condition that if the said Howard L. Parmele and Catharine A. Hedges their heirs or assigns shall make within (blank left within patent) years from the date hereof actually appropriate and apply the above described premises to the purposes of Commerce or for the beneficial enjoyment of the same by the adjacent owner by erecting a Dock or Docks therein and filling in the same then these presents and everything herein contained shall cease ... and became void ...

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iber 142, p. 412, April 15, 1882. Catharine Ann Hedges to Michael Doyle for the sum of \$3,500.

All that certain piece or parcel of land with the cottage thereon situate lying and being at Sylvaton in the town of Southfield County of Richmond ... being a part of the northerly half of a certain tract of land conveyed to Charles Brugiere by Jonathan P. Hall (description of tract, more or less, same as that in L.51, p.54).

And also all the equal undivided one half part of all that lot of land and land under water situate on the easterly side of Bay Street aforesaid. Bounded westerly by Bay Street (or Shore Road). Northerly by land formerly belonging to Daniel Low. Easterly by the Bay of New York and southerly by the southerly half of lot no. 27 on map of Staten Island association conveyed to Daniel Low by Brugiere, the said Cottage and land and land under water being subject however to all covenants and conditions contained in a certain deed made by Eliza C. Leissiere as Executrix and c. to Timothy Hedges and recorded in the Office of the Clerk of Richmond County in Liber 10 of Deeds at page 345 and in certain articles of agreement and a deed made by Eliza Leissiere with and to Howard L. Parmele and Catharine Ann Hedges and recorded in paid clerks office in Liber 65 of deeds at pages 331 and 334 respectively.