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2007

ARCHAEOLOGICAL
DOCUMENTARY STUDY

LOWER MANHATTAN
DEVELOPMENT
CORPORATION
FULTON STREET
REDEVELOPMENT PROJECT
TITANIC PARK
MANHATTAN, NEW YORK



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PHASE 1A ARCHAEOLOGICAL DOCUMENTARY STUDY

**LOWER MANHATTAN DEVELOPMENT CORPORATION
FULTON STREET REDEVELOPMENT PROJECT
TITANIC PARK
MANHATTAN, NEW YORK**

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EXECUTIVE SUMMARY

The City of New York proposes to enhance Fulton and Nassau Streets Street and their environs into a vibrant retail corridor serving the surrounding commercial and residential sectors as well as the burgeoning visitor market. As the proposed project is necessary to the continued revitalization of Lower Manhattan, the Lower Manhattan Development Corporation (LMDC) would provide a portion of the funding. The core components of the proposed project include improvements to the streetscape and to the storefronts and facades of buildings that contribute to the heritage and experience of the corridor, as well as the creation, expansion or improvement of open space within the project area. Based on the most current design plans for the Corridor, there are five (5) areas within the project bounds that must be evaluated for potential archaeological resources. These include two areas of proposed open space, a park, a playground, and the Corridor streetbeds. This report solely addresses the open space area located at Titanic Park along the east side of Fulton Street between Water and Pearl Streets.

The proposed project requires review under the National Environmental Policy Act (NEPA), the State Environmental Quality Review Act (SEQRA), and New York City Environmental Quality Review (CEQR), all of which require the consideration of potential impacts to historic resources. In addition, potential effects on historic resources are considered in conformance with Section 106 of the National Historic Preservation Act of 1966 (NHPA) and the New York State Historic Preservation Act of 1980 (SHPA). The New York City Landmarks Preservation Commission (LPC) *Guidelines for Archaeological Work in New York City* outlines specific steps to determine whether a proposed action could affect areas of potential archaeological sensitivity. The Area of Potential Effect (APE) for the Titanic Park open space is defined as the portion of the Corridor project site that will experience subsurface impacts that may disturb areas of potential archaeological sensitivity.

Documentary research concluded that the Titanic Park APE has no potential for precontact archaeological resources. However, the APE may be potentially sensitive for historical archaeological deposits including fill that was deposited in ca. 1719-1730 and potential 18th and early 19th century domestic and commercial deposits and features that would predate the availability of municipal sewer and water (ca. 1830s to 1840s), below the depths of basements of later 19th and 20th century structures.

The proposed project will require excavation of up to four feet below current grade across portions of the APE. This depth of impact will most likely have no affect on any potential archaeological deposits since it is assumed that late 19th and early 20th century basements, which are present throughout the APE, extended to at least five feet below current grade. The assumption of five feet of prior disturbance is based on the known depth of one basement on the lot which was at least six feet below grade (Lot 2). This assumption is also based on the fact that the four and five-story buildings on the lots would have required foundations and footings deep enough to stabilize the structures in the loose fill that they were built on.

If development plans change and impacts will extend more than five feet below grade, the assumption of prior disturbance depths for Lots 3-8 would require field verification via a series of test trenches. In that scenario, an archaeological field testing program would be designed in coordination with the SHPO and LPC.

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INTRODUCTION

The City of New York proposes to enhance Fulton and Nassau Streets Street and their environs into a vibrant retail corridor serving the surrounding commercial and residential sectors as well as the burgeoning visitor market. As the proposed project is necessary to the continued revitalization of Lower Manhattan, the Lower Manhattan Development Corporation (LMDC) would provide a portion of the funding. The core components of the proposed project include improvements to the streetscape and to the storefronts and facades of buildings that contribute to the heritage and experience of the corridor, as well as the creation, expansion or improvement of open space within the project area.

The proposed project centers on the Fulton Street Corridor (Corridor), which includes Fulton Street bounded by Church Street to the west and Water Street to the east; streets intersecting Fulton Street up to a three block area north and south, including John Street from William Street to South Street; and Titanic Park, located on Fulton Street between Pearl and Water Streets (Figures 1, 2).

Based on the most current design plans for the Corridor, there are five (5) areas within the project bounds that must be evaluated for potential archaeological resources. These include two areas of proposed open space, a park, a playground, and the Corridor streetbeds (Figure 2). This report solely addresses the open space area located at Titanic Park on the east side of Fulton Street between Pearl and Water Streets (Figure 3; Photographs 1-4).

The proposed project requires review under the National Environmental Policy Act (NEPA), the State Environmental Quality Review Act (SEQRA), and New York City Environmental Quality Review (CEQR), all of which require the consideration of potential impacts to historic resources. In addition, potential effects on historic resources are considered in conformance with Section 106 of the National Historic Preservation Act of 1966 (NHPA) and the New York State Historic Preservation Act of 1980 (SHPA). The New York City Landmarks Preservation Commission (LPC) *Guidelines for Archaeological Work in New York City* (2002) outlines specific steps to determine whether a proposed action could affect areas of potential archaeological sensitivity. The first step in this process is an initial review of the affected area, in this case the Corridor, to define the Area of Potential Effect (APE). Since this report is to be reviewed by both SHPO and LPC, this first step, normally undertaken by LPC, has been completed by HPI. The APE is defined as the portion of the Corridor that will experience subsurface impacts that may disturb areas of potential archaeological sensitivity. Once the APE has been defined, an Archaeological Documentary Study – frequently referred to as a Phase 1A Study – must be undertaken to establish the potential effects of the project on potential archaeological resources.

RESEARCH GOALS AND METHODS

This Archaeological Documentary Study, as clarified by the LPC guidelines (2002), addresses only those land areas within the proposed Corridor that will be subject to direct construction activities, which is defined as the APE. As noted above, this study solely addresses one portion of the APE: the open space area located at Titanic Park on the east side of Fulton Street between Pearl and Water Streets.

In order to address the archaeological potential of the Titanic Park APE, sufficient information was gathered to assess the subsurface disturbance record, both horizontally and vertically, and to establish the potential for precontact period and historical archaeological resources. Prior archaeological studies and surveys that were undertaken for areas either within or directly adjacent to the Titanic Park APE provided an invaluable data base from which to complete the current assessment.

This documentary study, which also entails a cartographic analysis of the Titanic Park APE through time, is designed to determine areas of possible precontact and historical archaeological sensitivity as well as areas unlikely to produce archaeological materials due to prior disturbance from the installation of underground piping, extreme landscape manipulation for road and/or park construction, previous construction and demolition cycles, etc.

HPI's protocol adheres to a conservative and phased approach. It relies on a series of tasks to identify which – if any – of the Titanic Park APE parcels would require invasive testing to satisfy the applicable environmental review regulations. These tasks are described below.

Task 1:

Primary source material, which helps to establish a site-specific framework in which to assess the Titanic Park APE, was reviewed to identify historic land use through time. This includes reviewing the Minutes of the Common Council, conveyance records on file at the City Register's Office, tax, directory, and census records, where relevant, and Street Improvement maps and Water Lot Grants recorded at the Office of the Manhattan Borough President's Topographical Bureau. Atlases, maps, and other pertinent primary records were also reviewed.

Task 2:

In order to place the Titanic Park APE in a broader historical context, local and regional histories were reviewed.

Task 3:

Paralleling the research to determine the archaeological and historical sensitivity was research to determine the likelihood that resources are extant, having survived the normal destructive forces of urban development. Building records were sought as episodes of late 19th and 20th century construction may have eradicated archaeological potential in discrete locations.

Historical atlases and Sanborn Fire Insurance Maps were reviewed to establish construction episodes, building heights, and the presence of basements, which are indicators of subsurface disturbance. Cartographic comparisons were critical in demonstrating elevation changes over the last 150 years.

Task 4:

Pertinent archaeological reports for the surrounding vicinity were reviewed to establish a comparative framework for potential archaeological resources.

Task 5:

A walkover of the Titanic Park APE and a photographic record of the current conditions were completed in August 2006. Anomalies and areas of obvious ground disturbance were noted on the site sensitivity map.

TITANIC PARK SITE LOCATIONS AND CONDITIONS

Site Location and Current Condition: The Titanic Park APE is located on Block 95, bounded by Fulton Street on the west, Pearl Street on the north, and Water Street on the south. Directly to the east is a seven-story building on Lot 7501 that fronts Beekman Street. The APE is occupied by a small City Park, and is designated as City Lot 101 on Block 95 (Photographs 1-4). A small lighthouse stands at the western end of the park adjacent to Fulton Street as a memorial to the Titanic. Built in 1915, the memorial was moved to this location in 1967.

Predevelopment Conditions: The precontact period and historical development of Manhattan has been influenced, in part, by topographic and ecological conditions. Establishing the project site's geological and ecological history is necessary toward understanding land-use history.

Manhattan Island lies within the Hudson Valley region and is considered to be part of the New England Upland Physiographic Province (Schuberth 1968:10). The underlying geology, much like that of the Bronx and lower Westchester County, is made up of "gneiss and mica schist with heavy, intercalated beds of coarse grained, dolomitic marble and thinner layer of serpentine" (Scharf 1886:6-7). During the three known glacial periods, ice was sometimes as thick as 1,000 feet over Manhattan. Advancing and retreating glaciers carved, scraped, and eroded the land surface in the Northeast. With the final retreat during the Post-Pleistocene, glacial debris, a mix of sand, gravel, and clay, formed the many low hills or moraines that constitute the present topography of the New York City area. Along these low hills many rivers, streams, lakes, and ponds were formed. The constant flow of these rivers and streams as well as the corresponding rise in sea level continued to mold the landscape. Manhattan, a low-lying island marked by hills, is surrounded by rivers and a large, protected deep water bay, and was formed following the last of the three glacial periods.

The project site falls within the embayed section of the Coastal Plain, which extends along the Atlantic Coast and ranges from 100 to 200 miles wide. The Manhattan prong, which includes southwestern Connecticut, Westchester County, and New York City, is a small eastern projection of the New England uplands, characterized by 360 million year old, highly metamorphosed bedrock (Schuberth 1968:11). The Manhattan ridge generally rises in elevation toward the north, and sinks toward the south. South of 30th Street, the bedrock dips down several feet beneath the earth's surface, and south of Washington Square Park it plunges down below 100 feet, forming a subterranean valley.

The prevalent gneissoid formation underlying the project site is Hudson River metamorphosed rock. Manhattan is characterized by a group of gneissoid islands, separated from each other by depressions which are slightly elevated above tide and filled with drift and alluvium. The area

consists of drift with underlying crystalline rocks including stratified gneiss, mica schist, hornblende gneiss, and hornblende schist with some feldspar and quartz (Gratacap 1909:27).

Historical development has altered many of the natural topographic features that once characterized Manhattan, including the early historic shoreline (Gratacap 1909:5). During the late precontact and early historical periods, portions of the project site were submerged under the East River and the coastline staggered between present day Pearl and Water Streets, immediately adjacent to or within the Titanic Park APE. In the early 17th century, the Titanic Park APE was situated between the high and lower water marks of the East River (Viele 1865; *RD 352, Registers Office* 1917; Cartwitham 1740; Figures 4, 5, and 6). Later it was filled and developed.

TITANIC PARK ARCHAEOLOGICAL POTENTIAL

For ease of discussion, Pearl Street is considered to be the northern boundary of the APE, Fulton Street the western boundary, Water Street the southern boundary, and Lot 7501 on Block 95 fronting Beekman Street the eastern boundary.

Precontact Land Use

Prior to the filling episodes along the Lower Manhattan shoreline that created the landscape evident today, the Titanic Park APE was depicted as lying partially in and partially adjacent to the East River, generally between the high and low water marks (Viele 1865, *RD 352, Registers Office* 1917; Cartwitham 1740 [depicting 1730]; Figures 4, 5, and 6). Native Americans were actively utilizing resources in the area upland, northwest and northeast of the APE. According to researcher S. Grumet, the very southern tip of Manhattan was called Kapsee by Native Americans in the 17th century (Grumet 1981:68). This location was described as a ledge of rocks at the southernmost point of Manhattan Island, probably in the vicinity of what is now Battery Park (Ibid.:17). To the north was a landform termed Ashibic, which was probably a narrow ridge or ancient cliff bounded by marshland to the south; this landform was located east of Beekman Street, and, therefore, the APE (Ibid.:3). In addition, "Catiemuts" was the Native American term reportedly used to describe a "fort or hill located near Pearl Street and Park Row," about eight blocks northeast of the project site (Ibid.:8).

Researchers have noted that during the prehistoric era there were periods of time when a distinct rise and fall of water levels occurred. In some locations these fluctuations allowed native peoples access to formerly inundated areas - such as the East River shoreline - for resource procurement and temporary camps. These "drowned shorelines" (e.g., as documented along the Hudson River shoreline in Weiss 1988:3) are a topic of research interest to archaeologists who postulate that precontact peoples would have been exploiting these areas and, therefore, their potential archaeological sensitivity should be addressed.

As noted above, prior to filling, the Titanic Park APE was situated directly along the shoreline between the high and low water marks in the East River. While marshes or estuarial areas to the east of the APE were not necessarily suited for habitation immediately preceding European contact, their locations probably influenced the selection of precontact settlements, and may have served for resource procurement and as deposition areas where middens were created.

Furthermore, when the East River was much lower and narrower during the precontact period, it is possible that the APE could have been well drained and suitable for habitation. Alternatively, it may have been a salt water marsh along the edge of the river. Regardless, the site was eventually filled to allow for historical development. The remnants of the surface that may have been previously exposed now lie beneath deep layers of fill.

Previous research conducted for the Second Avenue Subway project (Historical Perspectives, Inc., 2003) concluded that sections of the East River shoreline were potentially sensitive for precontact resources beneath fill, including the intersection of Pearl and Fulton Streets. However, the area designated as potentially sensitive for precontact resources in the Second Avenue study is just to the north, and out of the APE.

Precontact Archaeological Potential

The Titanic Park APE may have once been potentially sensitive for precontact resources due to its predevelopment topography and proximity to water, but historical and modern development has likely disturbed or even eradicated any potential resources. If any precontact resources were once deposited in the APE they were 1) later inundated; 2) subsequently buried by landfill; and, 3) subjected to disturbance by later construction on Block 95 (see Historical Land Use below).

A soil boring taken at the intersection of Fulton Street and Water Street outside of the APE found that there was fill from the surface down to about 19' below grade (Boring MI-17, Raymond International Inc. 1970s). Below the fill was a ten foot deep layer of brown sand, and below this was brown sand and silt to a depth of 55' below grade (ibid.). An additional soil boring completed at the corner of Water and Fulton Streets, near the western end of the APE, found 12' of fill below grade, underlaid by four feet of coarse sand and clay, and then an additional 12' of fine sand (Boring #162, Rock Data Maps 1973). No evidence of a potential precontact living surface, a layer of peat, or evidence of a shell midden or deposit was reported in either boring log.

The documented disturbances to APE indicates that it probably has no sensitivity for precontact resources with research potential that would meet the criteria necessary for inclusion on the National Register of Historic Places. River inundation, tidal action, and episodes of construction have most likely eradicated any fragile precontact resources that may or may not have been deposited in the APE.

Historical Land Use

As described above, the East River shoreline at the time of European contact and into the early 18th century was located in and adjacent to the Titanic Park APE. Throughout the historical period, the desire for new commercial, waterfront real estate spurred the City of New York and entrepreneurs to enthusiastically support improvements to the East River shoreline. Filling episodes were also undertaken in an effort to support and maintain the thriving waterfront economy as the coastline became overburdened with haphazardly built piers and the natural accretion of river silt.

The upland portion of Block 95, that is, the portion of the Block directly north of the APE, was granted by Governor Willem Kieft to Philip De Truy in a ground-brief dated May 22, 1640 (Stokes Vol. VI. 1928:77). In 1647 de Truy conveyed the portion of his land between Pearl Street and the East River adjacent to the APE to Isaak Ollerton (a.k.a. Isaac Allerton) (Ibid.:78; Innes 1902). After DeTruy was murdered in 1653, his wife conveyed the remaining tract to Isaac de Forrest (Ibid.). The land was reconveyed by Governour Richard Nicolls to Thomas Hall in 1667, whose widow, Ann, sold most of it to her son-in-law William Beekman in 1670 (Ibid.). Included in the transfer to Beekman was a brew house, horse mill, and other buildings at the easternmost end of the Smit's Vly (Smith's Valley), roughly in the vicinity of what is now the intersection of Maiden Lane and Wall Street (*Plan of New Amsterdam About 1644*, compiled by Innes 1902).

The Allerton parcel conveyed in 1647 included the land on Block 95 directly north of the APE. Allerton reportedly built a warehouse and dock on his property on what is now Block 98 to the east of Beekman Street near Peck's Slip, out of the APE (Stokes Vol. III 1918:962). In approximately 1696, Johannes Beekman (a.k.a. Beckman) established a slaughterhouse on the same block, also east of the APE (Stokes Vol. IV 1922:396).

The earliest maps of what is now lower Manhattan primarily focused on development south of Wall Street, which served as the northern boundary of the original settlement (e.g., Adams 1916 [Redraft of *The Castello Plan* 1660]; Nichols 1664-1668). The City's growth was encouraged, in part, by the adoption of the 1687 Dongan Charter that transferred ownership of all unencumbered lands within the low-water mark, including the Titanic Park APE, to the City of New York, and encouraged adjacent property owners to fill and develop their land along the waterfront (Buttenwieser 1987:27).

The 1696 Miller Plan, drawn from memory, extended as far north as Fulton Street along the shoreline and shows the approximate location of the APE (Miller 1696). At that time it appeared that a row of structures or a wharf had been built along portions of what is now Water Street, near the APE, but not directly in or adjacent to it. This development was bolstered by the 1692 selling of lots along the East River between Wall and Fulton Streets with the proviso that wharves be built adjacent to riverfront lots (Augustyn and Cohen 1997:52; MCC May 6, 1692, Vol. I:273). In 1703, water lots along the shoreline north of what is now Fulton Street were also surveyed for sale (MCC April 17, 1719; Vol. III:200).

Further inciting the expansion of Lower Manhattan was the 1731 Montgomery Charter that expanded land-ownership privileges four hundred feet beyond the low water mark, or Water Street, on the Lower East Side (Ibid:34). Eventually the shoreline at what is now Fulton Street was moved further south toward to its current configuration.

Pearl Street, originally Queen Street or Smit's Vly (Smith's Valley), ran along the East River shore of Manhattan as it existed when the first European settlers and explorers arrived on the island. It was officially opened in 1707, and is estimated to have been approximately 30' wide when first laid out (NYCLPC 1982; WPA 1937).

A map of the Water Grants along Pearl Street indicates that three individuals were allotted land within the high and low water mark within the Titanic Park APE (Map RD 352, 1917, Figure 5). From west to east these were Gerardus Beekman, who acquired a 77 foot wide lot, Johannes Beekman who acquired a 90 foot wide lot, and John Cannon who acquired a 60 foot wide lot. Directly to the west of the APE was Beekman's Slip, an open water slip that extended from the shoreline north to Pearl Street.

As the population in the city grew, so too did the extent of development and concurrent surveying and recordation efforts (e.g., Carwitham 1740; Lyne 1730; Grim 1813; Maerschalc 1755; and Ratzler 1766/67; Figures 6 through 10). Detailed accounts of how Water Street was created are documented in the minutes of the Common Council. Apparently, it was first constructed as a wharf, parallel to the shoreline. In 1691 the Common Council directed builders to construct Water Street, between Whitehall Slip and Moore Street, as follows:

They shall build a good and substantial stone wall, 3½ feet broad at the bottom 'to batter one foote inwards on the outside.' They shall protect it from the rubbing of boats by driving 'spoiles or stockaedes' every 5 ft., and these shall be 7 in. in diameter, bound together at the top by a plate. When finished this wall shall be kept in good repair by the owners of the lots fronting the street or wharf, who, nevertheless, are not to claim any property or interest in the street or wharf, which, instead, is 'to remaine to the use of the City.' The owners of this land, to fill up their respective lots, are obliged to use 'the Dock Mudd Twenty foot into the Dock before their owne houses.' The street or wharf is to be completed in 12 months. The city agrees that no building shall be built in front of these lots.
(Stokes 1922:372)

When the wharf that became Water Street was created, openings - or slips - were left to allow for the passage of ships inland. As the shoreline pushed eastward, it had the effect of lengthening these slips. By 1728, fill was beginning to extend the "wharf" (Water Street) beyond its early 30-foot width, as docks and slips were constructed to the south. Furthermore, historian Stokes references a Revolutionary War period redoubt of earthwork on Block 95 in proximity to the Titanic Park APE (Stokes' Landmark Map Vol. III, 1918).

The project site area was first developed as a mixed residential and commercial center due to its proximity to the shoreline. This scenario is borne out in the Lot Histories section detailing the development of the Titanic Park APE below.

- **Lot Histories**

After the streets to the north and south of the APE were laid out, the project site was situated on what is now City Block 95. Historically the site fell into the East Ward, the Montgomery Ward, and then Ward 2. The following Lot Histories provide a detailed account of the development of each lot in the APE. Table 1 provides a list of historic lot numbers and addresses for these lots:

TABLE 1: BLOCK 95 LOT NUMBERS AND ADDRESSES IN THE APE

Lot Number ¹ (ca. 1916-1958)	Lot Number ² (1835-1845)	1857 Street Address	1951 Street Address
2	973	218 Water Street	218, 216 Water Street
3	972	212 Water Street	214, 212 Water Street
4	971	210 Water Street	210 Water Street
5	970	208 Water Street	208 Water Street
6	969	206 Water Street	206 Water Street
7	968	204 Water Street 25 Fulton Street	204 Water Street 25 Fulton Street
8	967	27 Fulton Street	27 Fulton Street

The following discussion provides an overview of the development of these lots, and references the ca.1916 lot numbers (see Figure 18 for the 1916 lot locations). For ease of discussion, Water Street is considered south of the APE, Fulton Street is to the west, Pearl Street is to the north, and modern Lot 7501 on Block 95 fronting Beckman Street is to the east.

- **Lot 2**

Lot 2 was historically located at 216 and 218 Water Street (see Figure 18).

Lot 2 was originally land under water between the high and low water marks along the shoreline of the East River. In 1719 the Common Council ordered that the City Alderman survey and lay out the ground belonging to the City from the high to the low water mark fronting the ground of Johannes Beekman, John Cannon, Gilbert Livingston and others at the lower end of Queen Street and to establish the dimensions of every lot (MCC June 12, 1719, Vol. 3:204). Shortly thereafter, what is now Lot 2 became part of the Water Lot Granted to John Cannon that same year (Map RD 352, 1917, Figure 5; Water Lot Grants Vol. B:65-67). In 1703, prior to relocating to Queen Street (now Pearl), Cannon was a boatman residing on Prince Street (Rothschild 1990:188). The Water Lot Grant described Cannon's parcel as follows:

...on Queen Street at or near the slaughter house commonly called Beekman's slaughterhouse and fronting the land or former purchase of the said John Cannon, containing in breadth in front next the land of the said John Cannon and in the rear at low water mark, sixty foot and in length on both sides from the land of the said John Cannon to low water mark in...length the same...bounded northerly by the land of said John Cannon, easterly by the ground from high water to low watermark now or lately granted to Gilbert Livingston, southerly by the harbor or river at low water mark, and westerly by the ground from high water to low water mark now or lately granted to Johannes Beekman...and that the said John Cannon, his heirs, assigns, or some or one of them shall and will at his and their own property charge and expense build, erect and make or charge to be built and

¹ As per Tax Lot Map 1916, City Register's Office (Figure 18).

² As per Tax Map 1835-1845, Plate 33, Municipal Archives.

erected and made a good sufficient and firm wharf or street of thirty foot English measure in breadth the outward part whereof toward the river or the harbor...[to] be completed, finished on or before the first day of September which will be in the year of our Lord One thousand seven hundred and twenty one.

(Water Lot Grants, Vol. B:65-67)

In addition to filling the lot between the high and low water marks and building a 30' wide wharf for a street to the south, Cannon was also charged with maintaining the street in good repair (Ibid.).

Although it is not known when exactly Cannon complied with the mandate outlined in the Water Lot Grant, he definitely had the lot filled and the wharf built sometime prior to 1730. It appears that he also had a structure built on the lot by that time as well. Maps dating to that period of time show Block 95 filled and developed on its southern and western sides in the APE, with Cannon's Wharf to the south of Lot 2 along the shore of the East River (Carwitham 1740, Lyne 1730; Figures 6 and 7). By the 1740s a distinct structure was shown on the south end of the lot fronting Water Street (Grim 1813, Figure 8), and in 1749 the estate of John Cannon was in possession of the 30.9' wide lot (Lyne 1730, Figure 7; MBPO Acc.103; see Appendix A). By 1755 it appears that filling had extended the shoreline by one additional block to the south (Maerschalc 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

Sometime between 1749 and 1782 Jeremiah Brower had acquired Lot 2, but after his death, his estate sold the lot to Thomas Burling, a New York City merchant (Liber 43:27; see Appendix A). In the 1789 directory, Thomas Burling is listed as a china retailer on Water Street, presumably living or running his business on Lot 2 (Rothschild 1990:205). In 1793 Thomas and Henrietta Burling sold the lot to Edward Lawrence, who is listed as residing in the Montgomery Ward in 1790 (Liber 48:478; U.S. Census 1790; see Appendix A). Four years later, Edward and Zipporah Lawrence sold the lot to Abraham Leggett and Jonathan Drake (Liber 55:414). Drake and Leggett immediately sold the lot to Arthur Holme, presumably having only purchased it for investment purposes (Liber 55:416; see Appendix A).

In 1808, the first year for which tax records were available for the lot, the Widow Lynch was listed as paying taxes on 216 and 218 Water Street, although Widow June and Stephen Corwin were also paying taxes on 218 Water Street (Tax Assessments; see Appendix A). At that time taxes were paid for both a house and lot. Widow Lynch and Stephen Corwin continued to be taxed on the lot for only one year, and by 1810 James Carmen was taxed for 216 Water Street, while George Bigmish and William Williams were taxed for 218 Water Street (Tax Assessments; see Appendix A).

In 1811 taxes were paid by Joshua Crocker for the house and lot, and he is listed on the 1810 Census as living in the 2nd Ward with a household of ten males and five females (Tax Assessments; U.S. Census 1810; see Appendix A). In 1812 taxes were assessed to Abiel Rawson (Tax Assessments; see Appendix A). That same year, Joseph Wallis is listed as a resident of 218 Water Street despite the fact that Rawson was paying taxes on the lot (Elliott's

Directory 1812; see Appendix A). Between 1812 and 1818, different people were assessed for taxes on the lot each year, suggesting that the lot was either conveyed or rented annually (Tax Assessments; see Appendix A).

In 1820 the lot was conveyed by Benjamin and Elizabeth Helme, Frances Roorbach, and Jane Panton to Francis Lynch (Liber 146:263; see Appendix A). Three years later it was conveyed by Lawrence and Hannah Kortright to John and Le Grande Cannon – possibly a descendent of the original lot owner, John Cannon (Liber 168:151; see Appendix A). Despite these land transfers, in 1823 Hitchcock and Norwood were paying taxes on the lot. By 1929 Ketchum and Travers were assessed for the lot (Tax Assessments; see Appendix A). Ketchum, a watchmaker, and Chapman and Caton's grocery store are listed on the lot at that time (Longworth 1829-1830; see Appendix A).

In 1830 the lot was conveyed by Mary McCormick, and Charlotte and Francis Lynch to John Sampson and Samuel Tisdale, and an agreement was made on the lot between Sampson and Tisdale in 1834, although none of these owners are listed as residing on the lot in 1829-1830 (Liber 262:27; Liber 808:364; Longworth 1829-1830; see Appendix A). Sampson and Tisdale continued to pay taxes on a house and lot in 1834, but by 1839 they had been replaced by Durfee and Tisdale, both in the nail trade, who were paying taxes and occupying a store on the lot (Tax Assessments; Longworth 1839-1840; see Appendix A). Samuel Tisdale is shown as the owner on the 1845 Tax Assessment map, and Resket and Tisdale are paying taxes on a house and the lot in 1853 (Tax Assessments; see Appendix A). Resket, Durfee, and Tisdale are not listed as residents of the lot in 1851 (Doggett's Directory 1851).

In 1852 the lot is depicted as being entirely covered by a structure, and on another map of the same date the building is depicted as being constructed of stone (Dripps 1852; Perris 1852, Figures 12 and 13). No residents are listed on the lot in 1851 (Doggett 1851). Samuel and Lucy Tisdale sold the lot to the Lehigh Crane Iron Company in 1857, who sold it to James Munsell, Robert Thompson, and Ransom Munsell – members of the firm of Munsell, Thompson, and Munsell – in 1859 (Liber 725:514; Liber 781:149; see Appendix A). In the 1859 conveyance the lot was described as 30'7" by 84'5", with one five-story building measuring 31' by 84'5". Therefore, the entire lot was covered by a five-story building by this time. This also appears to be the case in 1862 (Perris 1857-1862, Figure 14).

Between 1864 and 1868 the same firm was taxed for the lot and building, both described as they were in 1859, and in 1869 James Munsell is listed as a stove merchant on the lot. However, in 1869 the same dimensions for the building were provided, but the lot had extended from 84'5" in length to 91'7" in length (Tax Assessments; see Appendix A). In 1885 the vast majority of the lot appears to be covered by a brick structure, with a narrow alley left undeveloped at its northern end, at the interior of the block (Robinson 1885, Figure 15). By 1891 the entire lot appears covered by a brick structure (Bromley 1891, Figure 16). Throughout the remainder of the 19th century, and through the mid-20th century, a brick building with a basement covered the entire lot (Robinson 1893; Bromley 1897; Sanborn 1894, 1923, 1951). It was first depicted as a five-and-a-half story building, then a six-and-a-half story building, and still later a three-story building (Ibid.). Sometime between 1951 and 1974, Pearl Street was widened across the northern portion of Block 95, and the building on Lot 2 was razed (Sanborn 1951, Bromley

1974). The lot, now only 64' in depth, has remained vacant since that time (Sanborn 2005, Figure 3).

Building Department records indicate that in 1892 Lot 2 was covered by a 30' by 80' building that was five-and-a-half stories tall and was utilized as a warehouse (Building Department, Plan 878:1892). Furthermore, the foundation walls were reported to be nine feet deep below the first floor, or 6'6" below grade, with 30" thick walls made of brick (Ibid.). The alteration plan was to raise the building to a height of seven stories. In 1896 another application was filed for the lot to alter the existing building. At that time it was reported that the foundation walls were inspected and found to be built of 24" thick stone, extending 10 feet below the curb (Building Department, App. 1787:1896). Yet another application filed for the building in 1917 provides a longitudinal cross section indicating that the cellar extends 7' below the surrounding grade elevation (Building Department Comp. 66:1917).

In summary, Lot 2 was filled sometime after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appears to have been a structure on the lot by 1730, and in 1808, the earliest date for which tax records are available, the lot had one house on it. Records indicate that the structure had multiple owners and occupants through the first half of the 19th century. The multi-use building that covered the entire lot in 1852 was depicted as a five-story structure with a basement. The structure was either reduced by several floors or replaced by a three-story building, and reportedly had a basement extending between six and ten feet below grade in the late 19th/early 20th century. Sometime between 1951 and 1974 the structure was razed. The lot has since been reduced in length by the removal of approximately 24' on its northern end; a result of the widening of Pearl Street.

- **Lot 3**

Lot 3 was historically located at 212 and 214 Water Street (see Figure 18).

Lot 3 shares its early history with Lot 2, having fallen into John Cannon's Water Lot Grant of 1719 (see Lot 2 above and Figure 5). Maps dating to the 1730s show development on the lot, and also depict Cannon's Wharf to the south along what is now Water Street (Carwitham, 1740; Lyne 1730, Figures 6 and 7). It appears that there may have been a structure on the lot in the 1740s and 1750s (Grim 1813; Maerschalc 1755, Figures 8 and 9). The block is shown as developed through the remainder of the 18th century (Ratzer 1766/67; McComb 1789, Figures 10 and 11).

In 1782 Lot 3 was owned by Jeremiah Brower, and in 1784 the estate of Brower conveyed it to John Ireland, although the conveyance indicates that it had been in Ireland's possession for one year prior (Liber 41:359; see Appendix A). Although there are no conveyance records through 1816, tax assessments indicate that Robert Mount, John Quirk and John Pierson were paying taxes on the lot with a house or the lot with a store from 1808 through 1812. In 1810, all three were listed as living in the Second Ward (Tax Assessments; 1810 U.S. Census; see Appendix A). The 1812 Directory lists Robert Mount, John Pearson, and Jeremiah Kiersted on the lot (Elliot 1812; see Appendix A). In 1813 Samuel Thompson was assessed for the house and lot, and he apparently purchased the lot from Ireland in 1816 (Liber 113:233; see Appendix A).

Samuel and Mary Thomson entered into an agreement on the lot with Gerardus Post in 1816 and 1817, and with Andrew and Sarah Thompson in 1818 (Tax Assessments; see Appendix A). In 1818 and 1823 Clussman was assessed for the lot with a house, although Samuel and Mary Thompson conveyed the lot to William and Gerardus Post in 1824 (Tax Assessments; Liber 178:375; see Appendix A). In 1824 the Manhattan Fire Insurance Company released the mortgage of Samuel Thompson (Liber 178:389), and in 1829, Peter Thompson was assessed for taxes on the house and lot (Tax Assessments; see Appendix A). Peter Thompson, a coppersmith, is listed on the lot in 1829-1830 (Longworth 1829-1830).

In 1834, the executors of Gerardus Post's estate, William, Susan, and Catherine Post, conveyed the lot to Samuel Tisdale, who is listed as paying taxes on a store and the lot in 1839, and is also listed as occupying the store on the lot – while residing elsewhere – that same year (Liber 310:568; Tax Assessments; Longworth 1839-1840; see Appendix A). In 1842 Tisdale sold the lot to John Howland, who then pays taxes on the lot through at least 1845 (Liber 425:602; Tax Assessments and Map 1845; see Appendix A). In 1850 the executors of John Howland's estate sold the lot to Cornelius V. S. Roosevelt (Liber 541:53), who purchased it as an investment as it was occupied by Eleaza [sic] Porter, the Collins and Company hardware business, and the Tisdale and Company nail business in 1851 (Doggett's Directory 1851; see Appendix A). C.V.S. and J.J. Roosevelt were taxed on the lot from 1853 through 1869, and in 1864 and 1869 it was described as a 30'8" by 91'7" lot with a 30'9" by 84'5" five-story building on it (Tax Assessments; see Appendix A). Neither Cornelius nor J. J. Roosevelt was listed on the lot in the 1869 Directory (Ancestry.com, January 16, 2007).

Maps dating to 1852 show that the lot is entirely covered by a structure at that time (Dripps 1852; Perris 1852, Figures 12 and 13). In 1862, the building is depicted as constructed of stone (Perris 1857-1862, Figure 14). The lot appears unchanged in 1885, and in 1891 it is covered by a brick building (Robinson 1885; Bromley 1891, Figures 15 and 16). In 1894 and 1897 the lot is still covered by a structure, and in 1911 it is depicted as a five-story building with a store (Sanborn 1894; Bromley 1897, 1911, Figure 17). In 1923 the building is shown with a basement (Sanborn 1923, Figure 19). Sometime between 1951 and 1974, Pearl Street was widened across the northern portion of Block 95, and the building on Lot 3 was razed (Sanborn 1951, Bromley 1974). The lot, now only 64' in depth, has remained vacant since that time (Sanborn 2005, Figure 3). No Building Department records were available to confirm the depth of the basement of the structure that formerly stood on the lot.

In summary, Lot 3 was filled sometime after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appeared to be a structure on the lot by 1730, and in 1808 when tax records first become available, the lot had one house on it. Later records indicate that the structure had multiple owners and occupants through the first half of the 19th century, when it was primarily utilized by commercial operations. By the 1860s the lot was occupied by a five-story building, and in the 20th century it was covered by a five-story building with a basement of unknown depth. Sometime between 1951 and 1974 the building was razed. The lot has since been reduced in length by the removal of approximately 27' on its northern end; a result of the widening of Pearl Street.

- Lot 4

Lot 4 was historically located at 210 Water Street (see Figure 18).

Lot 4 was originally land under water between the high and low water marks along the shoreline of the East River. In 1719 the Common Council ordered that the City Alderman survey and lay out the ground belonging to the City from the high to the low water mark fronting the ground of Johannes Beekman, John Cannon, Gilbert Livingston and others at the lower end of Queen Street and to establish the dimensions of every lot (MCC June 12, 1719, Vol. 3:204). Shortly thereafter, what is now Lot 4 became part of the Water Lot Granted to Johannes Beekman that same year (Map RD 352, 1917, Figure 5; Water Lot Grants Vol. B:70-76). The grant described the tract as follows:

...all that quantity piece or parcel of ground between high water mark and low water mark situate lying and being in the East Ward of the City of New York at the lower end of a certain street formerly called the Smiths Fly and now called or known by the name of Queen Street at or near the slaughterhouse commonly called Beekman's Slaughterhouse and fronting the land or former parcel of the said Johannes Beekman. Containing in breadth in front next the land of the said Johannes Beekman and in the rear at the low water mark seventy foot, and in length on both sides from the land of the said Johannes Beekman to low water mark whatsoever quantity in length the same may contain bounded northerly by the land of the said Johannes Beekman, easterly by the ground from high water to low water now or lately granted to John Cannon, southern by the harbor or river at low water mark, and westerly by the ground from high water to low water mark now granted or to be granted to Coll. Gerardus Beckman...

(Water Lot Grants, Vol. B:70-76)

In addition to filling the lot between the high and low water marks and building a 30' wide wharf to the south for a street, Beekman was also charged with maintaining the street in good repair (Ibid.).

Although it is not known when exactly Beekman complied with the mandate outlined in the Water Lot Grant, he definitely had the lot filled and the wharf built sometime prior to 1730. It appears that he also had a structure built on the lot by that time as well. Maps dating to that period of time show Block 95 filled and developed on its southern and western sides in the APE, with Schermerhorn's Wharf to the south of Lot 4 along the shore of the East River, suggesting that Beekman had sold the lot or the wharf rights to Schermerhorn by that date (Carwitham 1740, Lyne 1730; Figures 6 and 7). By the 1740s a distinct structure was shown on the south end of the lot fronting Water Street in the APE (Grim 1813, Figure 8). In 1749 the Widow Montanya was in possession of the 23.4' wide lot (MBPO Acc.103; see Appendix A). By 1755 it appears that filling had extended the shoreline by one additional block to the south (Maerschalcck 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

Although there were no conveyance records available for the lot from 1719 onward, conveyances for adjacent Lots 3 and 5 provide references to owners on the lot in 1784 and 1789 (see Appendix A). In 1784 the estate of Benjamin Paine was in ownership of a house on the lot, and by 1789 the estate of Jesse Mantanie (possibly a descendent of Montanya) was in possession of the lot, although he was not present in the ward on the 1790 Census (Liber 41:350; Liber 54:202; U.S. Census 1790; see Appendix A).

In 1808 James Bennett was paying taxes for a house on the lot, and the following year Jeremiah Kierstead is also assessed with Bennett (Tax Assessments; see Appendix A). In 1812 Samuel Thompson is assessed for the house and lot, although he is not listed as occupying the lot that same year (Tax Assessments; Elliot 1812; see Appendix A). Kiersted, Bennett, and Thompson are all listed as residing with their families in the Second Ward in 1810 (U.S. Census 1810; see Appendix A). However, street addresses are not provided so it is not certain that they are in the APE.

Jacob Rezcaw is taxed for the lot and a house from 1813 to 1815, and William Sigison is taxed for the same between 1823 and 1829 (Tax Assessments; see Appendix A). In 1829 William Sigison is listed as a chair maker whose business is located on Lot 4 (Longworth 1829-1830).

The company of Smith and Sherman is assessed for taxes on the lot with a store in 1839, although a contemporary directory fails to list their business on the lot (Tax Assessments; Longworth 1839-1840; see Appendix A). From 1845 through 1853 Sylvester Nicoll is assessed for taxes on the store and lot, although he is not listed as operating a business or residing on it in 1851, when J. Andrew's stove company and James Duff's plumbing business are situated on the lot (Tax Assessments; Doggett 1851; see appendix A). When Samuel Nichols is assessed for taxes on the lot from 1853 through 1869, he, too, does not occupy it (Ancestry.com; January 16, 2007). In 1853 taxes were assessed for a house and lot. In 1859 the lot was described as 23'4" by 91'7" while a five-story building on the lot was 24'3" by 80', indicating that the rear 11' on the northern end of the lot (out of the APE) was undeveloped (Tax Assessments; see Appendix A).

The cartographic record shows that a small portion of the northern end of the lot was indeed undeveloped in 1852, and on through 1923 (Dripps 1852; Perris 1852, 1857-62; Robinson 1885; Bromley 1891, 1893; Sanborn 1894, 1911, 1923; Figures 12 through 19). In 1951 the entire lot was covered (Sanborn 1952; Figure 20). In the 20th century the portion of the lot in the APE is shown to be entirely covered by a five-story building with a basement (Sanborn 1923, 1951, Figures 19 and 20). Sometime between 1951 and 1974, Pearl Street was widened across the northern portion of Block 95; and the building on Lot 4 was razed (Sanborn 1951, Bromley 1974). The lot, now only 64' in depth, has remained vacant since that time (Sanborn 2005, Figure 3). No Building Department records were available to confirm the depth of the basement of the structure that formerly stood on the lot.

In summary, Lot 4 was filled sometime after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appeared to be a structure on the lot by 1730, and in 1784 the lot had a house on it. Later records indicate that the structure had multiple owners and occupants through the first half of the 19th century, serving largely as a commercial structure.

From at least 1845 through 1869 the lot was owned by Nicolls, and rented by various commercial businesses. By the 1860s the lot was occupied by a five-story building, and in the 20th century it was covered by a five-story building with a basement of unknown depth. Sometime between 1951 and 1974 the building was razed. The lot has since been reduced in length by the removal of approximately 27' on its northern end; a result of the widening of Pearl Street.

- **Lot 5**

Lot 5 was historically located at 208 Water Street (see Figure 18).

Lot 5 shares its early history with Lot 4, having fallen into Johannes Beekman's Water Lot Grant of 1719 (see Lot 4 above and Figure 5). Although it is not known when exactly Beekman complied with the mandate outlined in the Water Lot Grant, he definitely had the lot filled and the wharf built sometime prior to 1730. It appears that he also had a structure built on the lot by that time as well. Maps dating to that period of time show Block 95 filled and developed on its southern and western sides in the APE, with Schermerhorn's Wharf to the south of Lot 5 along the shore of the East River, suggesting that Beekman had sold the lot or the wharf rights to Schermerhorn by that date (Carwitham 1740, Lyne 1730; Figures 6 and 7). By the 1740s a distinct structure was shown on the south end of the lot fronting Water Street (Grim 1813, Figure 8). In 1749 Captain Tingley was in possession of the 23.4' wide lot (MBPO Acc.103; see Appendix A). By 1755 it appears that filling had extended the shoreline by one additional block to the south (Maerschalc 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzler 1766/67; McComb, 1789, Figures 10 and 11).

In 1797, the date of next available conveyance record, John and Mary Moore transferred the lot and a dwelling house to Lewis Moore, a New York City Merchant (Liber 504:202). In 1790, Lewis Moore is listed as living somewhere in the Montgomery Ward, together with one slave (U.S. Census 1790). In 1808 Nathan Winston was taxed for the house and lot, and from 1809 through 1811 Jacob King was taxed for both (Tax Assessments; see Appendix A). In 1810 King resided in the Second Ward, with a household of eight (U.S. Census 1810; see Appendix A).

In 1812 Stephen Wilson, together with John and Jacob Hull, was taxed for the lot, and both are listed on the lot in the directory dating to that same year (Tax Assessments; Elliot 1812; see Appendix A). Hull and Langdon were taxed for the lot in 1813, while Charles Campbell and William Thomas were taxed for the lot with a house in 1815 and 1816 (Ibid.). James Bennett was taxed for the lot in 1817, and C. Brown was taxed on it in 1823. In 1825 the lot was conveyed by Lewis and Eliza Moore to James Wilson (Liber 195:148). The company of Wilson and Chipman were assessed for taxes on the lot with a house in 1829 although neither were operating businesses or residing on the lot that same year (Tax Assessments; Longworth 1829-1830; see Appendix A).

Four years later in 1833, James and Catherine Wilson conveyed the lot to Isaac and Charles Storm (Liber 298:616). The following year, Charles and Catherine transferred the lot to Isaac Storm, presumably a son (Liber 319:306). J. Gilbert is taxed on the lot between 1834 and 1839,

although his house and business were located elsewhere on the block (Tax Assessments; Longworth 1839-1840; see Appendix A). In 1840 James and Catherine Wilson entered into an agreement with William Colgate (Liber 408:339), and Isaac and Ann Storm conveyed the lot to William and Bowles Colgate that same year (Liber 408:340). Colgate is assessed for taxes on the lot and a store from 1844 through 1869, with the exception of 1853 when it is described as a lot and house (Tax Assessments; see Appendix A). In 1851 T.M. Shepard had a store on the lot, while Benjamin Constable and John Wilson were also operating their steel business at this address (Doggett 1851).

From 1859 through 1864 the lot is listed as 21'9" by 99'7" while the building is reported as measuring 21'7" by 86', indicating that the northern 13' of the lot, out of the APE, was left undeveloped (Ibid.). However, in 1869 the lot was enlarged and recorded as 25' by 101'5" while the five-story building on the lot was still described as 21'9" by 86' (Ibid.).

Cartographic sources show a building covering all of the portion of the lot in the APE from 1852 through 1951 (Dripps 1852; Perris 1852, 1857-62; Robinson 1885; Bromley 1891, 1893; Sanborn 1894, 1911, 1923, 1951; Figures 12 through 20). In the 20th century, it is depicted as a five-story building with a basement (Sanborn 1923, Figure 19). Sometime between 1951 and 1974, Pearl Street was widened across the northern portion of Block 95, and the building on Lot 5 was razed (Sanborn 1951, Bromley 1974). The lot, now less than 50' in depth, has remained vacant since that time (Sanborn 2005, Figure 3). No Building Department records were available to confirm the depth of the basement of the structure that formerly stood on the lot.

In summary, Lot 5 was filled sometime after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appeared to be a structure on the lot by 1730, and in 1797 when the lot was sold, it had a house on it. Later records indicate that the structure had multiple owners and occupants through the first half of the 19th century, serving largely as a commercial structure. By the 1860s the lot was occupied by a five-story building, and in the 20th century the building was reported to have a basement of unknown depth. Sometime between 1951 and 1974 the building was razed. The lot has since been reduced in length by the removal of approximately 50' on its northern end; a result of the widening of Pearl Street.

- **Lot 6**

Lot 6 was historically located at 206 Water Street (see Figure 18).

Lot 6 shares its early history with Lots 4 and 5, having fallen into Johannes Beekman's Water Lot Grant of 1719 (see Lot 4 and 5 above and Figure 5). Although it is not known when exactly Beekman complied with the mandate outlined in the Water Lot Grant, he definitely had the lot filled and the wharf built sometime prior to 1730. It appears that he also had a structure built on the lot by that time as well. Maps dating to that period of time show Block 95 filled and developed on its southern and western sides in the APE, with Schermerhorn's Wharf to the south of Lot 6 along the shore of the East River, suggesting that Beekman had sold the lot or the wharf rights to Schermerhorn by that date (Carwitham 1740, Lyne 1730; Figures 6 and 7). By the 1740s a distinct structure was shown on the south end of the lot fronting Water Street (Grim 1813, Figure 8). In 1749 W. Peterson was in possession of the 23.4' wide lot (MBPO Acc.103;

see Appendix A). By 1755 it appears that filling had extended the shoreline by one additional block to the south (Maerschalek 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzler 1766/67; McComb, 1789, Figures 10 and 11).

In 1792, William and Mary Moore conveyed Lot 6 with a house to Moses Rogers, a New York City merchant (Liber 47:180). Prior to this conveyance, in 1790 William Moore is listed as living in the Montgomery Ward, in a household of five. Rogers, too, is listed in the Montgomery Ward in 1790 with a household of nine (U.S. Census 1790; see Appendix A). Rogers continued to own the house in 1797 (Liber 54:202), and is assessed for taxes on the lot with a store from 1808 through 1813, although he is not listed as an occupant in 1812 and is not listed on the 1810 Census (Tax Assessments; Elliot 1812; U.S. Census 1810; see Appendix A). Anthony Belamy was assessed for taxes in 1815-1816; while W. Mott was assessed in 1817, and B. Rogers was assessed in 1818 (Ibid.). In 1829, the company of Wilson and Chipman was assessed for the lot, and James Wilson, a stove manufacturer, was listed on the lot (Tax Assessments; Longworth 1829-1830; see Appendix A). From 1834 through 1839 Thomas Frazier was assessed for a lot with a store, and his stove business was listed on the lot that same year (Tax Assessments; Longworth 1839-1840; see Appendix A).

The estate of Moses Rogers was assessed for taxes on the lot and a store from 1844 through 1864, when the lot was described as being 25' by 101', and the five-story building was listed as 25' by 86' (Ibid.). Despite Roger's tax assessment, in 1851 T. M. Shepard had a store on the lot, while the Constable and Wilson steel company was operating their business in the same location (Doggett 1851). The following year, the executors of Roger's estate sold the lot to William Van Rensselear, John Bradford, and Nathaniel Rogers (Liber 597:203). The lot was then mortgaged or leased by Herman Livingston to Edmund Rogers in 1863, and in 1867 Rogers and Van Rensselear sold the lot to Hervey and Nathaniel Law (Liber 880:229; Liber 991:588). In 1869 J.S. and N. S. Law are paying taxes on the lot, but neither were occupying or conducting business on the lot (Tax Assessments; Ancestry.com, January 16, 2007; see Appendix A).

The tax assessment description of the lot being 101' deep while the building was only 86' deep suggests that the northern 15' of the lot, out of the APE, was left undeveloped. Maps and atlases dating between 1852 and 1951 show that the portion of the lot in the APE was continuously occupied by a five-story building with a basement (Dripps 1852; Perris 1852, 1857-62; Robinson 1885; Bromley 1891, 1893; Sanborn 1894, 1911, 1923, 1951; Figures 12 through 20). Sometime between 1951 and 1974, Pearl Street was widened across the northern portion of Block 95, and the building on Lot 6 was razed (Sanborn 1951, Bromley 1974). The portion of the lot in the APE, now less than 50' in depth, has remained vacant since that time (Sanborn 2005, Figure 3). No Building Department records were available to confirm the depth of the basement of the structure that formerly stood on the lot.

In summary, Lot 6 was filled sometime after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appears to have been a structure on the lot by 1730, and in 1792 when the lot was sold, it had a house on it. Later records indicate that the structure had multiple owners and occupants through the first half of the 19th century, serving largely as a commercial structure. By the 1860s the lot was occupied by a five-story building, and in the 20th

century the building was reported to have a basement of unknown depth. Sometime between 1951 and 1974 the structure on the lot was razed. The lot has since been reduced in length by the removal of approximately 50' or more on its northern end; a result of the widening of Pearl Street.

- **Lot 7**

Lot 7 was historically located at 204 Water Street and 27 Fulton Street, directly at the corner of Water and Fulton Streets (see Figure 18).

Lot 7 was originally land under water between the high and low water marks along the shoreline of the East River. In 1719 the Common Council ordered that the City Alderman survey and lay out the ground belonging to the City from the high to the low water mark fronting the ground of Johannes Beekman, John Cannon, Gilbert Livingston and others at the lower end of Queen Street and to establish the dimensions of every lot (MCC June 12, 1719, Vol. 3:204). Shortly thereafter, what is now Lot 7 became part of the Water Lot Granted to Gerardus Beekman that same year (Map RD 352, 1917, Figure 5; Water Lot Grants Vol. B:86-88). The grant described the tract as follows:

...all that quantity piece or parcel of ground between high water mark and low water mark situate lying and being in the East Ward of the City of New York of the lower end of a certain street formerly called the Smiths Fly and now called and known by the name of Queen Street, between the late two slaughter houses of the widow Cortlandt and Johannes Beckman³, and fronting the land now or late of the said Gerardus Beekman, containing in breadth on the northernmost end thereof towards Queen Street aforesaid containing to and adjoining to the land of the said Gerardus Beekman thirty five foot and in length on the easternmost side thereof from the land of the said Gerardus Beekman to low water mark in the East River or harbor of the said City, seventy foot or thereabouts, be it more or less in breadth the southernmost end of the low water mark in the East River aforesaid, twenty seven foot and in length on the westernmost side from low water mark in the East River aforesaid to the land of the aforesaid Gerardus Beekman, seventy foot or thereabout, be it more or less all English measure....bounded northerly by the land of the aforesaid Gerardus Beekman, easterly by the land lately granted to Johannes Beekman and southerly by the East River or harbor of the said City at low water mark and westerly by a Public Wharf or street a slip of twenty four foot wide to be made and built by the said Gerardus Beekman....and build erect and make a good and sufficient and firm wharf or street of thirty foot English measure in breadth the outward part whereof toward the River or harbor...

(Water Lot Grants Vol. B:86-88)

Gerardus Beekman was not only responsible for filling his lot and building a 30' wide wharf along the southern edge of the lot for the creation of Water Street, but he was also responsible for building a 24' wide wharf on the western edge of his lot to allow for the creation of what became

³ Note: Gerardus Beekman's slaughterhouse was to the east of the APE and Beekman Street on Block 98, and Cortlandt's slaughterhouse was west of the APE and Fulton Street on Block 75.

known as Beekman's Slip (Map RD 352, 1917, Figure 5; Water Lot Grants Vol. B:86-88). This slip allowed for the continued passage of ships from the harbor as far north as Pearl Street. Adjacent to Block 95 the slip was filled and opened as a street sometime between 1767 and 1789 (Ratzer 1766/67; McComb 1789, Figures 10 and 11).

Although it is not known when exactly Gerardus Beekman complied with the mandate outlined in the Water Lot Grant, he definitely had the lot filled and the wharf built sometime prior to 1730. It appears that he also had a structure built on the lot by that time as well. Maps dating to that period of time show Block 95 filled and developed on its southern and western sides in the APE, with Schermerhorn's Wharf to the south of Lot 7 along the shore of the East River, suggesting that Gerardus Beekman had sold the lot or the wharf rights along Water Street to Schermerhorn by that date (Carwitham 1740, Lyne 1730; Figures 6 and 7). The wharf to the west was titled Beekman's Slip by this date (Ibid.). By the 1740s a distinct structure was shown on lot at the corner of what is now Water and Fulton Street (Grim 1813, Figure 8). In 1749 Cornelius Beekman was in possession of the 31.3' wide lot (MBPO Acc.103; see Appendix A). By 1755 it appears that filling had extended the shoreline by one additional block to the south (Maerschack 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

Sometime in the 1780s the lot was conveyed by Isaac Stoutenburgh and Philip Van Cortland, Commissioners of Forfeiture, to John Maley, an Albany merchant who remained in Albany through at least 1790 (Liber 115:252; U.S. Census 1790; see Appendix A). In 1808, Aaron Henry was assessed for the lot with a house, although he is not living in the Second Ward in 1810 (Tax Assessments; U.S. Census 1810; see Appendix A). However, in 1812 Jas. Conrat (a.k.a. Conrad) is listed as residing on the lot (Elliot 1812). Enoch Haden and John McGargin are assessed for the lot in 1812, and together with James Conrad they are all assessed for the lot in 1813 (Tax Assessments; see Appendix A). Charles McCarthy is taxed for the house and lot in 1815 (Ibid.).

In 1816 the lot with a dwelling house was conveyed by John and Hanna Cuyler, residents of Albany, to William and John Mott, merchants in New York City who were living in the Second Ward in 1810 (Liber 115:252; U.S. Census 1810; see Appendix A). Daniel Ritter was taxed on the lot and house from 1816 through 1818, and Stephen Holt was assessed for the same from 1823 through 1834 (Tax Assessments; see Appendix A). A quit claim was filed in 1826 between four members of the Mott family, including William, and James Mott (Liber 202:282). In 1829 Stephen Holt was listed as a victualler⁴ [sic] doing business or residing on either Lot 7 or adjacent Lot 8 (Longworth 1829-1830).

In 1839 James W. Mott was assessed for taxes on the lot, but he was not listed as an occupant, probably functioning as an absentee landlord (Tax Assessments; Longworth 1839-1840; see Appendix A). Mott continued to be taxed on the lot through 1859. During this time, multiple businesses occupied the building on the lot. In 1851 Edward Crolius was selling hardware from the building, while Cornelius was selling willowware (Doggett 1851). In 1860, a confirmation was issued by four members of the Mott family, and William and Mary Jones to James W. Mott

⁴ One who provides victuals (provisions such as food and alcohol), or an innkeeper.

(Liber 813:188). That same year, an agreement was made between Mott, the owner of Lot 7, and the owners of adjacent Lot 8 regarding a party wall (Liber 813:190). At that time the building on the lot was described as “a large double four-story brick store...corner of Fulton and Water Streets” (Ibid.). This suggests that Lots 7 and 8 were conjoined prior to this date.

Additional partition deeds and quit claims were filed between Mott and Hervey and Nathaniel Law in 1860 (Liber 813:195, 200, 202, 228). Law was assessed for taxes on the lot from 1864 through 1869 (Tax Assessments; see Appendix A). In 1864 the lot was described as 20’ by 31’4” while the four-story building on the lot was listed as 20’ by 31’ (Ibid.). Neither Hervey nor Nathaniel Law was occupying the lot in 1869 (Ancestry.com, January 16, 2006).

Maps and atlases dating between 1852 and 1951 show that the lot was continuously occupied by a building (Dripps 1852; Perris 1852, 1857-62; Robinson 1885; Bromley 1891, 1893; Sanborn 1894, 1911, 1923, 1951; Figures 12 through 20). In the early 20th century, it is depicted as a five-story store with a basement (Sanborn 1923; Figure 19). Sometime between 1951 and 1974, Pearl Street was widened across the northern portion of Block 95, and the building on Lot 7 was razed (Sanborn 1951, Bromley 1974). The lot has remained vacant since that time (Sanborn 2005, Figure 3). No Building Department records were available to confirm the depth of the basement of the structure that formerly stood on the lot.

In summary, Lot 7 was filled sometime after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appeared to be a structure on the lot by 1730, and in the 1780s when the lot was sold, it had a house on it. Later records indicate that the structure had multiple owners and occupants through the first half of the 19th century, serving largely as a commercial structure. By the 1860s the lot was occupied by a five-story building, and in the 20th century the building was reported to have a basement of unknown depth. Sometime between 1951 and 1974 it was razed, and the lot has remained vacant.

• Lot 8

Lot 8 was historically located at 25 Fulton Street (see Figure 18).

Lot 8 shares its early history with Lot 7, having fallen into Gerardus Beekman’s Water Lot Grant of 1719 (see Lot 8 above and Figure 5). Although it is not known when exactly Gerardus Beekman complied with the mandate outlined in the Water Lot Grant, he definitely had the lot filled and the wharf built sometime prior to 1730. It appears that he also had a structure built on the lot by that time as well. Maps dating to that period of time show Block 95 filled and developed on its southern and western sides in the APE, with Beekman’s Slip directly west of Lot 8 (Carwitham 1740, Lyne 1730; Figures 6 and 7). By the 1740s a distinct structure was shown on the lot fronting what is now Fulton Street (Grim 1813, Figure 8). In 1749 Cornelius Beekman was in possession of the lot (MBPO Acc.103; see Appendix A). By 1755 it appears that filling had extended the shoreline by one additional block to the south (Maerschalcck 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

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Although no conveyance records were available for the lot prior to 1816, a conveyance for adjacent Lot 6 referenced Lot 8 as under the ownership of the Widow Pain in 1792 (Liber 47:80). In 1808 the estate of Catherine Lawrence was assessed for taxes on the lot with a house, and the following year John Whitlock was assessed for the same (Tax Assessments; see Appendix A). From 1810 through 1813 John Grayson was assessed for taxes, on the house and lot, and he was also listed as living in the Second Ward with a household of six, including one slave, in 1810 (Tax Assessments; U.S. Census 1810; see Appendix A). However, two years later Nathan Jackson was occupying the structure on the lot (Tax Assessments; Elliot 1812, see Appendix A).

Fulton Street was not extended south from Cliff Street and laid out over the former site of Beekman's Slip until sometime between 1807 and 1817 (Commissioners 1804-1807; Longworth 1817). Original street numbers were established during this period when Fulton Street was extended, but these were later changed to their modern numbers. As a result, a search through the tax assessments could not locate records for Lot 8 for the period of time between 1817 and 1823 (see Appendix A). However, it is possible that the lot shares its history with adjacent Lot 8 during this period.

From 1823 through 1834 Stephen Holt was taxed for the lot, and in 1829 he was listed as a victualler [sic] doing business or residing on either Lot 8 or adjacent Lot 7 (Longworth 1829-1830). An 1860 conveyance indicates that the two lots shared a party wall, so it is possible that earlier references to Lot 7 also include Lot 8. In 1834 Elisha Davis was taxed for the lot, and in 1839 James W. Mott was taxed for adjacent Lot 7, and possibly this lot as well (Longworth 1839-1840). In 1844 a quitclaim was filed between the heirs of William Mott and James W. Mott, who are then taxed for the lot and a house from 1844 through 1864 (Tax Assessments; Liber 450:588). No specific residents could be established for the lot until 1851, when E. Brown and son, sellers or makers of mathematical instruments, Daniel Hawkins, a broker, and S. Crook, a saloon operator, were listed on the lot (Doggett 1851).

In 1860, an agreement was made between Richard Allen, Joshua Skidmore, and Samuel Willets, the owners Lot 8, and the owners of adjacent Lot 7 regarding a party wall (Liber 813:190). At that time the building on the lot was described as "a large double four-story brick store..." (Ibid.). That same year, a partition deed was issued to William Mott, Samuel Jones, and William Onderdonk (Liber 813:195). In 1869 James W. Mott, deceased, was listed in a directory for the lot, and his estate was assessed for taxes on the lot (Ancestry.com, January 16, 2007; Tax Assessments; see Appendix A). At that time the lot was described as 19'5" by 35'11" and was "covered" by one four-story building (Ibid.).

Maps and atlases dating between 1852 and 1951 show that the lot was continuously occupied by a building (Dripps 1852; Perris 1852, 1857-62; Robinson 1885; Bromley 1891, 1893; Sanborn 1894, 1911, 1923, 1951; Figures 12 through 20). In the early 20th century, it is depicted as a four-story store with a basement (Sanborn 1923; Figure 19). Sometime between 1951 and 1974, Pearl Street was widened across the northern portion of Block 95, and the building on Lot 8 was razed (Sanborn 1951, Bromley 1974). The lot has remained vacant since that time (Sanborn 2005, Figure 3). No Building Department records were available to confirm the depth of the basement of the structure that formerly stood on the lot.

In summary, Lot 8 was filled sometime after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appeared to be a structure on the lot by 1730, and in 1808, when tax records were first available for the lot, it had a house on it. Later records indicate that the structure had multiple owners and occupants through the first half of the 19th century, serving largely as a commercial structure, although records were relatively sparse for the lot. By the 1860s the lot was occupied by a four-story building, and in the 20th century the building was reported to have a basement of unknown depth. Sometime between 1951 and 1974 the building on the lot was razed, and the lot has remained vacant.

Historical Resources in the Vicinity

Titanic Park is surrounded by a rich architectural and archaeological heritage. It is located adjacent to the South Street Seaport Historic District, which is a New York City Landmark (NYCL) and is listed on the State and National Registers of Historic Places (S/NR). The following is a summary of the historic structures and archaeological resources previously identified in the immediate vicinity of the APE.

Schermerhorn Row. One block southwest of Block 95, on the west side of Fulton Street and south of Front Street, Block 74 encompasses what is known as the Schermerhorn Row Block. The site is a NYCL and is S/NR listed, as well as being located within the boundaries of the South Street Seaport Historic District. As part of the archaeological study of the Schermerhorn Row Block, Kardas and Larrabee undertook an extensive review of fill retaining structures utilized in Manhattan dating from the 17th through 19th centuries to understand the fill-retaining devices that could be identified on the block (Kardas and Larrabee 1991:26). Their analysis of changes in the types of fill-retaining devices utilized over time concluded that 17th through mid-18th century structures tended to be wooden, and used more logs. These were frequently placed in horizontal layers, with each layer at a right angle to the one below it, and they exhibited "great variability in design and execution" (Ibid.).

Kardas and Larrabee report that in the late 18th century and early 19th century more open "cell-like" structures with modules were employed, as these could be easily assembled as needed (Ibid.). A solid layer or platform of logs created a floor, and "above these was an open grid of logs running in alternate directions, notched or fastened together with some cross bracing" (Ibid.:26). In the second quarter of the 19th century, steam-powered pile drivers enabled advances in waterfront construction. Long vertical pilings could be driven to further depths than were previously allowed.

At the Schermerhorn Row site, both primary landfill and cribbing dating to the early 18th century were found. The fill retaining structure was constructed with large logs, up to one-foot in diameter, laid in alternating directions for each layer in order to provide cribbing. The landfill consisted of large and medium-sized rocks placed around and over the cribwork. Within this was a dark gray to black muck with clay, topped by a thin lens of oyster shell in black muck in several locations (Kardas and Larrabee 1991:277). Mixed in the fill was a large quantity of cut leather, possibility originating from the tanneries that once stood north of Pearl Slip in the early 18th century. On top of the timber cribbing - which was estimated to be about 20 feet square and 20 feet deep - was a stratum of reddish brown soil, designated as secondary fill, which was

presumably placed directly after stone foundations were built (Ibid.:278). Final fill levels were encountered within cellars, and represented discrete deposits within each structure that once stood on the block (Ibid.:280). The water level varied, but was generally encountered at about six to seven feet below grade in the dark gray/black sandy silty muck of the primary landfill (Ibid.:279).

A table summarizing the results of the archaeological investigation of the Schermerhorn Row block found the stratigraphy generally as follows:

- From plus 5 feet to plus 2 feet is the first level of fill dating to post-1810. This is varied between and within structures.
- Beneath this was secondary landfill from ca. plus 2 feet to 0 feet, dating to 1810-1812. This is reddish brown sand with lenses of brick and mortar with many artifact deposits.
- Primary landfill was found beneath this from ca. 0 feet to -10 feet on the west side of the block, and 0 feet to -20 feet on the east side of the block (Ibid.). This period of fill dates from ca.1800-10, and includes rocks and cribbing (sunk or pushed into a level of organic silty clay).

(Kardas and Larrabee 1991:282 -- Table 3, Major Stratigraphic Units).

175 Water Street. In their early 1980s study of the 175 Water Street site (Block 71), which is bounded by Burling Slip, and Water, Front, and Fletcher Streets about 500' southwest of the APE, Soil Systems, Inc. (1981,1983) concluded that this block was filled between 1730 and 1766-67. Archaeological deposits, including the remnants of shaft features, were found within inches beneath the foundations of structures which stood on the block in the 19th and 20th centuries (Soil Systems Inc. 1983:81). Domestic and commercial deposits were found in 57 distinct features that included privies, cisterns, drains, barrels, yard pits, and builder's trenches (Ibid.:370). The roughly 310,000 artifacts and voluminous faunal and architectural material recovered from the site yielded tremendous information about landfilling, neighborhood development, and the site's 19th century mercantile shift (Ibid.:848).

Despite historic documents indicating that filling was completed by 1755-56, the archaeological study concluded that filling was, in fact, a continual process that was probably started sometime after 1730 and was completed sometime after 1754 but before 1766-67 (Soil Systems Inc. 1983:692).

The archaeological study of this block found that the process of land filling was complex and iterative; numerous primary and secondary fill episodes support this. Primary fill was noted as "trash and harbor-related accumulation" (Soil Systems Inc. 1983:706). Its matrix was composed of black to gray silt and sands, replete with cultural material. The presence of a late 17th to early 18th century merchant ship, dubbed the Ronson, and wharf/grillage⁵ provided evidence of retaining devices employed to create the block (Ibid.:685, 702). Secondary filling in a subsequently built cofferdam box, dated to ca.1790-1820, was believed to have been employed to eliminate stagnant water, a venue for mosquito breeding in the summer months (Ibid.:693).

⁵ Grillage, or a raft wharf, is made of several alternating courses of headers and stretchers (cross-layered) that are weighted with stone. Rafts are stacked atop each other to form a block which is then sunk.

Telco Block. In a documentary study of Block 74W, the Telco Block, located between John, Front, Fulton, and Water Streets, immediately southwest of the APE, the earliest episode of filling was found to date between 1732 and 1735 (Soil Systems Inc. 1980:42). This block lies within the S/NR-listed boundaries of the South Street Seaport Historic District, but not the boundaries of the NYCL district (Soil Systems 1982:2). Deeds, maps, and water grants were tracked through the 18th and 19th centuries to establish potential filling episodes, which continued for several decades (Ibid.:43). Excavations found numerous brick, stone, and wood features indicative of 18th century waterfront use. A final level of red-brown sandy silt was found underlying the fill (Ibid.). Fill and wharf sections extended to 15 feet below grade.

209 Water Street. At the 209 Water Street site, located on the block between Water, Front, Beekman, and Fulton Streets – immediately south of the APE – the partial remains of a ship were excavated (Henn 1978:3). Initially, wooden cribbing was encountered, but further investigations found this to be the frame of an 18th century ship (Ibid.). The outer hull of the ship was identified by the presence of horsehair and tar, applied to prohibit worm infestation. The lack of metal objects on the ship suggested that it was stripped of reusable material prior to sinking or abandonment (Ibid.:4). It is postulated that the ship was sunk as fill or to function as cribbing during the filling process. The ship apparently extended eastward and, if intact, may actually lie, in part, beneath Water Street on the block north of Fulton Street (Ibid.). Filling at the site was dated to the period between 1755 and 1767.

Assay Site. Although the Assay Site is not in proximity to the Titanic Park APE, a discussion of the results of research are included in this report as it, too, contained similar resource types potentially anticipate from the Titanic Park APE. The Assay Site is located approximately nine blocks to the southwest. Documentary research and soil testing concluded that cultural levels extend from the surface down to between 27 and 30 feet below grade on the western end of the block near Front Street, and between 33 and 37 feet below grade at the eastern end of the block near South Street (Greenhouse 1983:25). Levels of fill and timber were observed in soil borings taken directly south of Gouverneur Lane. The deepest cultural levels of clay, mud, and fill were found to be consistent with still or backwater sediments produced by slower currents, such as those in and around piers, slips, and jetties (Ibid.:26). Directly beneath this were levels of coarse sand and sandy clay, interpreted as river bottom that was “probably sterile” (Ibid.:26).

Beekman Street Roadbed. Recent archaeological monitoring by Alyssa Loorya of Chrysalis Archaeological Consultants in Lower Manhattan – on Beekman Street between Water and Pearl Streets (within the South Street Seaport Historic District), immediately east of the Titanic Park APE – has found that the top two feet of the street corridor lack archaeological potential due to disturbance from the creation of the roadbed (personal communication, Cece Saunders, September 12, 2006). Monitoring has also found deposits, or pockets, of historical artifacts between and around existing utility trenches that run beneath the two feet of disturbance. The precise nature and depositional history of these materials have yet to be interpreted. Loorya has also identified undisturbed deposits/features, but these have been recovered at approximately eight feet below grade.

Historical Archaeological Potential

Residential and Commercial Deposits:

Historical archaeological resources relating to dwellings and commercial structures are often preserved in privies, cisterns, wells, and cesspools, which in the days before the construction of municipal services - namely sewers and a public water supply - were an inevitable part of daily life. Prior to the availability of potable water, hand excavated wells were dug to serve individual or multiple lots, and sometimes even neighborhoods. Another measure undertaken to provide water for household use was through the collection of run-off from house roofs during rainstorms. Water was collected in cisterns or barrels, and used for purposes not requiring potable water, such as washing (Kieran 1959:31). Also, without piped water to accommodate flush toilets, privies were necessary. These were commonly situated in back yards, and sometimes drained into a communal cesspool.

Noxious conditions in the 19th century inspired ordinances regulating the depth and cleaning of privies. A city ordinance passed in 1823 required that privy vaults be constructed of stone or brick, although earlier ones were occasionally constructed of wood. They were also required to extend at least five feet below ground surface (Goldman 1988:45). Lime was placed in vaults to counteract some of the noxious gases, and contents were required to be emptied periodically. After sewer pipes were installed in the street beds, water closet connections to the sewer system were utilized (Ibid.:64). In some cases, earlier privies were retrofitted with sewer pipes to allow for the new system of flush toilets. In 1856 an ordinance was passed requiring that new construction be limited to lots served by sewers "unless a sink or privy was erected" (Ibid.:72). Buildings constructed on lots without sewers were required to connect their sinks, privies, cesspools or water closets to a sewer so that they could be flushed clean (Ibid.).

Sewer and water pipes were installed throughout the streets of Manhattan at different times, with more affluent areas serviced first (Goldman 1988:36). Between 1846 and 1855, sewers extended uptown to 60th Street on Broadway, and downtown to the Battery, from the East River to the Hudson (Ibid.).

Archaeological and documentary research has shown that at numerous sites in Manhattan, these wells, privies, cisterns, and cesspools were continuously used even long after municipal utilities were available. For example, on Block 378 on the Lower East Side in Manhattan, a mid-19th century cistern and drain complex was found buried beneath a two to three foot deep layer of modern demolition debris, and it appears that it was in use for at least a decade after municipal water was accessible (Grossman 1995:29). Documentary research for the Block 378 site found conflicting records as to when municipal water was available and connected to structures on the site. Records of the City Council cited the installation of sewer lines in adjacent streets in 1844, while records of the Bureau of Sewers reported them installed in 1891, 47 years later (Grossman 1994:9).

Reportedly, the Block 378 site was connected to the Croton Reservoir System in 1852 through in-street water pipes, although the system was established in 1842 (Grossman 1994:9; Galusha 1999:30). However, archaeological evidence of the date of abandonment of the cistern post-dates 1864, suggesting that "the actual hookups of potable piped water appears to have not taken

place for some twelve years after the water lines were installed in local streets in this area of the city”(Grossman 1994:9). Excavations on the same block found the privy vault of a post-1901 community water closet (Ibid.:10). Datable artifacts indicated that the water closet was abandoned in the first quarter of the 20th century. Another mid-19th century pit feature was found beneath a later privy feature. This later privy was apparently retrofitted with a drain pipe after its construction, probably connecting it to the sewer (Ibid.).

Further evidence of the use of privies after municipal sewer and water were available is provided on an 1864 map showing the sanitary conditions in the City of New York (Pulling 1864). Pulling’s map of the Fourth Ward shows the location of dozens of functioning privies, as well as “privies in an extremely offensive condition” on individual residential lots, despite the fact that the 1842 Endicott *Map of the Croton Water Pipes...* shows municipal water in the streetbeds of almost every street in this ward (Pulling 1864; Endicott 1842). Of course, it should be noted that the Pulling map covers the area directly south of Five Points, which has been described as the “city’s most depraved neighborhood, and in fact, one of the world’s worst slums”⁶ (Yamin 2001:2). Extensive archaeological research undertaken on Block 160 at Foley Square within this neighborhood encountered many shaft features (e.g., cisterns, privies, cesspools) from the backyards of residential lots.⁷

Neighborhoods to the north, where more residential structures were owner occupied and residents were in a higher economic bracket, may have abandoned their privies as soon as in-street water pipes were available. However, the Pulling map suggests that where tenements and rentals were prevalent (such as the Fourth Ward) lot owners were not necessarily compelled to connect their properties to municipal water and sewer with any expediency.

As indicated by the above discussion, shaft features became convenient receptacles for all sorts of trash, providing a valuable time capsule of stratified deposits for the modern archaeologist. They frequently provide the best domestic remains recovered on urban sites. Truncated portions of these shaft features are often encountered on homelots (as well as commercial and industrial lots) because the shafts’ deeper and therefore earlier layers remain undisturbed by subsequent construction. In fact, construction often preserves the lower sections of these features by sealing them beneath structures and fill layers.

The potential depth of shaft features throughout Manhattan is varied, and depends, in part, on the subsurface conditions at the time they were excavated. Wells would have been excavated at least as deep as the water table, and possibly deeper to access potable water. For example, once the water from the Collect Pond in Lower Manhattan was no longer potable, having been declared “stagnant and mephitic” in 1796, deeper wells were dug throughout the city to access clean water (Kieran 1959:31). At Bleecker Street near Broadway, in 1832 a well was bored to a depth of 448’, of which 400’ was through solid rock (Ibid.). However, this was not the typical depth for wells hand excavated in backyards throughout the city prior to the availability of high pressure

⁶ The Five Points neighborhood was centered at the five way intersection of what are now Park, Baxter, and Worth Streets.

⁷ *Historical Archaeology*, the Journal for the Society of Historical Archaeology, has devoted an entire edition to the archaeology of Five Points (Volume 35, No. 3, 2001).

steam engines (ca.1815) which allowed for deep drilling. These would typically have extended through soil to the water table, at whatever depth that was encountered, and possibly deeper to access a more steady supply of cleaner water.

The anticipated depth of privies is also difficult to estimate, given that subsurface conditions, such as soil permeability and the number of households served would have affected the size and depth of vaults. Geismar notes that a possible privy identified at 17 State Street extended 13' below the grade that existed at the time it was constructed, and that this depth coincided with the depth of a privy excavated at the Augustine Heerman warehouse site on the block bounded by Whitehall, Broad, Bridge, and Pearl Streets, also in Lower Manhattan (Geismar 1986:44). As noted above, by 1823 they were required to be at least five feet deep (Goldman 1988:45). The depth of potential shaft features on Block 95 within the Titanic Park APE are further going to be influenced by the depth of fill and the water table since it was once immediately on the shore of the East River.

The documentary research strongly suggests that the Titanic Park APE lots were developed sometime between 1721 and 1730. Although the precise date of construction on the lots could not be established, it definitely predates municipal sewer and water availability. In 1799 the Manhattan Water Company was established, and for several decades it installed wooden water pipes in lower Manhattan (Geismar 2005a:3). By 1827 the wooden water pipes were being replaced with cast-iron pipes (Ibid.).

In 1834 water pipes were present on Fulton Street as evidenced by the fire hydrants mapped at the intersection of Fulton Street and Pearl Street, and in Water Street just east of its intersection with Fulton Street. In addition, there is a cistern mapped on Water Street near its intersection with Beekman Street (Firemen's Guide 1834). Another cistern is mapped immediately west of the APE on Fulton Street at the eastern end of Block 75 between Water and Pearl Streets (Ibid.). The high number of water sources for firemen in the immediate vicinity likely reflects the importance of this commercial district. In the 1840s the Croton Water System was being constructed, and in 1842 water pipes are mapped along all four streets surrounding the Titanic Park APE (Endicott 1842). Although water pipes were clearly present around the APE in 1842, it is probable that municipal water was available at an earlier date, but certainly not predating 1799.

According to the Aqueduct Commissioners Report of 1857, new sewer pipes were laid in Fulton Street between Nassau Street and the East River, including the portion of the road adjacent to the Titanic Park APE, in May 1847 (Aqueduct Commissioners 1857:120). New sewers were laid in Water Street between Fulton and Beekman Street in August of 1852 (Ibid.: 129). It is possible that the larger four and five-story structures observed on the lots in the APE from ca.1852 onward were constructed when municipal sewer and water became available in the 1840s.

In order to establish the existing subsurface conditions in the APE, and thus its potential archaeological integrity, soil boring logs were sought for review. The 1973 Rock Data Maps from the Office of the Manhattan Borough President show borings taken from in and around the Titanic Park APE (Rock Data Map 1973, Vol. 1, Sheet 4). The logs reveal the following:

- Soil Boring #162 at the corner of Water and Fulton Street at the west end of Block 95:

Surface Elevation +5.5

+5.5 to -6.5 12' fill

-6.5 to -10.5 4' coarse sand and clay

-10.5 to -22.5 12' fine sand

- Soil Boring #298 approximately in center of Lot 4 on Block 95:

Surface Elevation +6.5

No recordation between curb and top of rock.

-116 – top of rock

An additional soil boring taken at the intersection of Fulton Street and Water Street outside of the APE found that there was fill from the surface down to about 19' below grade (Boring MI-17, Raymond International Inc. 1970s). Below the fill was a ten foot deep layer of brown sand, and below this was brown sand and silt to a depth of 55' below grade (Ibid.). Two of these boring logs indicate that there is an extremely deep layer of fill that extends from the surface down to between 12' and 19' below grade. However, it is not known whether the fill reported in the logs represents fill added for the creation of the block in roughly 1720, or demolition debris that was used to fill basements of that were once beneath four and five-story buildings on the lots.

The potential for the Titanic Park APE to contain historical shaft features and/or other resources associated with the 18th and 19th century use of the seven individual lots is uncertain. The depths of basements in the four and five-story structures are unknown, with the exception of Lot 2 that was reported to have a six, seven or ten foot basement. Privy vaults and other deep shaft features may have extended into levels that were not impacted by these basements. Since the basement depths on most lots are not known, and there was no mention of encountering a floor in the previously conducted boring logs, the anticipated depth of these potential resources is unknown. However, it is assumed that foundations and basements impacted at least the upper five feet below current grade, a number that is derived from an assumption of a basement depth of at least four feet, with another foot of impacts from the foundation and footings. This is a conservative estimate, and would be consistent with the depth of the basement of the building that stood on Lot 2. Therefore, the upper five feet of the project site are probably not sensitive for this resource type. However, all lots are potentially sensitive for residential and commercial deposits and features from approximately five feet below existing grade and downward.

Urban Landfill, and Landfill Retaining Devices:

For the past several decades, archaeologists have focused on research documenting changes in urban landfill and the growth and development of the urban waterfront. These two issues have important implications for our understanding of the process of urbanization in Manhattan. Archaeologists are interested in the possibility that information from archaeological resources pertaining to landfilling might cast light on the process of urbanization in general. This could be accomplished through a comparison of data from sites located in different neighborhoods and cities, as well as comparing resources from different time periods.

Archaeological research in Lower Manhattan, and particularly in the vicinity of the Titanic Park APE, has shown that landfill and landfill retaining devices can be potentially important resources, and differ in content and context from site to site. Fill retaining devices were generally one of several configurations. As demonstrated at the Schermerhorn Row site, wooden cribbing (ca.1730) would be constructed and then be sunk and filled (Kardas and Larrabee 1980:18). Alternatively, wharves were constructed by sinking wooden piles into the river and secured through one of several means, with the spaces between the piles filled with earth and then topped with a plank surface (Bergoffen 2002:3).

Another method of retaining fill was the deliberate sinking of ships, which served to add bulk along the shoreline (Soil Systems 1983:816). The Minutes of the Common Council record the stripping of ships prior to sinking in order to remove valuable fittings and riggings which could be reused (Hartgen et al 1992:8). While some hulls were intentionally raised from the river bottom, others were left as fill, such as the buried vessel found at 175 Water Street (Soil Systems Inc. 1983:865).

Soil borings reveal that fill on the block ranges from 12' to 18' in depth. However, what borings cannot discern is whether this was the original landfill deposited to create the block in the early 18th century, or fill generated by the demolition of structures on the block and used to pack basements. This potential early 18th century fill may have remained undisturbed beneath the basements of buildings that covered the block in the late 19th and 20th centuries. Since the exact depths of basements are unknown, with the exception of Lot 2, it is assumed that they caused disturbance to at least the upper five feet below existing grade. Therefore, it is assumed that the APE has the potential to contain ca.1719-1730 landfill in addition to fill retaining devices from roughly five feet below grade, the assumed depth of basements, and deeper.

TITANIC PARK POTENTIAL IMPACTS

The proposed park to be created within the Titanic Park APE is anticipated to involve grading to create a modest variation of the ground plane, and will not require excavation more than four feet below current grade.

TITANIC PARK CONCLUSIONS AND RECOMMENDATIONS

The Titanic Park APE was found to have no potential for precontact archaeological resources, but it may be potentially sensitive for historical archaeological deposits. Resources potentially buried in the APE include fill that was deposited by John Cannon, and Johannes and Gerardus Beekman in ca. 1719-1730 when Water Lot Grants were bestowed with the provision that the land between the high and low water mark in the APE be filled. In addition, each of the lots in the APE is potentially sensitive for 18th and early 19th century domestic and commercial deposits and features that would predate the availability of municipal sewer and water (ca.1830s to 1840s), below the depths of basements of later 19th and 20th century structures. Since the depths of most of these basements are unknown, it can only be assumed that they extended at least five feet below current grade elevation.

The proposed project will require excavation of up to four feet below current grade across portions of the APE. This depth of impact will most likely have no affect on any potential archaeological deposits since it is assumed that late 19th and early 20th century basements, which are present throughout the APE, extended to at least five feet below current grade. The assumption of five feet of prior disturbance is based on the known depth of one basement on the lot which was at least six feet below grade (Lot 2). This assumption is also based on the fact that the four and five-story buildings on the lots would have required foundations and footings deep enough to stabilize the structures in the loose fill that they were built on.

If development plans change and impacts will extend more than five feet below grade, the assumption of prior disturbance depths for Lots 3-8 would require field verification via a series of test trenches. In that scenario, an archaeological field testing program would be designed in coordination with the SHPO and LPC.

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Figures



FIGURE 1

Titanic Park APE. U.S.G.S. Jersey City Quadrangle, 1979.

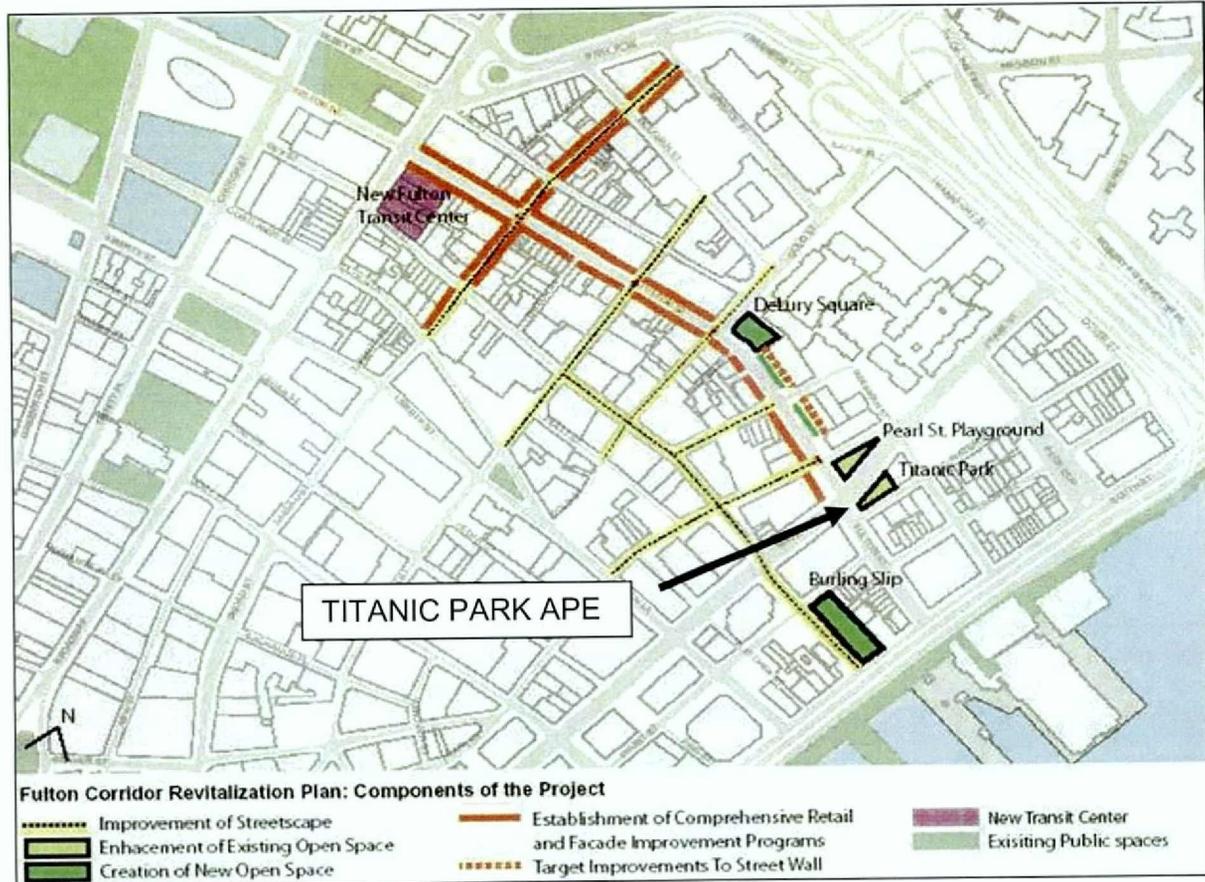


FIGURE 2

Titanic Park Archaeological APE. Source: AKRF, Inc.

No Scale.

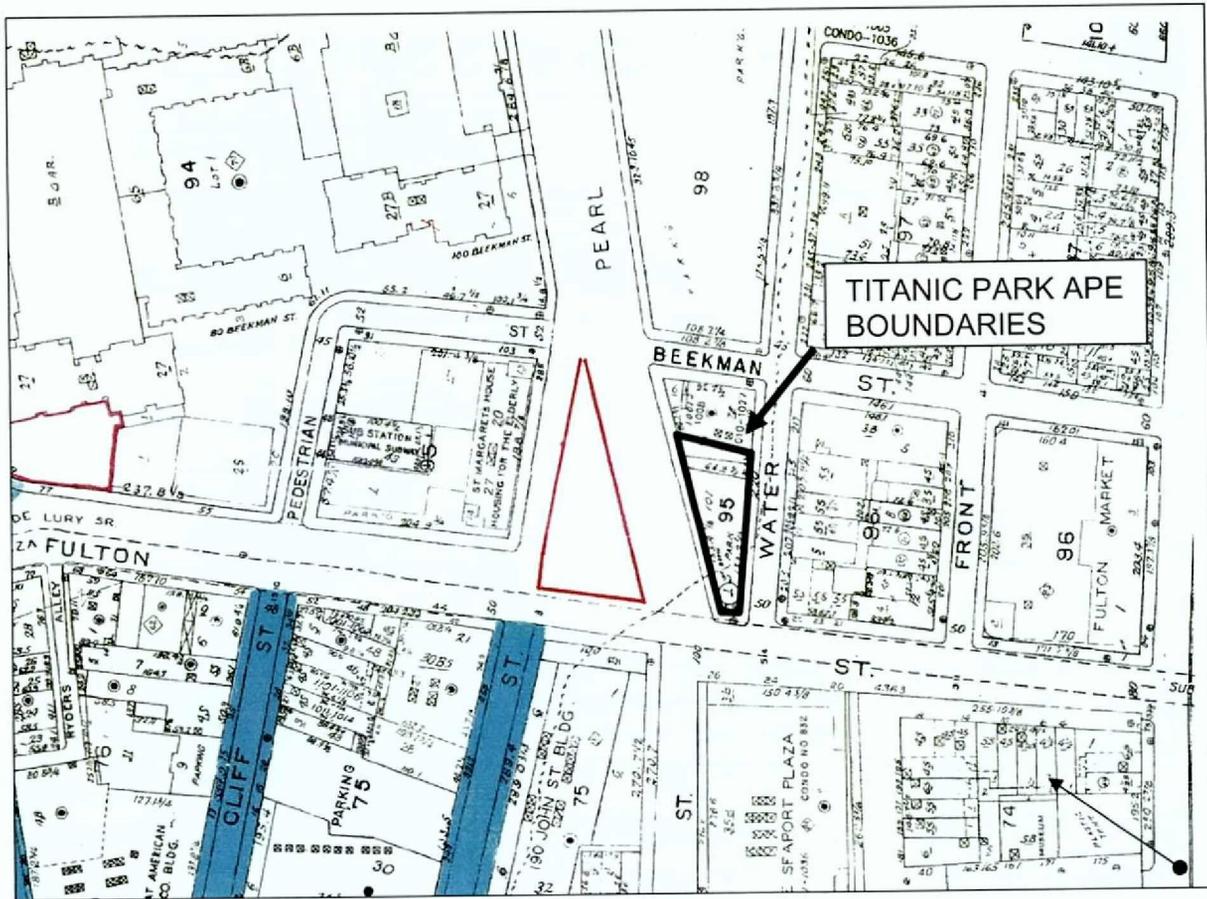


FIGURE 3

Titanic Park APE Boundaries. Sanborn, 2005.

Approximate Scale: 1" = 130'

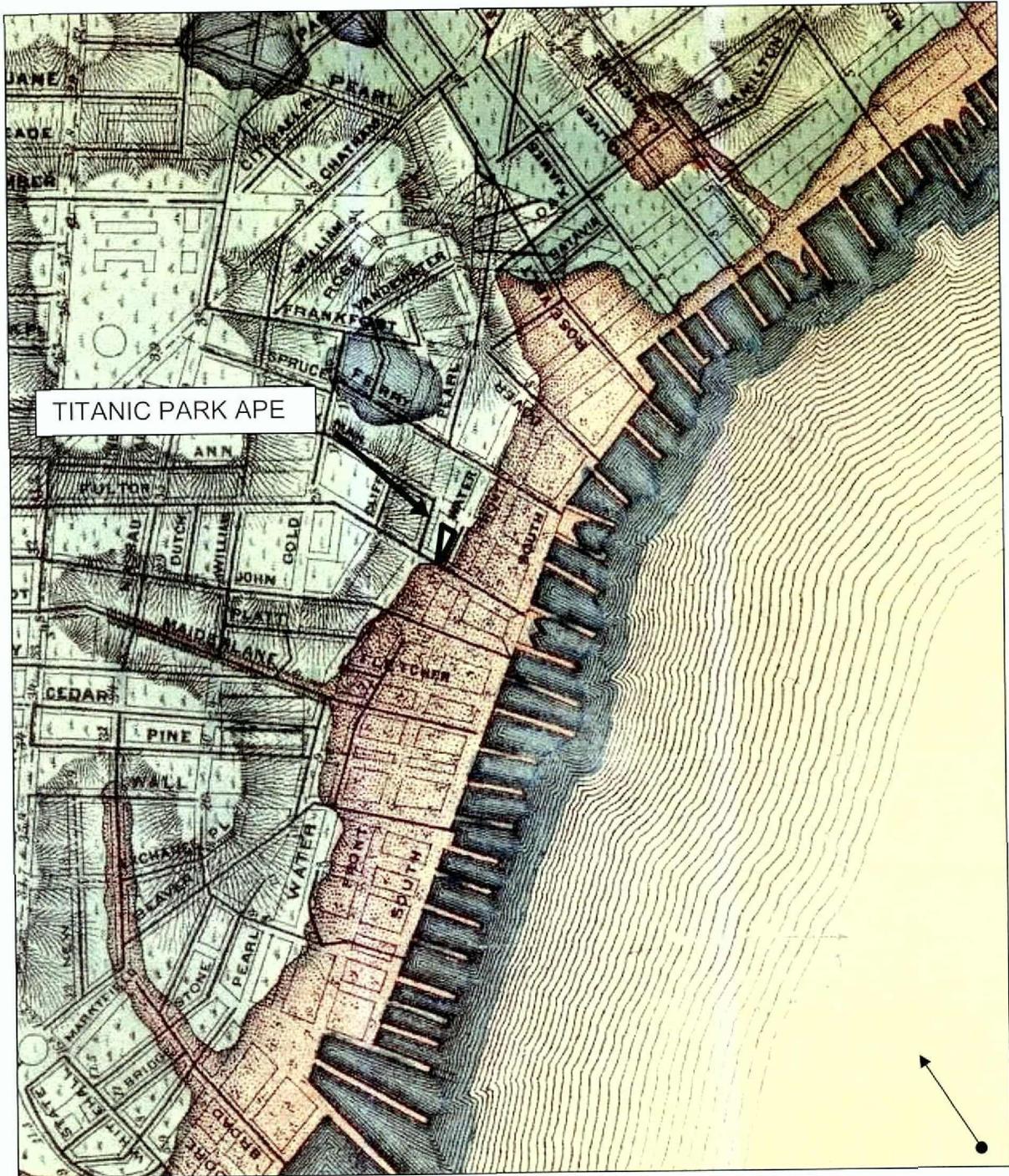


FIGURE 4

Map of the City of New York from the Battery to 80th Street Showing the Original Topography of Manhattan Island. Viele, 1865.

No Scale.

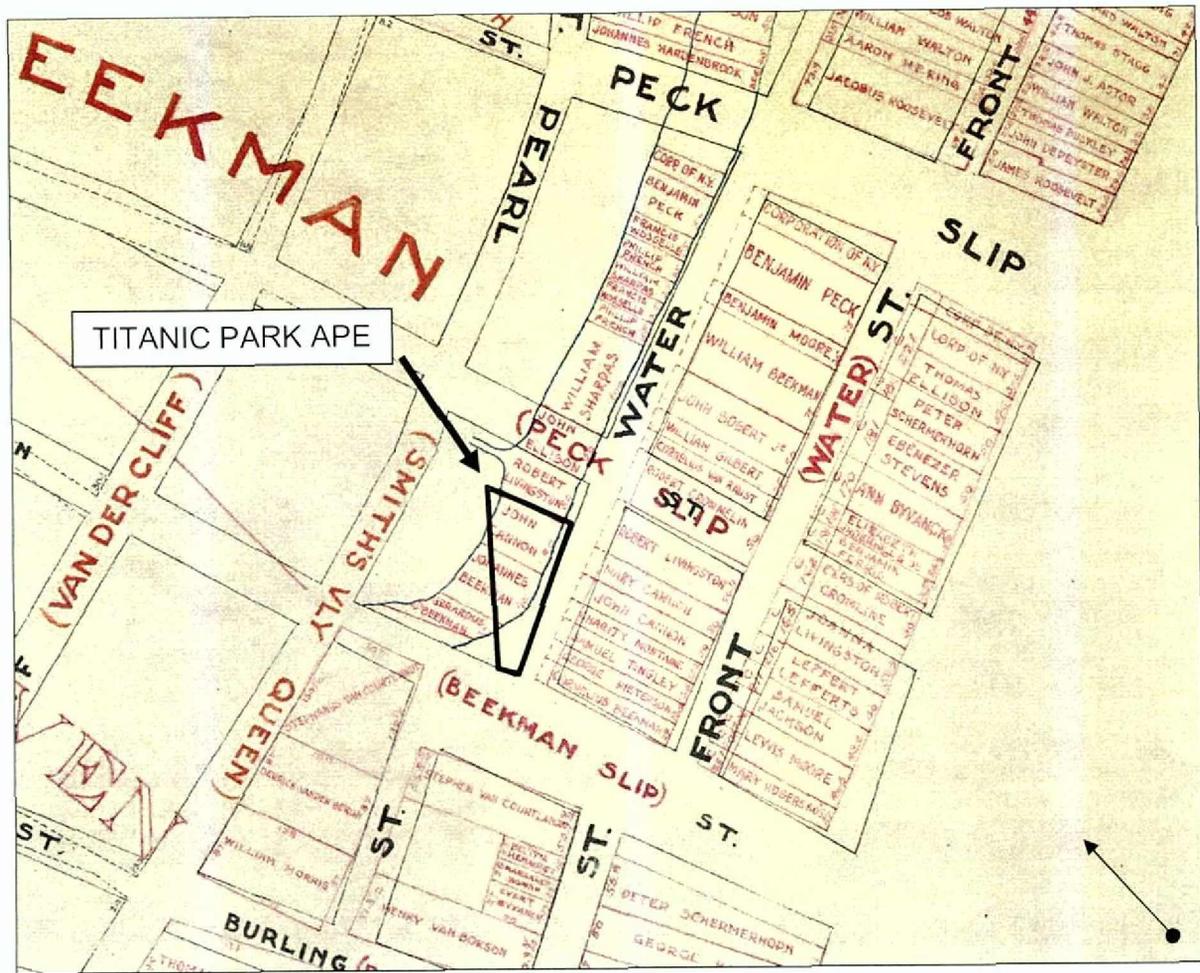


FIGURE 5

RD 352, Registers Office, New York County, Re-indexing Department, Map Division, J. B. Gill, Chief Surveyor, 10 December 1917. On file at the Manhattan Borough President's Office, Topographical Bureau.

Approximate Scale: 1" = 175'

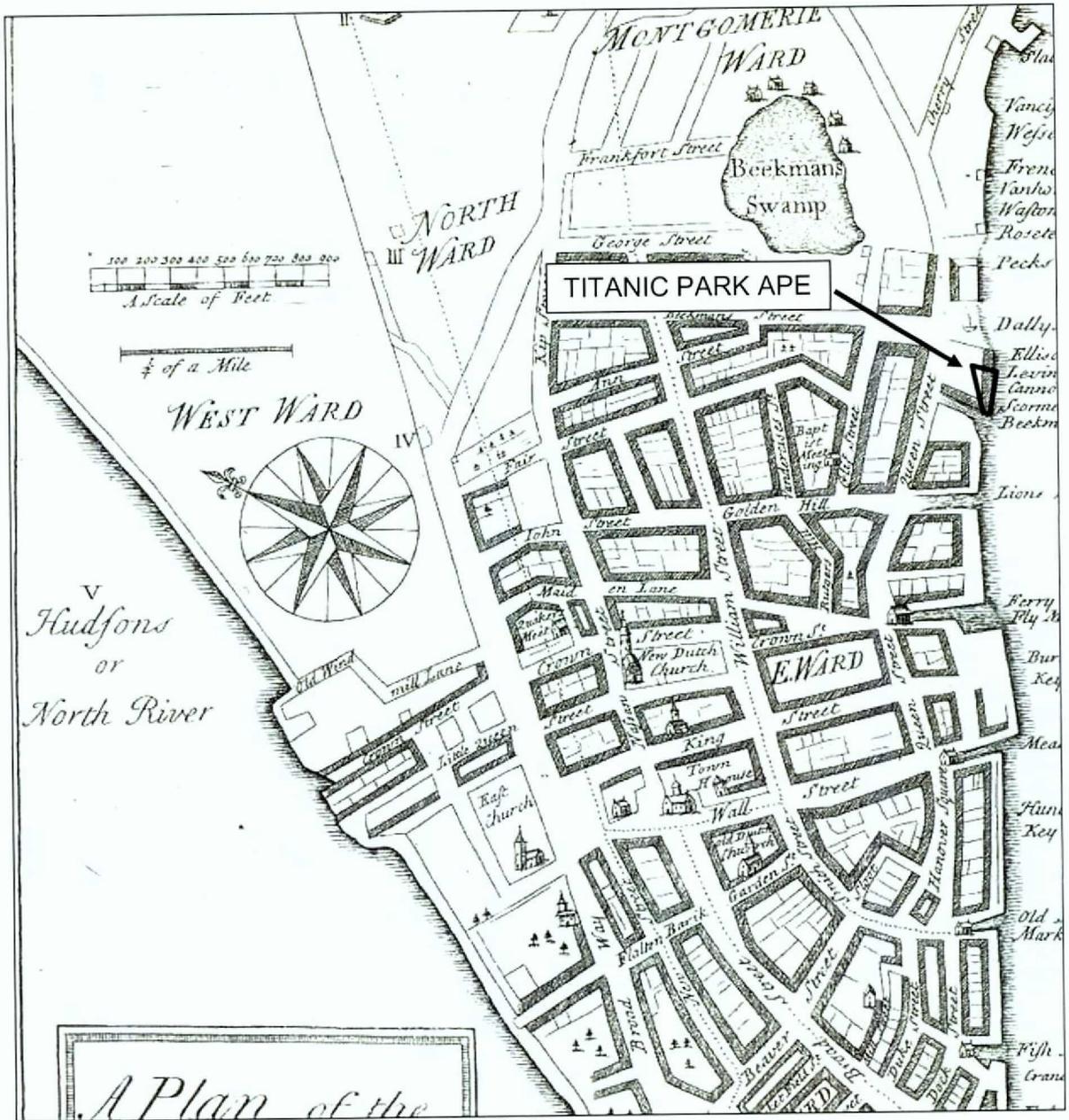


FIGURE 6

A Plan of the City of New York. Carwitham, 1740.
Note: Date Depicted ca.1730.

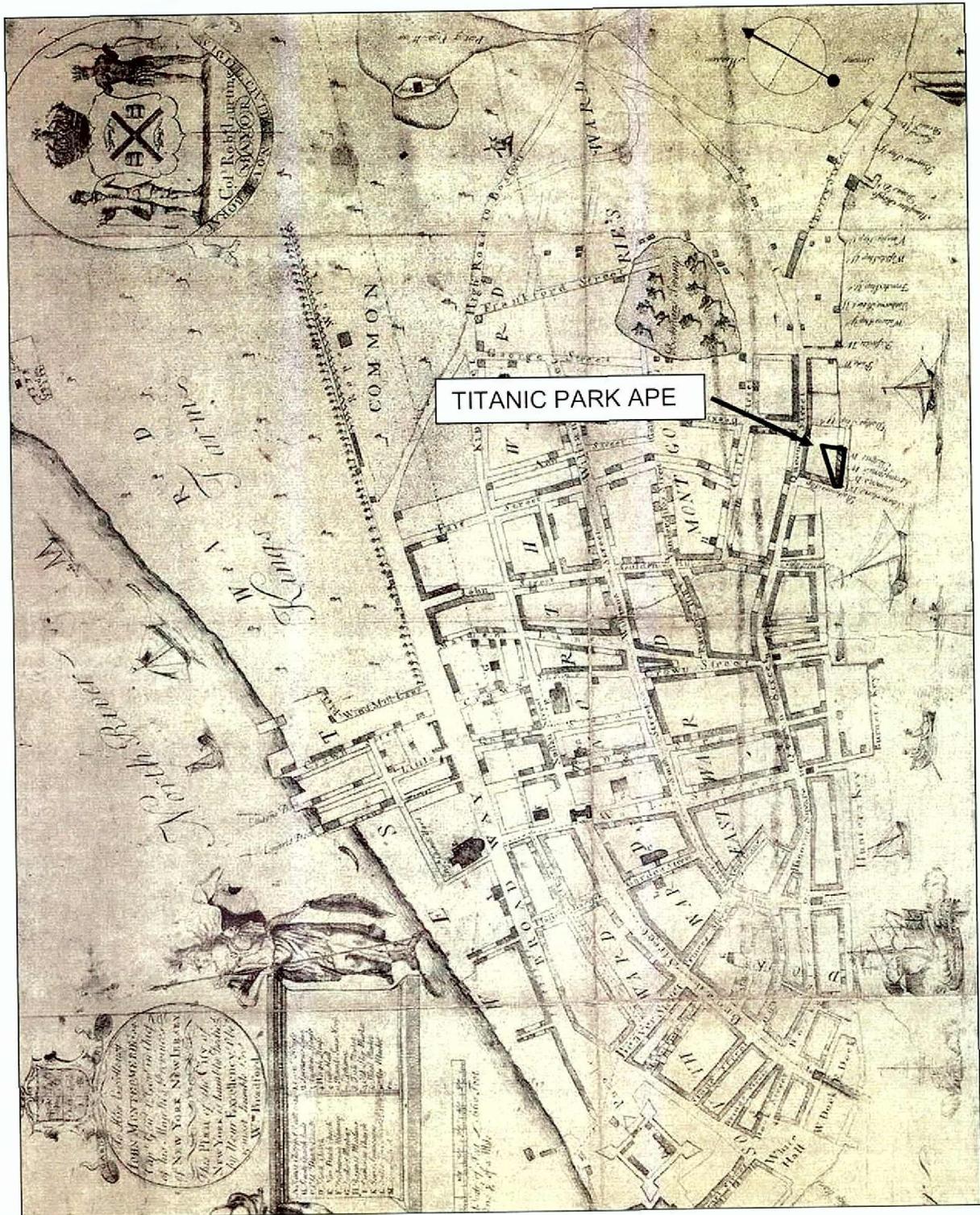


FIGURE 7

A Plan of the City of New York From an Actual Survey. Lyne, 1730.



FIGURE 8

*A Plan of the City and Environs of New York
as they were in the years 1742, 1743, and 1744. Grim 1813.*

No Scale.

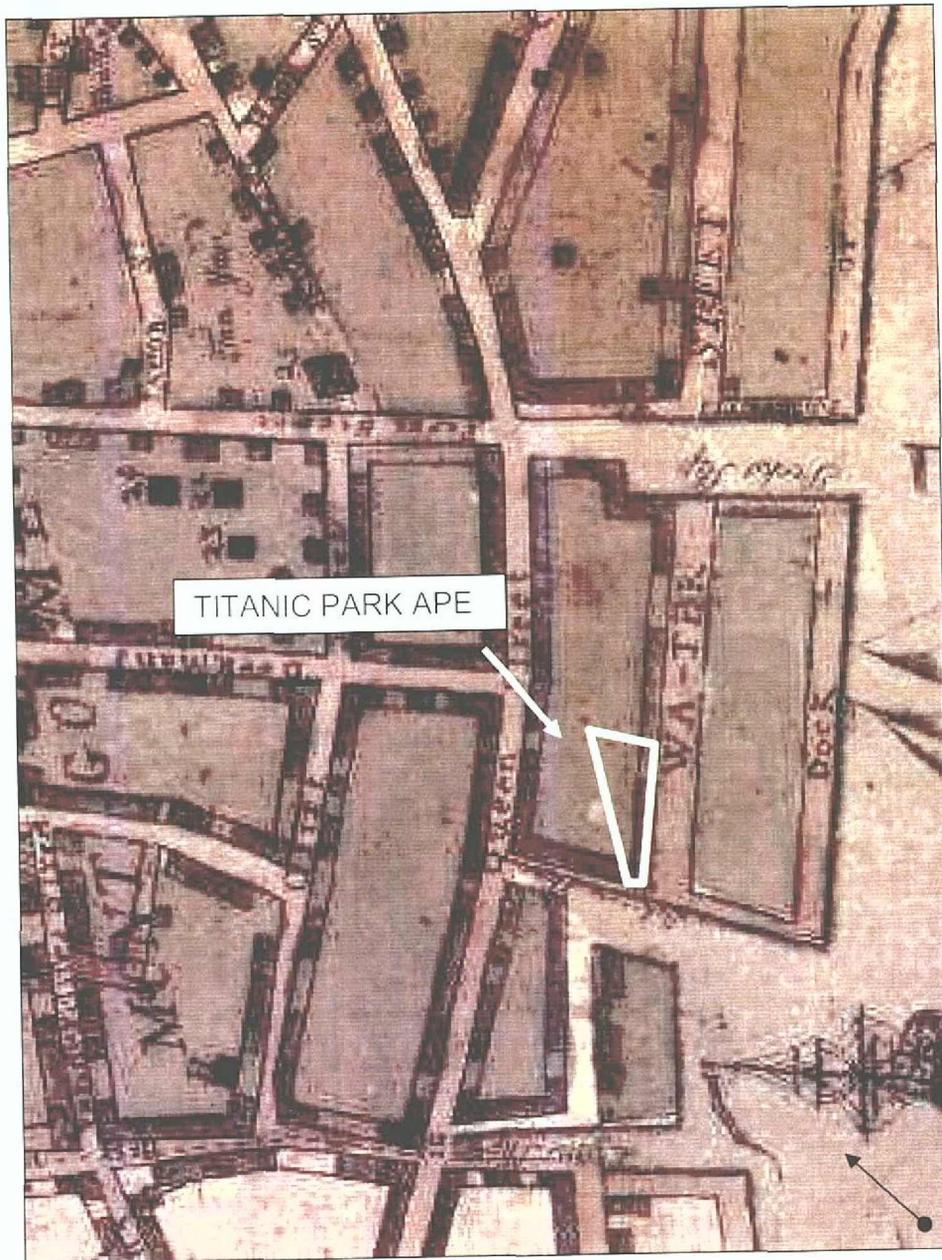


FIGURE 9

A Plan of the City of New York from an actual Survey, 1754.
Maerschaleck, 1755.

No Scale.

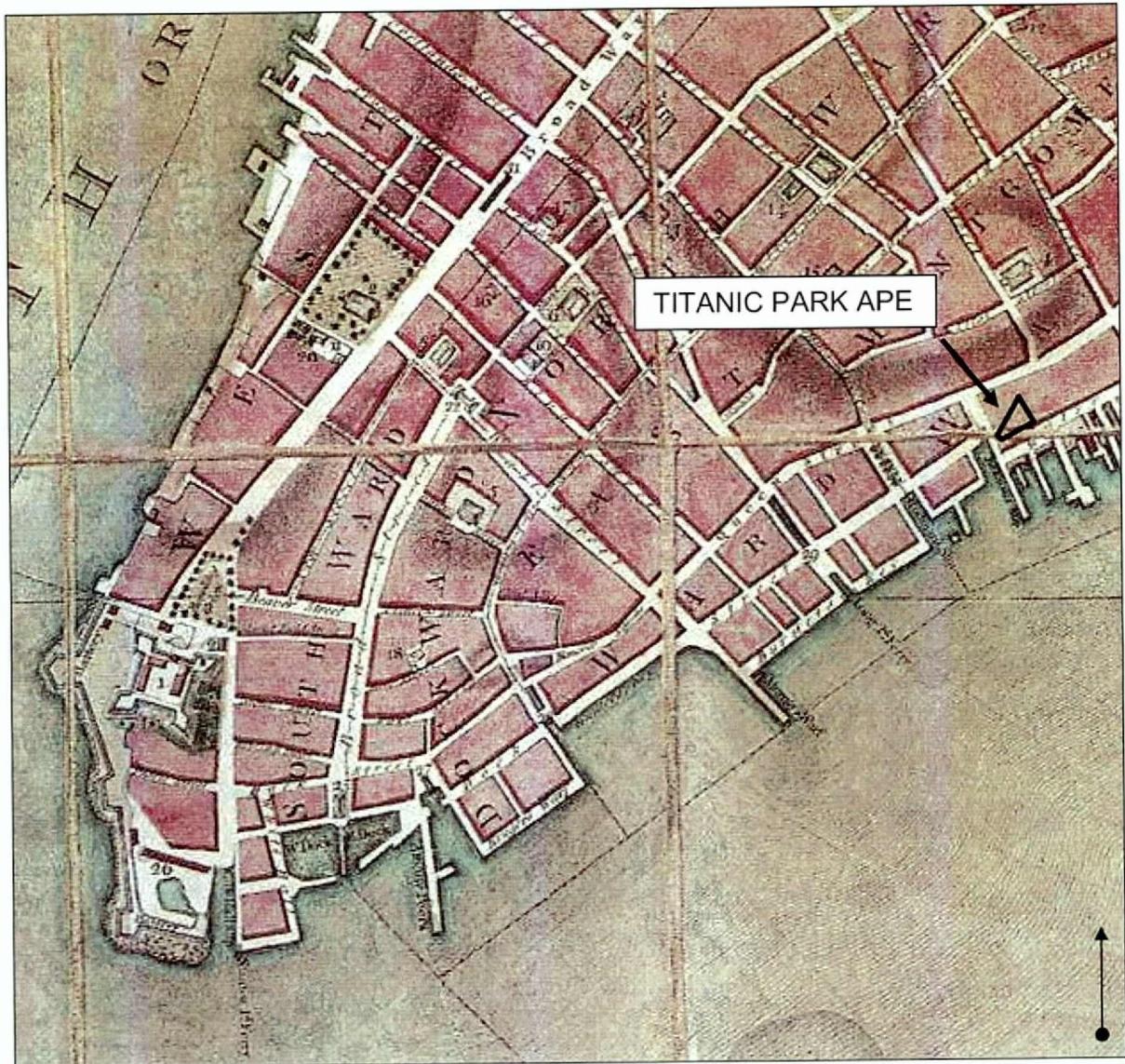


FIGURE 10

Plan of the City of New York. Surveyed in 1767. Ratzer, 1766/67.

No scale.

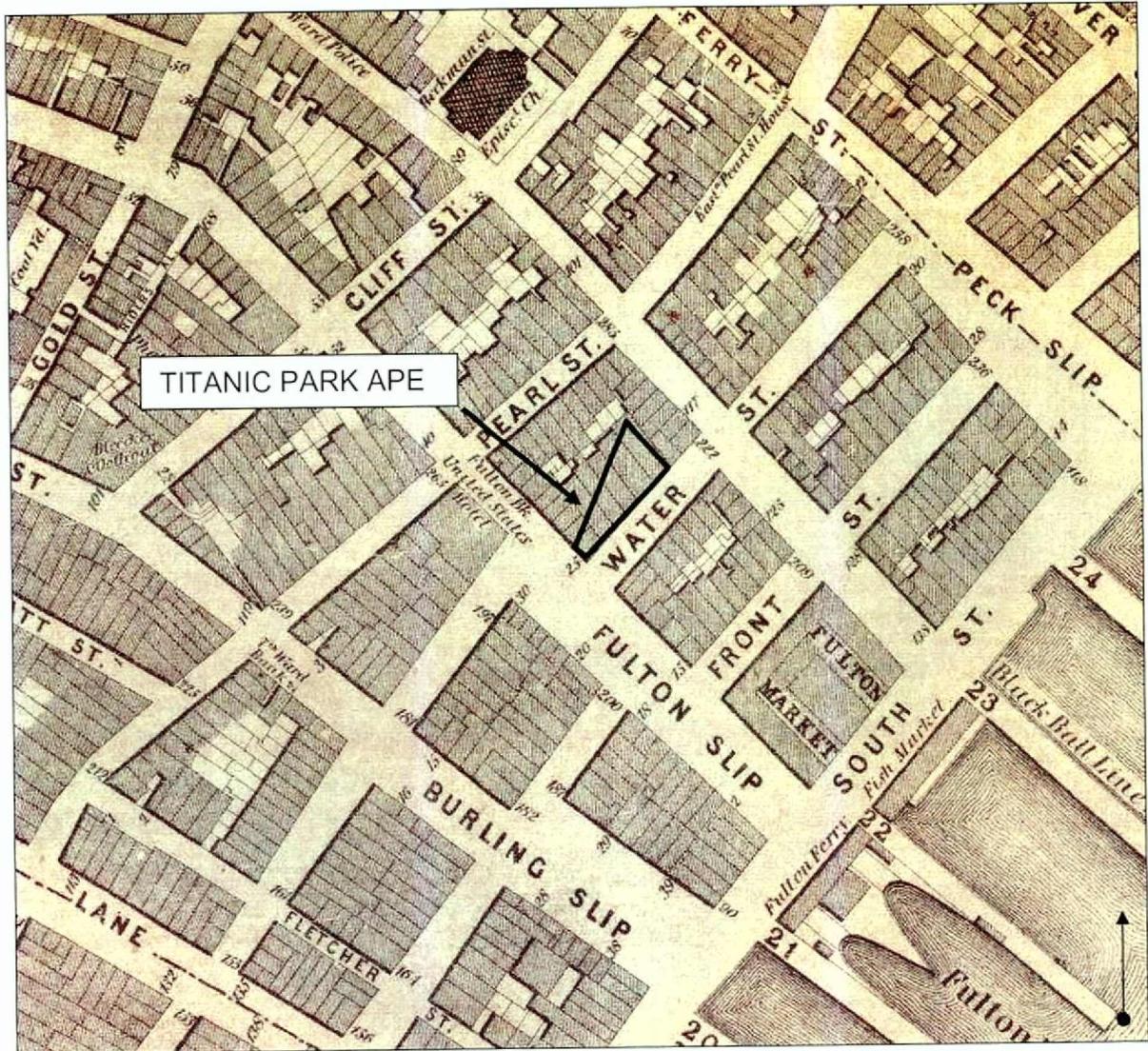


FIGURE 12

*Map of the City of New-York Extending Northward to Fiftieth Street.
Dripps, 1852.*

Approximate Scale: 1" = 220'

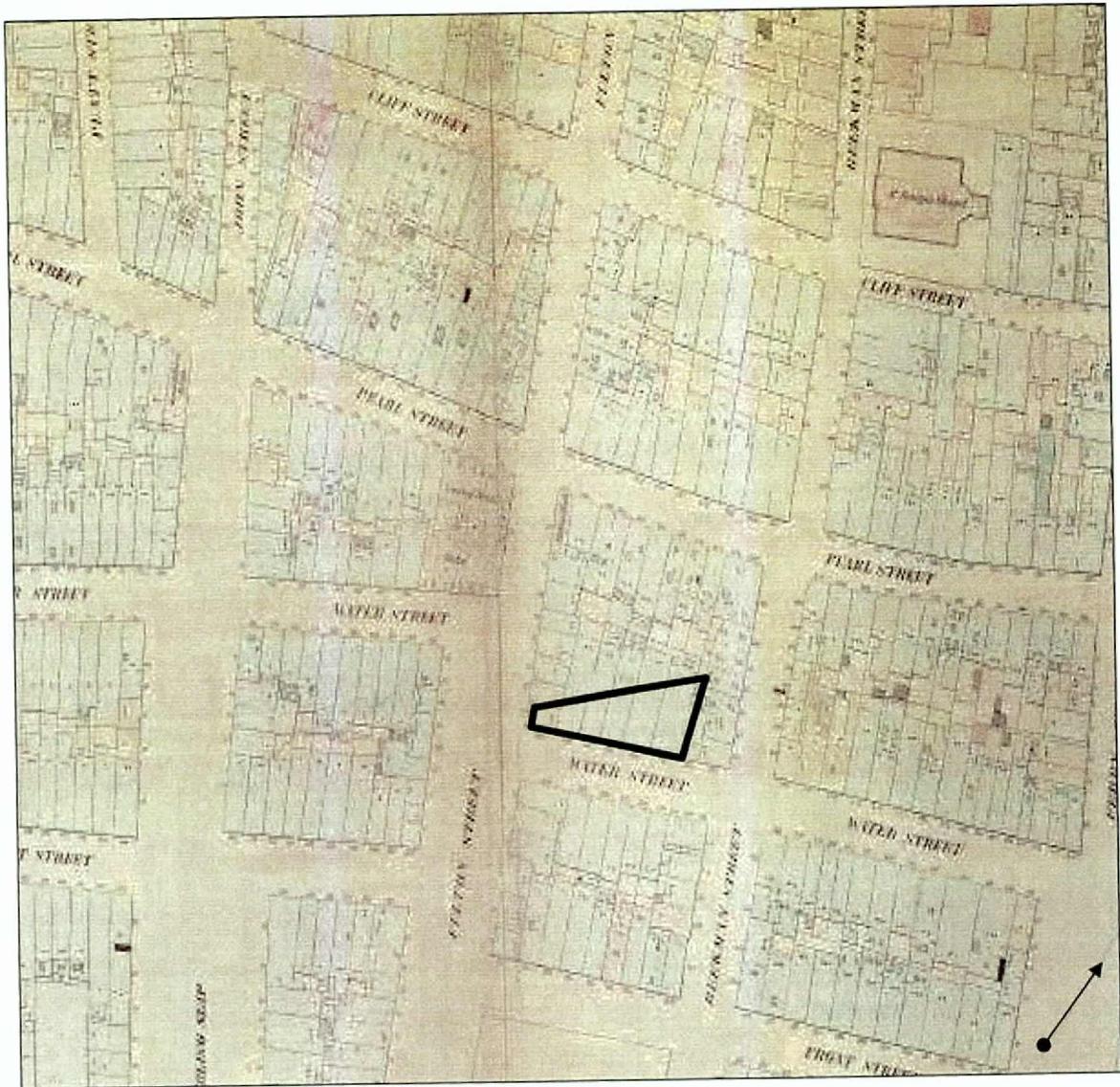


FIGURE 13

Maps of the City of New-York. Perris, 1852.

Approximate Scale: 1" = 190'

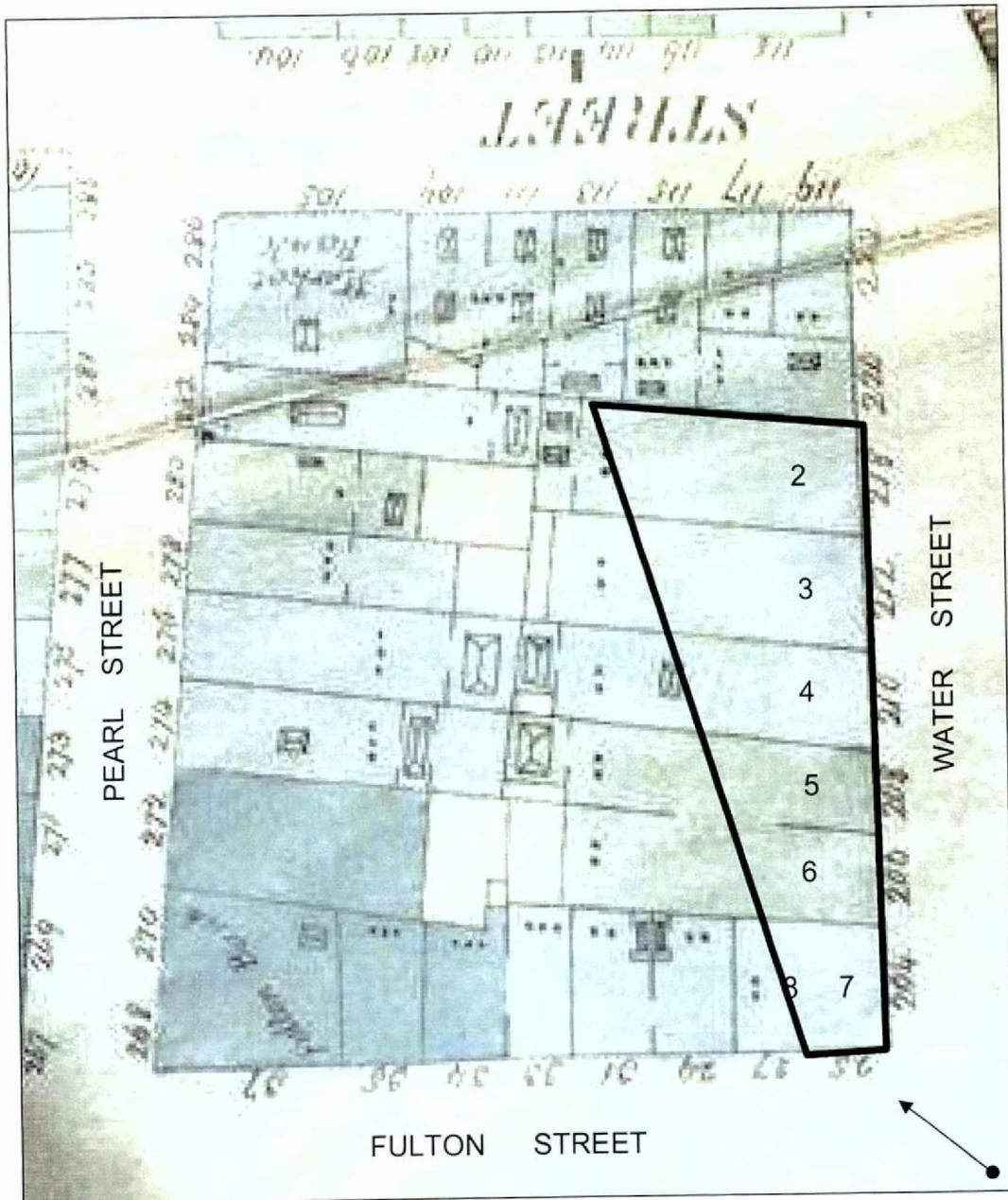


FIGURE 14

Maps of the City of New-York. Perris, 1857-1862.

Approximate Scale: 1" = 45'

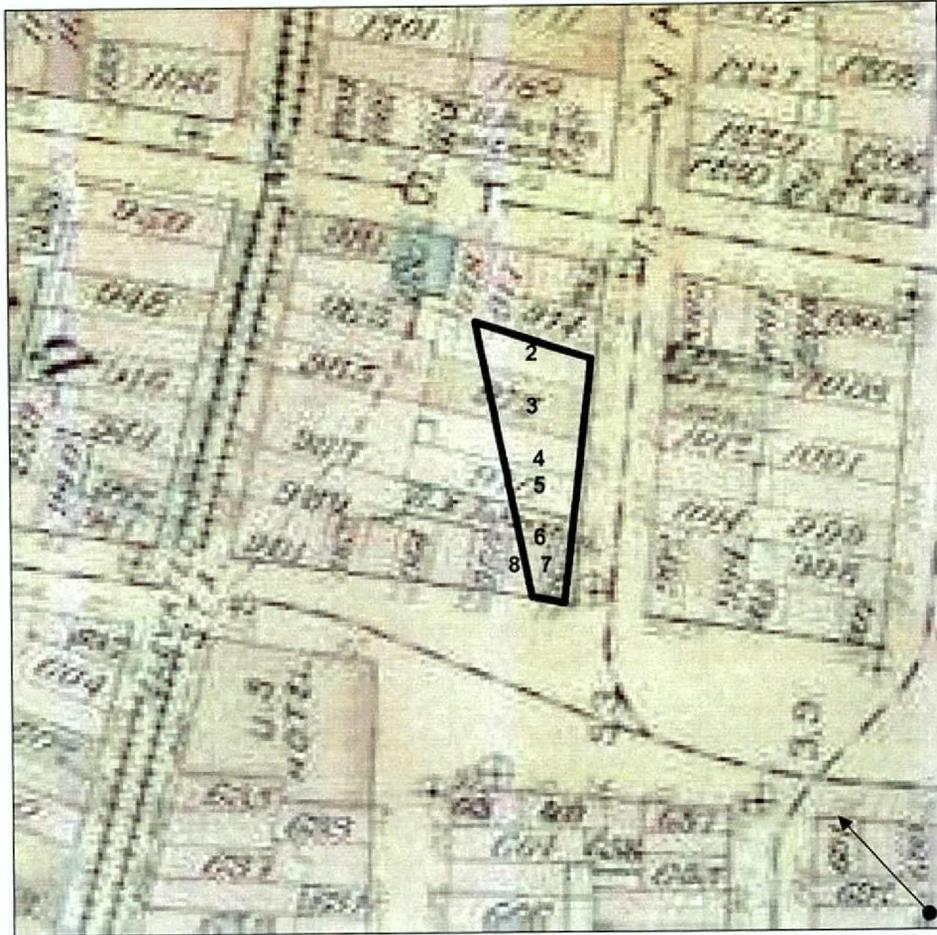


FIGURE 15

Atlas of the City of New York. Robinson, 1885.

Approximate Scale: 1" = 115'



FIGURE 16

Atlas of the City of New York, Borough of Manhattan. Bromley, 1891.

Approximate Scale: 1" = 135'

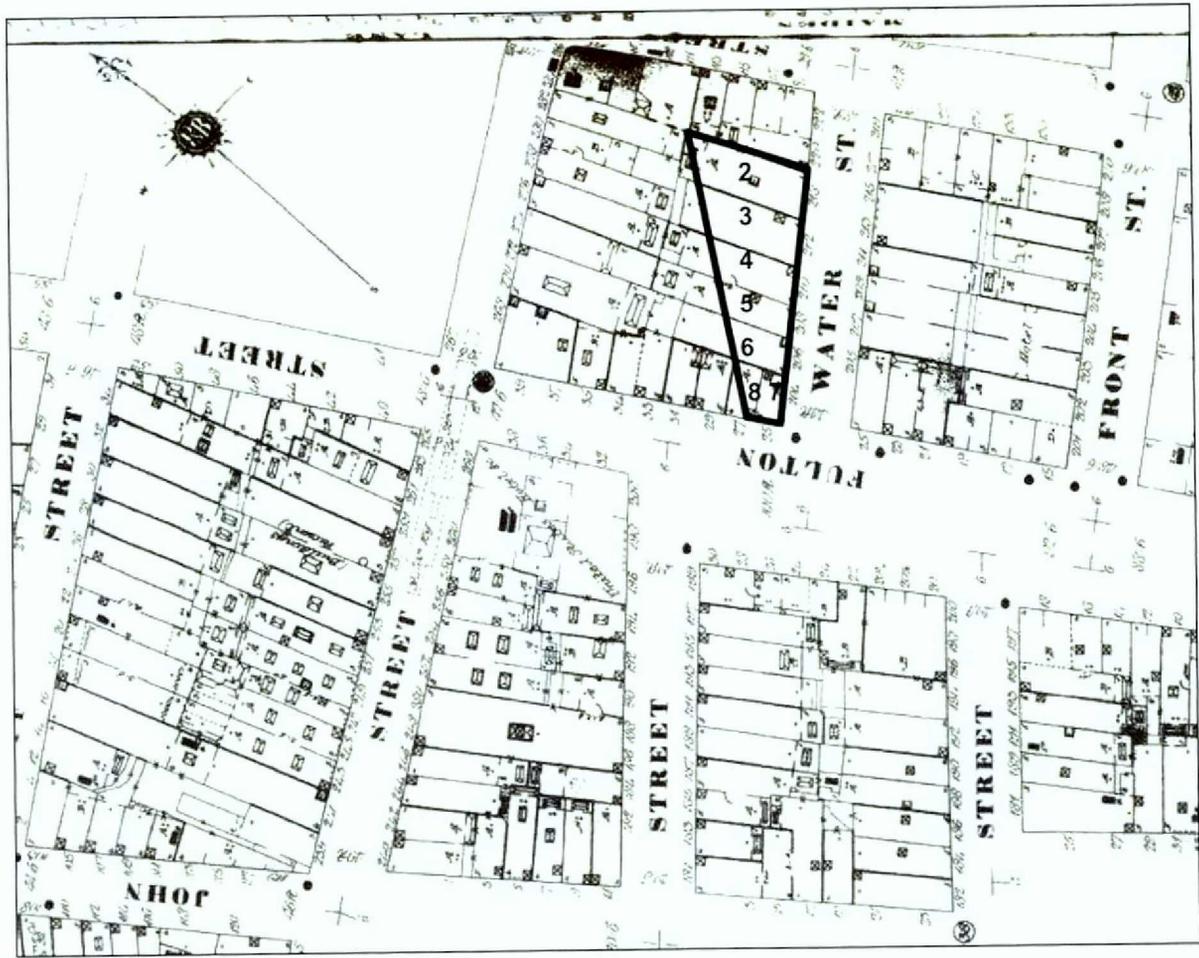


FIGURE 17

Atlas of the City of New York, Borough of Manhattan. Sanborn, 1894.

Approximate Scale: 1" = 120'

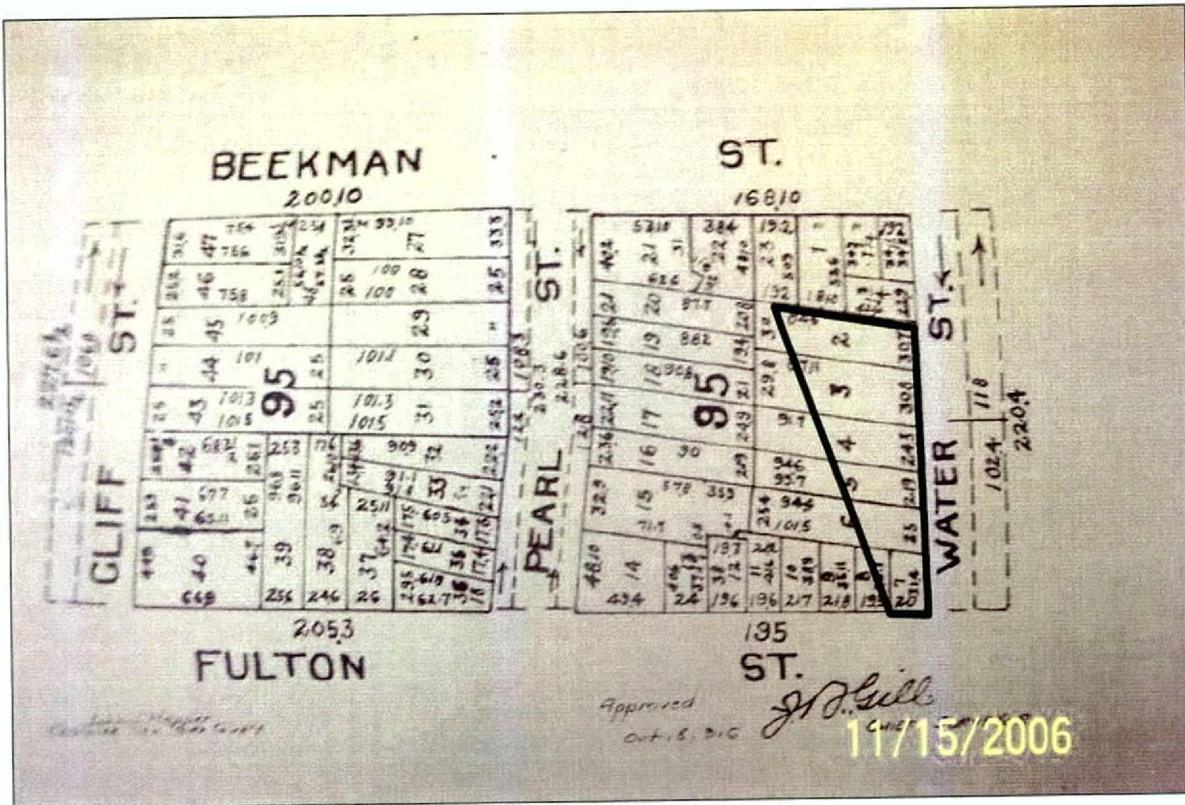


FIGURE 18

Tax Lot Map, 1916. City Register's Office.

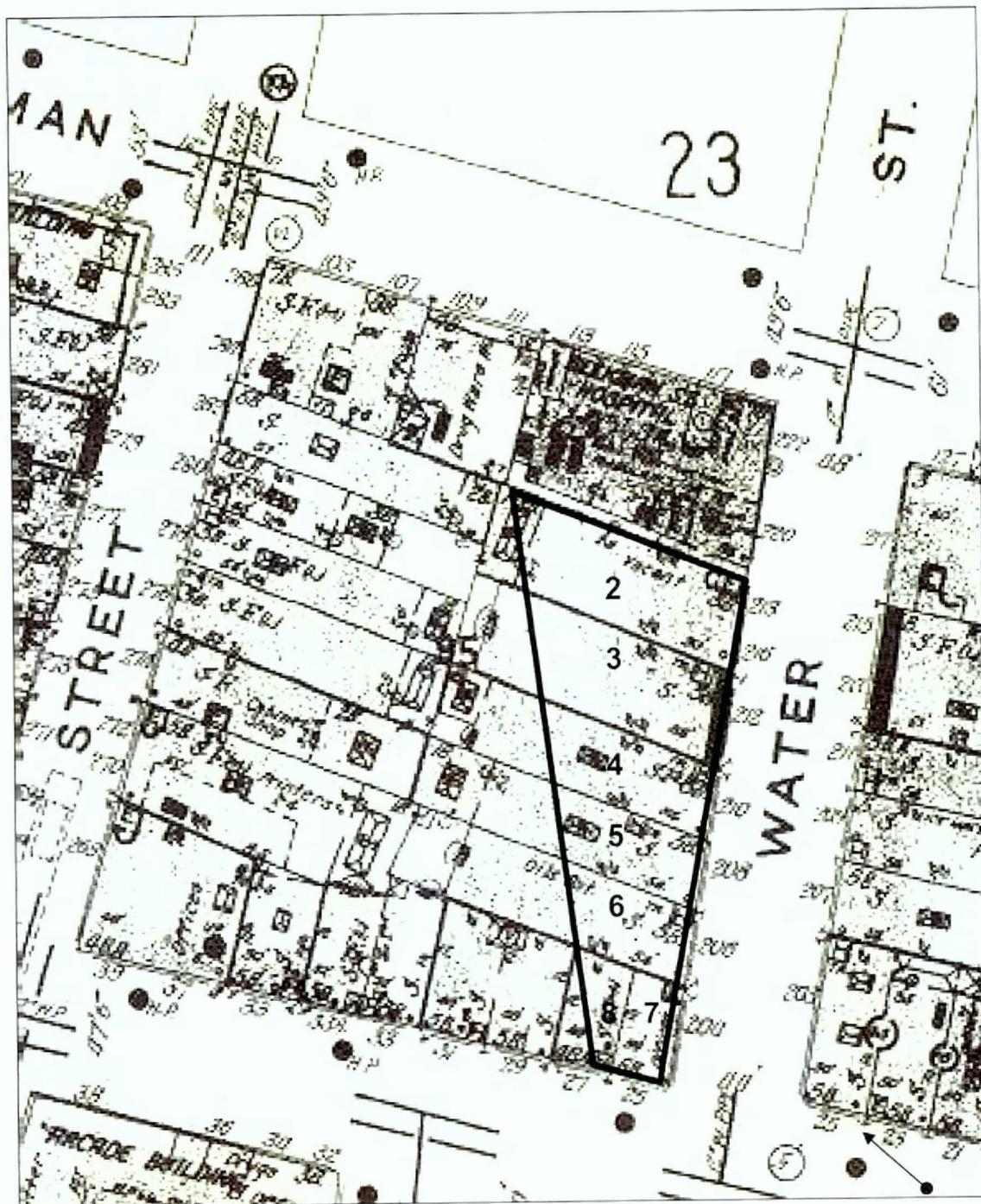


FIGURE 19

Insurance Maps of the City of New York: Borough of Manhattan. Sanborn, 1923.

Approximate Scale: 1" = 50'

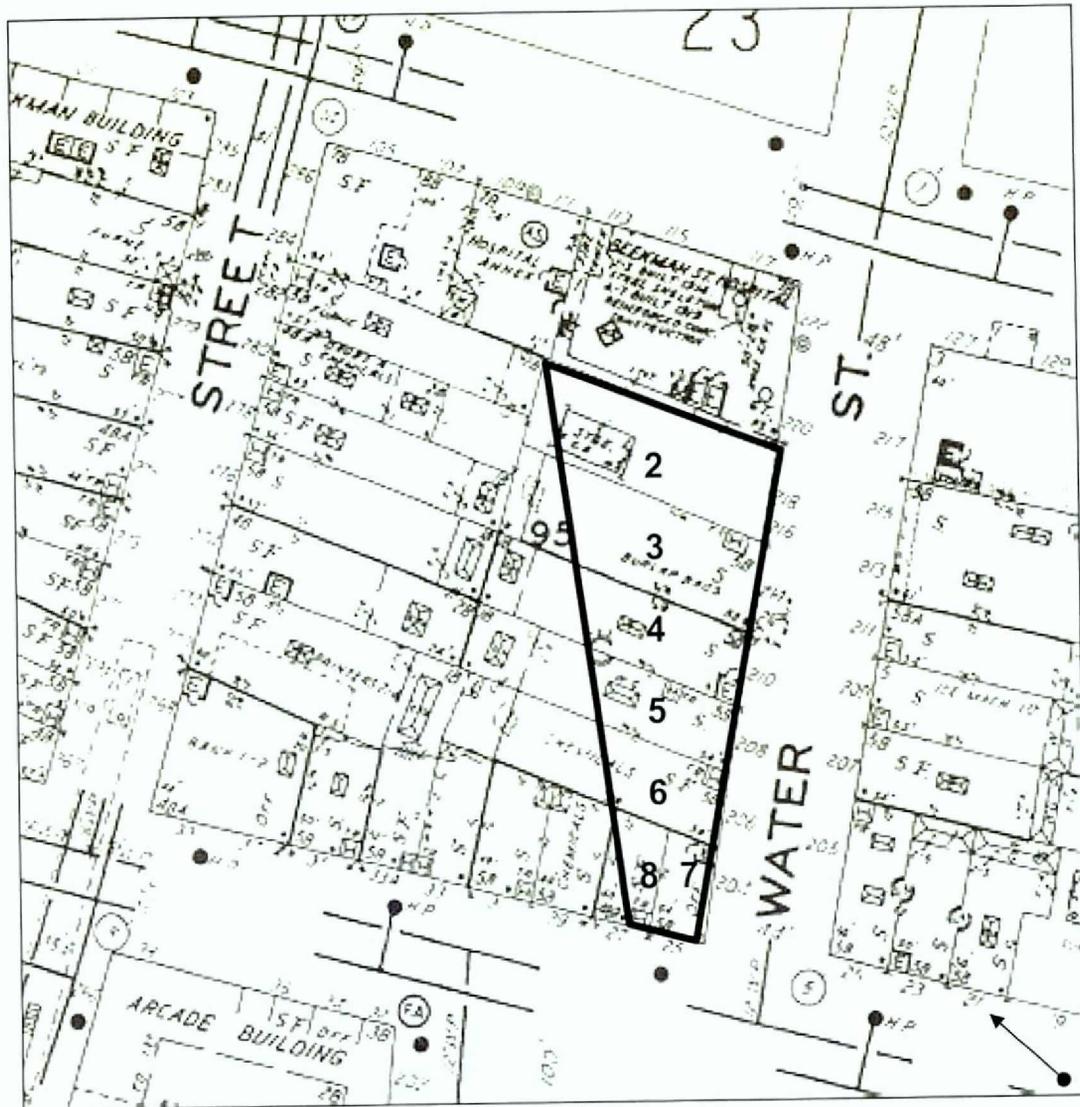


FIGURE 20

Insurance Maps of the City of New York: Borough of Manhattan. Sanborn, 1951.

Approximate Scale: 1" = 60'

Photographs



Photograph 1: Titanic Park APE facing east from the west side of Fulton Street.



Photograph 2: Titanic Park APE facing south from the south side of Pearl Street. Note: Water Street is in the background.



Photograph 3: Titanic Park APE facing north from Water Street toward Pearl Street.



Photograph 4: Titanic Park APE facing east from the west end of the park toward Fulton Street.

Appendix

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 2: 216-218 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 216-218 Water Street	Remarks
1654 to 1722	NIOR						
1719	Mayor, Aldermen & Commonalty of the City of NY	Cannon, John	2				Water Lot Grant B:64-69
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1749		Cannon, John, Est. of	2				Francis Maerschalck map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1782	Brower, Jeremiah, deceased	Burling, Thomas, NYC merchant	2				Sold at public vendue. (43:27)
1786 to 1788	NIOR						
1789					Burling, Thomas, Water Street, china		Franks (1905)
1790				Burling, Thomas, not listed Lawrence, Edward			Lawrence: Montgomery Ward household of five (2 males, 3 females, and no slaves) (p. 80)
1793	Burling, Thomas Burling, Henrietta	Lawrence, Edward	2				(48:478)
1797	Lawrence, Edward Lawrence, Zipporah	Leggett, Abraham Drake, Jonathan	2				(55:414)
1797	Leggett, Abraham Leggett, Catherine	Holme, Arthur	2				(55:416)
1808			2			#216 Lynch, Widow #218 Lynch, Widow June, Widow Corwin, Stephen	House & Lot (H&L)
1809			2			#216 Lynch, Widow #218 Lynch, Widow Corwin, Stephen	H&L.
1810			2	Leggett, Abraham, listed, not in APE Holme, Arthur, Lynch, Widow, Corwin, Stephen, Carman, James Bigmish, George NONE listed Crocker, Joshua		#216 Carman, James #218 Lynch, Widow Bigmish, Geo Williams, Wm	H&L. 2 nd Ward household of 15 (10 males, 5 females, and no slaves) (p.104)
1811			2			#216 not listed #218 Crocker, Joshua	H&L.
1812			2			#216 & #218 Rawson, Abiel	H&L.
1812			2		#216 not listed #218 Wallis, Jos		Elliot's (1812)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 2: 216-218 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 216-218 Water Street	Remarks
1813			2			#216 & #218 Rawson, Abel Couch, Mr	H&L
1815			2			#216 & #218 Pell, Widow Album, Geo Towle, DJ	H&L
1816			2			#216 Newell, Joseph Windsor, Jos #218 not listed	H&L
1817- 1818			2			#216 Hitchcock, Ketcham, Jas	H&L
1817			2			#218 Duracher, Augustus	
1818			2			#218 Lacy, JT	H&L
1820	Helme, Elizabeth Wife of Helme, Benjamin	Lynch, James	2				(146:259)
1820	Helme, Benjamin Helme, Elizabeth Roorbach, Frances Panton, Jane	Lynch, Francis	2				(146:263)
1823	Kortright, Lawrence Kortright, Hannah	Cannon, John Cannon, Le Grande	2, 3				(168:151)
1823			2			#216 H & Hitchcock #218 Norwood, John I.	
1829			2		Ketchum, Jas, #216, watchmaker Chapman & Caton, #218, grocers Travers, E, listed, not in APE	#216 Ketchum, Jas #218 Travers, E	H&L. Longworth (1829- 1830)
1830	McCormick, Mary Lynch, Charlotte Lynch, Francis B	Sampson, John Tisdale, Samuel F	2		McCormick, Mary, not listed Lynch, Francis B, not listed Sampson, John, listed, not in APE Tisdale, Samuel T, listed, not in APE		Examine 3, 19, 20 (262:27) Longworth (1829- 1830)
1834	Sampson, John Sampson, Margaret	Tisdale, Samuel T	2				Examine 19, 20 (308:364)
1834			2			#216 & #218 Sampson & Tisdale	H&L
1839			2		Durfee, Matthew C, #218, no h listed, nails Tisdale, William S, #218, no h listed, nails etc	#216 & #218 Durfee & Tisdale	Store & Lot (S&L) (Longworth 1839- 1840)
1844- 1848			2			#216 & #218 Tisdale, Samuel T	S&L
1845- 1853			2			(#216) & #218 Tisdale, Samuel T	Tax Map (1845-1853)
1851			2		#216 & #218, not listed		Doggett's (1851)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 2: 216-218 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 216-218 Water Street	Remarks
1853			2			#216 Resket, COS #218 Tisdale, Samuel T	H&L
1857	Tisdale, Samuel T Tisdale, Lucy B	Lehigh Crane Iron Company	2				(725:514)
1859	Lehigh Crane Iron Company	Munsell, James A Thompson, Robert B Munsell, Ransom Firm of Munsell Thompson & Munsell	2			#216 & #218 Lehigh Crane Iron Co.	30'7" x 84'5" lot; 31' x 84'5" building; one building, 5 stories (781:149)
1864-1869			2		Munsell, Thompson, #218 (& #115 Beckman), h not listed, stoves Munsell, James A, #218 (& #115 Beckman---the Pearl Street Playground APE), h no in API; stoves	Munsell, Thompson & Munsell	1864: 30'8" x 84'5" lot; 30'8" x 84'5" building; one building, 5 stories 1869: same as above, except for lot size--- 30'7" x 91'7" NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 3: 212-214 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 212-214 Water Street	Remarks
1654 to 1722	NIOR						
1722	Mayor, Aldermen & Commonalty of the City of NY	Cannon, John	3				Water Lot Grant B:64-69
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1749		Cannon, John, Est. of	3				Francis Maerschalek map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1782		Brower, Jeremiah					Inferred (Lot 2 conveyance 43:28)
1784	Brower, Jeremiah, deceased	Ireland, John,	3				Sold at public vendue. Ireland in possession of the lot for one year prior to purchase--- "...all that certain messuage tenement and lot of ground...." (Lot 3 conveyance 41:349, 359)
1786 to 1788	NIOR						
1790				Ireland, John, listed, not in APE			
1808			3			#212 Mount, Robert #214 not listed	H&L
1809			3			#212 Mount, Robert Pierson, J #214 not listed	H&L

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 3: 212-214 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 212-214 Water Street	Remarks
1810			3	Mount, Robert, listed, not in APE Pierson, J Quick, John Kiersted, Jeremiah		#212 Mount, Robert Quirk, John Pierson, John #214 not listed	H&L Pierson, 2 nd Ward household of one male. (p. 104) Quick, 2 nd Ward household of five (2 males, 3 females, and no slaves) (p. 104) Kiersted, 2 nd Ward household of six (4 males, 2 females, and no slaves) (p. 103)
1811			3			#212 Mount, Robert Quick, John Kiersted, Jeremiah #214 not listed	S&L
1812			3			#212 Mount, Robert Kiersted, Jeremiah Wallis, Joseph #214 not listed	H&L
1812			3		#212 Mount, Robert Pearson, John Kiersted, Jeremiah #214 not listed		Elliot's (1812)
1813			3			#212 Thompson, Samuel #214 not listed	H&L
1815			3			#212 Thompson, S & P #214 not listed	S&L
1816	Ireland, John	Thompson, Samuel	3			#212 Thomson, Saml #214 not listed	H&L (113:233)
1816	Thompson, Samuel Thompson, Mary	Post, Gerardus	3				(113:236)
1817	Post, Gerardus Post, Susan	Thompson, Andrew	3			#212 Thomson #214 not listed	(118:521)
1817	Thompson, Andrew Thompson, Sarah	Thompson, Samuel	3				(118:523)
1818			3			#212 F & Clussman #214 not listed	H&L
1823	Kortright, Lawrence Kortright, Hannah	Cannon, John Cannon, Le Grande	2, 3			#212 T & Clussman #214 not listed	(168:151)
1824	Thompson, Samuel Thompson, Mary	Post, William Post, Gerardus	3		Post, William, listed, not in APE Post, Gerardus, listed not in APE		(178:375) Longworth (1829-1830)
1824	Manhattan Fire Insurance Company	Thompson, Samuel	3		Thompson, Samuel, listed, not in APE		Release of Mortgage (178:389) Longworth (1829-1830)
1829			3		Thompson, Peter, #212, coppersmith: h., listed, not in	#212 & #214 Thompson, Peter	H&L Longworth (1829-

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 3: 212-214 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 212-214 Water Street	Remarks
					APE		1830)
1834	Post, Gerardus (Execs. of)	Tisdale, Samuel F	3		Tisdale, Samuel, listed, not in APE	#212 & 214 Owner of	Lot. Improvement (310:568) Longworth (1829-1830)
1834	Post, William Post, Catherine	Tisdale, Samuel T	3				(310:570)
1834	Post, Susan	Tisdale, Samuel T	3				(310:572)
1839			3		Tisdale, Samuel T, #218, h not in APE, no occupation listed	#212 & #214 Tisdale, Samuel T	S&L, TST, listed, not in APE Longworth (1839-1840)
1842	Tisdale, Samuel T Tisdale, Lucy B	Howland, John H	3				(425:602)
1844-1848			3			#212 & #214 Howland, John H	S&L
1845-1853			3			#212 Howland, Jno #214 not listed	Tax Map (1845-1853)
1850	Howland, John H (Exec. of)	Roosevelt, Cornelius VS	3				(541:53)
1851			3		#212 Collins & Co, hardware #214 Tisdale & Co, nails * Porter, Eleazar		Doggett's (1851)
1853-1869			3		Roosevelt, Cornelius V S, listed, not in APE, merchant Roosevelt, J J, listed, not in APE	#212 & #214 Roosevelt, CVS & J J	1864 & 1869: 30'8" x 91'7" lot; 30'9" x 84'5" building; one building, 5 stories NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 4: 210 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 210 Water Street	Remarks
1654 to 1722	NIOR						
1719	Mayor, Aldermen & Commonalty of the City of NY	Beckman, Johannes, NYC, mariner	4				Water Lot Grant B:70-76
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1749		Montanya, Widow	4				Francis Maerschulck map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1784		Paine, Benjamin, deceased, now or late	4				Inferred (Lot 3 conveyance 41:350). "house and lot"
1786 to 1788	NIOR						
1790				Montayana, Widow, not listed Mantanie, Jesse, not listed			
1797		Mantanie, Jesse,	4				Inferred (Lot 5

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 4: 210 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 210 Water Street	Remarks
		now or late					conveyance 54:202)
1808-1811			4			Bennett, James	H&L
1809			4			Bennett, James Kiersted, Jeremiah	H&L
1810				Bennett, James			Bennett, 2 nd Ward household of seven (3 males, 3 females, and 1 slave) (p. 104)
				Kiersted, Jeremiah			Kiersted, 2 nd Ward household of six (4 males, 2 females, and no slaves) (p. 103)
				Thompson, Samuel			Thompson, 2 nd Ward household of ten (7 males, 3 females, and no slaves) (p. 103)
				Reseau/Rezeau, Jacob, not listed			
1812			4			Thompson, Samuel	H&L
1812			4		#210 not listed		Elliot's 1812
1813-1818			4			Reseau/Rezeau, Jacob	H&L, except for 1815, when listed as S&L
1823-1829			4			Segison/Sigison, William	H&L
1829					Sigison, William, b. #210; h. listed, not in APE, chair maker		Longworth (1829-1830)
1834			4			Tisdale & Richmond	S&L
1839			4		Smith & Sherman, not listed	Smith & Sherman	S&L Longworth (1839-1840)
1844			4			Owner of	S&L
1845-1848			4			Nicoll, Sylvester P	S&L
1845-1853			4			Nicoll, Sylvester	Tax Map
1851			4		Andrews, JD, stoves Duff, James, plumber		Doggett's (1851)
1853-1869			4		Nicholls, Samuel B, listed, neither bus or h in APE	Nichols, Samuel B	1853: H&L 1859: 23'4" x 91'7" lot; 24'3" x 80' building; one building, 5 stories 1869: 21'9" x 99'7" lot; 24'3" x 80' building; one building, 5 stories NYC Directory, 1869 (Ancestry.com)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 5: 208 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 208 Water Street	Remarks
1654 to 1722	NIOR						
1719	Mayor, Aldermen & Commonalty of the City of NY	Beckman, Johannes, NYC, mariner	5				Water Lot Grant B:70-76
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1749		Tingley, Capt	5				Francis Maerschalek map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1786 to 1788	NIOR						
1790				Tingley, Capt, not listed Moore, John, listed, not in APE Moore, Lewis			Moore: Montgomery Ward household of two (1 male and 1 slave) (p. 80)
1797	Moore, John, NYC, merchant Moore, Mary	Moore, Lewis, NYC, merchant	5				"...All that the equal undivided half of All that dwelling house and lot of Ground..." (54:202)
1808			5			Winston, Nathan	H&L
1809-1811			5			King, Jacob	H&L
1810				Moore, John King, Jacob Hull, John Jr & Son, listed, not in APE Wilson, Stephen, listed, not in APE Moore, Lewis, Winston, Nathan, NONE listed			Moore, 2 nd Ward household of two (1 male, 1 female, and no slaves) (p. 67) King, 2 nd Ward household of eight (3 males, 5 females, and no slaves) (p. 104)
1812			5			Hull, John, Jr. & Son Hull, Jacob W Wilson, Stephen	H&L
1812			5		Hull, Jacob W Wilson, Stephen		Elliot's 1812
1813			5			Hull, John, Jr. & Son Hull, Jacob W Langdon, Gerherdus C	H&L
1815-1816			5			Campbell, Charles Thomas, William	H&L Thomas, William in

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 5: 208 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 208 Water Street	Remarks
1817-1818			5			Bennett, James	1815 only
1823			5			Brown, C	
1825	Moore, Lewis Moore, Eliza	Wilson, James					(195:148)
1829			5		Moore, Lewis, listed, not in APE (but in PSP APE at 284 Pearl Street as Hallock & Moore, merchants) Wilson, James, b. #206; h. listed, not in APE, stove manufacturer Wilson & Chipman, not listed	Wilson & Chipman	H&L Longworth (1829-1830)
1833	Wilson, James Wilson, Catherine	Storm, Isaac T Storm, Charles	5		Storm, Isaac T, listed, not in APE Storm, Charles, listed, not in APE		Examine 16 (298:616) (307:243) Longworth (1829-1830)
1834	Storm, Charles Storm, Catharine	Storm, Isaac T	5				Examine 16 (319:306)
1834-1839			5			Gilbert, JP	S&L
1839					Gilbert, Joshua T, #208, h. Listed, not in APE, stoves		Longworth (1839-1840)
1840	Wilson, James Wilson, Catharine	Colgate, William	5				(408:339)
1840	Storm, Isaac T Storm, Ann	Colgate, William Colgate, Bowles	5				(408:340)
1844-1869			5			Colgate, William	S&L, except for 1853. Listed then as H&L 1859-1864: 21'9" x 99'7" lot; 21'7" x 86' building; one building, 5 stories 1869: 25' x 101'5" lot; 21'9" x 86 building; one building, 5 stories
1845-1853			5			Colgate, William	Tax Map-1848
1851			5		#206 & #208; Shepard, TM, stores Constable & Wilson, steel *Benjamin Constable *John Wilson		Doggett's (1851)
1869					Colgate, William, listed, not in APE Colgate, Bowles, listed, not in APE		NYC Directory, 1869 (Ancestry.com)

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Block 95, Lot 6: 206 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 206 Water Street	Remarks
1654 to 1722	NIOR						
1719	Mayor, Aldermen & Commonalty of the City of NY	Beekman, Johannes, NYC, mariner	6				Water Lot Grant B:70-76
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1749		Peterson, W	6				Francis Maerschalek map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1786 to 1788	NIOR						
1790				Moore, William			Montgomery Ward household of five (2 males, 3 females, no slaves) (p. 81)
				Rogers, Moses			Montgomery Ward household of nine (2 males, 5 females, 2 slaves) (p. 88)
1792	Moore, William, NYC, merchant Moore, Mary	Rogers, Moses, NYC, merchant	6				"...All that certain Messuage or Dwelling house and Lot of Ground...." (47:180)
1797		Rogers, Moses	6				Inferred (Lot 5 conveyance 54:202)
1808-1813			6			Rogers, Moses	S&L, except for 1810 & 1812, when listed as H&L
1810				Rogers, Moses, listed, not in APE Bellamy, Anthony, not listed			
1812					#206 not listed		Elliot's 1812
1815-1816			6			Belamy, Anthony	H&L
1816		Moore, William, now or formerly	6				House and lot. Inferred (Lot 7 conveyance 115:252).
1817			6			Mott, W & I	
1818			6			Rogers, B W	H&L
1823			6			Wilson, I	
1829			6		Wilson, James, b. #206; h. listed, not in APE, stove manufacturer Wilson & Chipman, not listed	Wilson & Chipman	H&L Longworth (1829-1830)
1834-1839			6			Frazier, Thos	S&L
1839					Frazier, Thomas, #206, h not listed, stoves		Longworth (1839-1840)
1844			6			Rogers, Moses, Est. of	S&L

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 6: 206 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 206 Water Street	Remarks
1845-1853			6			Rogers, Moses	Tax Map
1848-1864			6			Rogers, Moses, Est. of	S&L, except for 1853, when it is listed as H&L. 1859-1864: 25' x 101' lot; 25' x 86' building; one building, 5 stories
1851			6		#206 & #208: Shepard, TM, stores Constable & Wilson, steel *Benjamin Constable *John Wilson		Doggett's (1851)
1852	Rogers, Benjamin W Rogers, Samuel Trustees will of Rogers, Moses	Van Rensselaar, William P Bradford, John M Rogers, Nathaniel-Pendleton	6, 15				(597:203)
1863	Livingston, Herman	Rogers, Edmund P	6				(880:229)
1867	Rogers, Samuel Van Rensselaar, William P Rogers, Nathaniel P Trustees will of Rogers, Moses	Law, Hervey G Law, Nathaniel B	6				(991:588)
1869			6		Saw, JS & NG, not listed Law, Hervey G, both bus and h listed, not in APE Law, Nathaniel B, both bus and h listed, not in APE	Saw, JS & NS	Lot size blank; remaining dimensions the same as 1859-1864 NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 7: 25-27 Fulton Street beginning sometime between 1824-1829 (204 Water Street, 1808-1854)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 25-27 Fulton Street	Remarks
1654 to 1722	NIOR						
1719	Mayor, Aldermen & Commonalty of the City of NY	Beekman, Gerardus, Esq., NYC	7				Water Lot Grant B:83-92 To build wharf or street on the Water Street side and a slip along the Beekman Slip side (B:86-88)
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1749		Beekman, Cornelius	7				Francis Maerschack map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1780s	Stoutenburgh,	Maley, John,	7				Year lost in the "gutter"

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 7: 25-27 Fulton Street beginning sometime between 1824-1829 (204 Water Street, 1808-1854)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 25-27 Fulton Street	Remarks
	Isaac Van Cortland, Philip, Commissioners of Forfeiture	Albany, merchant					of the mss page (Lot 7 conveyance of 1816, 115:252).
1786 to 1788	NIOR						
1790				Peterson, W, not listed Beekman, Cornelius, and Maley, John - listed, not in NYC			
1808-1811			7			Henry, Aaron	Assessed at 204 Water Street. H&L
1810				Henry, Aaron, Conrad, James, Haden, Enoch, Megargin, John, NONE listed Mott, William			Mott, 2 nd Ward household of ten (7 males, 1 female, 1 other free person, and 1 slave) (p. 103)
1812			7		Conrat, Jas		Elliot's 1812
1812-1813			7			Conrad, James 1813 only: Haden, Enoch Megargin, John	H&L at 204 Water Street
1815			7			McCarthy, Charles	H&L at 204 Water Street
1816	Cuyler, John, Albany, merchant Cuyler, Hannah	Mott, William Mott, John, Both NYC merchants	7				...dwelling house and lot.... (115:252)
1816-1818			7			Ritter, Daniel	H&L at 204 Water Street
1823-1834			7			Holt, Stephen	1834: H&L, 204 Water Street "corner of Fulton"
1826	Mott, William W Mott, Susan F Mott, Abert W Mott, Harriet B	Mott, James	7				Quit Claim (202:282)
1829			7		Holt, Stephen, 25 Fulton Street, victualler	Holt, Stephen	"Assessed on Water Street". Lot 7 on 1845-1853 Tax Map has both a 204 Water Street and a 25 Fulton Street address Longworth (1829-1830)
1839			7		Mott, James W, not listed Possibly living in Great Neck. See 1860 conveyance (813:190)	Mott, Jas W	H&L at 204 Water Street, corner of Fulton Street Longworth (1839-1840)
1844	Jones, Mary F Mott, William	Mott, James W	7			Mott, Jas W	Quit Claim conveyance. S&L at

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 7: 25-27 Fulton Street beginning sometime between 1824-1829 (204 Water Street, 1808-1854)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 25-27 Fulton Street	Remarks
	Heirs of Mott, William W Mott, Robert W Jones, William P						"27 and 25 Fulton Street". Ward Lot #413. (450:588)
1845-1853			7			Mott, Jas W	204 Water Street and 25 Fulton Street. Ward Lot #968 on 1845-1853 Tax Map.
1848			7			Mott, James W	S&L at 204 Water Street and 25 Fulton Street. Ward Lots #968 & #967 under Fulton Street listing.
1851			7		Crolius, Edward, hardware Lockwood, Cornelius, willowware		Doggett's (1851)
1853			7			Mott, Jas W	H&L at 204 Water Street. Ward Lot # 968. H&L at 27 Fulton Street, Ward Lots #968 & 967
1859						Mott, James W, Estate of	Listed only under Fulton Street. H&L at 25 1/2 Fulton Street. 30' x 31'4" lot; 20' x 31' building; one building, 4 stories.
1860	Mott, Robert W Mott, Susan F Jones, William P Jones, Mary F Mott, William Mott, Eleanor	Mott, James W	7				Confirmation deed (813:188)
1860	Allen, Richard K Skidmore, Joshua C Willets, Samuel	Mott, William J Onderdonk, William H Jones, Samuel Execs. of Mott, James	7,8				...the large double four story brick store corner of Fulton and Water Streets together with the lot on which it stands known as 25 & 27 Fulton Street.two distinct parcels as follows. The Store known as 25 Fulton Street in the corner of Water Street with the land on which it stands and used with it to the center of the wall, which it divides the same from the store of 27 Fulton Street. ... The adjoining store at 27 Fulton Street with the land on which it stands and used with it to the center of the wall which divides the same from the store at 25 Fulton Street. ... The wall between the two buildings deemed to be a party wall (813:190-193).
1860	Mott, William Jones, Samuel	Partition Deed	7, 8				(813:195)

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Block 95, Lot 7: 25-27 Fulton Street beginning sometime between 1824-1829 (204 Water Street, 1808-1854)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 25-27 Fulton Street	Remarks
	Onderdonk, William H Exces. of Mott, James W						
1860	Mott, William Jones, Samuel Onderdonk, William H Exces. of Mott, James W	Mott, John J	7				(813:200)
1860	Mott, Lydia	Law, Hervey G Law, Nathaniel B	7				Quit Claim (813:202)
1860	Mott, William J Mott, Catharine-Mary Mott, John	Law, Hervey G Law, Nathaniel B	7				(813:228)
1864-1869			7		Law, Hervey G & Nephew, bus listed, not in APE Law, Samuel, both bus and h listed, not in APE Law, W B or N B, not listed	Law, GH & WB	25 1/2 Fulton Street 1864 & 1869: 20' x 31'4" lot; 20' x 31' building; one building, 4 stories. 1869 lists the "size of house" as "covered". NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 8: 27 or 25-27 Fulton Street beginning to be listed sometime between 1824-1829 (13 Beekman Slip from before 1808 through 1813)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 25-27 Fulton Street	Remarks
1654 to 1722	NIOR						
1719	Mayor, Aldermen & Commonalty of the City of NY	Beekman, Gerardus, Esq. NYC	8				Water Lot Grant B:83-92 To build wharf or street on the Water Street side and a slip along the Beekman Slip side (B:86-88)
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1749		Beekman, Cornelius	8				Francis Maerschalek map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1786 to 1788	NIOR						
1790				Beekman, Cornelius, listed, not in NYC Pain, Widow, not listed			
1792		Pain, Widow	8				Inferred from Lot 6 conveyance (47:80)
1808						Lawrence, Cath, Estate of	H&L Assessed at 13 Beekman Slip

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Block 95, Lot 8: 27 or 25-27 Fulton Street beginning to be listed sometime between 1824-1829 (13 Beekman Slip from before 1808 through 1813)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 25-27 Fulton Street	Remarks
1809						Whitlock, ??? Whitlock, Jno W	H&L Assessed at 13 Beekman Slip
1810				Whitlock, Jno W, not listed Grayson, John			Grayson, 2 nd Ward household of six (2 males, 3 females, and 1 slave) (p. 99)
1810- 1813						Grayson, John	H&L Assessed at 13 Beekman Slip. 1812: Grayson, John, Estate
1812					Jackson, Nathan		Elliot's 1812
1815- 1818							No listings at all for Beekman Slip
1816		Paine, Widow					...house and lot now or formerly belonging to the Widow Pain.... Inferred from Lot 7 conveyance (115:252)
1817- 1823							No corresponding street numbers
1823- 1834						Holt, Stephen	1834: H&L. 204 Water Street "corner of Fulton"
1829					Holt, Stephen, 25 Fulton Street, victualler		#27 Fulton Street not listed, but Stephen Holt is assessed for #25 Fulton Street at 204 Water Street. May be that #25 & #27 are considered one property on 2 lots. Longworth (1829- 1830)
1834						Davis, Elisha	S&L 27 Fulton Street assessed on Water Street.
1839					Mott, James W, not listed. Possibly living in Great Neck. See 1860 conveyance (813:190)	Mott, Jas W	H&L. #25 & #27 Fulton Street not listed, but "Cor of Water and d[itt]o" "ass[esse]d on Water and d[itt]o" noted at location where #25 & #27 Fulton would be. At 204 Water Street, "corner of Fulton" JasW Mott is assessed. Longworth (1839- 1840)
1844	Jones, Mary F Mott, William Heirs of Mott, William W Mott, Robert W Jones, William P	Mott, James W	7			Mott, Jas W	Quit Claim conveyance. S&L at "27 and 25 Fulton Street". Ward Lot #413. (450:588)
1844			7, 8			Mott, Jas W	S&L #25 and #27 Fulton

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 8: 27 or 25-27 Fulton Street beginning to be listed sometime between 1824-1829 (13 Beekman Slip from before 1808 through 1813)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 25-27 Fulton Street	Remarks
							Street assessed at 204 Water Street, "Corner of Fulton," Ward Lot #413.
1845-1853			7, 8			Mott, Jas W	#204 Water Street (aka #25 Fulton Street) and #27 Fulton Street are ascribed to Jas W Mott. #25 is Ward Lot #968, and #27 is Ward Lot #967 on 1845-1853 Tax Map. #27 Fulton lot listed as 19'5" x 35'11". Tax Map
1848			7, 8			Mott, James W	S&L at #204 Water Street and #25 Fulton Street. Ward Lots #968 & #967 under Fulton Street listing.
1851			8		Brown, E & Son, math. Instrs. *Brown, BG Crook, SH, saloon Hawkins, Daniel, broker		Doggett's (1851)
1853			8			Mott, Jas W, Est.	H&L at # 204 Water Street, Ward Lot # 968. H&L at #27 Fulton Street, Ward Lots #968 & 967
1859-1864						Mott, James W, Estate of	Listed only under Fulton Street. H&L at #27 Fulton Street. 19'5" x 35' lot; 19'5" x 31' building; one building, 4 stories. Ward lot #967.
1860	Allen, Richard K Skidmore, Joshua C Willets, Samuel	Mott, William J Onderdonk, William H Jones, Samuel Execs. of Mott, James	7,8				See entry for Lot 7, 1860 (813:190-193).
1860	Mott, William Jones, Samuel Onderdonk, William H Execs. of Mott, James W	Partition Deed	7, 8				(813:195)
1869			8		Mott, James W, deceased	Mott, James W, Est.	19'5" x 35'11" lot; "covered" building; one building, 4 stories. Ward Lot #967.