

APPENDIX K.3

TOPIC INTENSIVE ARCHAEOLOGICAL STUDY: WTC SITE



TOPIC INTENSIVE ARCHAEOLOGICAL STUDY

**WORLD TRADE CENTER MEMORIAL AND
REDEVELOPMENT PROJECT SITE, BLOCK 58, LOT 1
BOUNDED BY CHURCH, VESEY, LIBERTY AND WEST
STREETS**

NEW YORK, NEW YORK

TOPIC INTENSIVE ARCHAEOLOGICAL STUDY
WORLD TRADE CENTER MEMORIAL AND REDEVELOPMENT PROJECT
SITE, BLOCK 58, LOT 1
BOUNDED BY CHURCH, VESEY, LIBERTY, AND WEST STREETS
NEW YORK, NEW YORK

Prepared For:

AKRF, Inc.
117 East 29th Street
New York, NY 10016

Prepared By:

Historical Perspectives, Inc.
P.O. Box 3037
Westport, CT 06880

Authors:

Julie Abell Horn, M.A., R.P.A.
Nancy Dickinson
Sara Mascia, Ph.D., R.P.A.
Tina Fortugno, M.A.

March 2004

EXECUTIVE SUMMARY

The Lower Manhattan Development Corporation (LMDC) proposes to undertake, in cooperation with the United States Department of Housing and Urban Development and the Port Authority of New York and New Jersey, a World Trade Center Memorial and Redevelopment Plan (the Proposed Action). The project calls for the construction of a World Trade Center Memorial and memorial-related improvements, as well as commercial, retail, museum and cultural facilities, new open space areas, new street configurations, and certain infrastructure improvements at the World Trade Center Site (WTC Site) and the Adjacent Sites including the two city blocks south of the WTC Site and portions of Liberty and Washington Streets (collectively the Southern Site) and possibly below grade portions of Site 26 in Battery Park City.

LMDC is conducting a coordinated environmental review pursuant to the National Environmental Policy Act (NEPA) and the New York State Environmental Quality Review Act (SEQRA). LMDC is preparing a Generic Environmental Impact Statement. In November 2003, Historical Perspectives, Inc. completed a Phase IA archaeological assessment for the WTC Site as part of the environmental review process and to satisfy the requirements of Section 106 of the National Historic Preservation Act. The study was intended to comply with the standards of the New York State Historic Preservation Office (SHPO) (New York Archaeological Council 1994) and the guidelines of the New York City Landmarks Preservation Commission (LPC) (CEQR 2001; LPC 2002). The Phase IA report focused on the WTC Site; a separate study was prepared for the Southern Site.

The WTC Site is known as Block 58, Lot 1, and bounded by Church Street on the east, Vesey Street on the north, Liberty Street on the south, and West Street on the west. All of the buildings formerly on the site were destroyed during terrorist attacks on September 11, 2001, and subsequently, most of the remains of these buildings have been demolished and removed. The Area of Potential Effect (APE), as defined by the Phase IA study, constitutes the footprint of planned construction and disturbance on the site. Because construction plans are still being revised, the APE is considered the entire WTC site.

The Phase IA study divided the WTC APE into of two distinct areas: the portion of the property east of Greenwich Street, which originally was located on firm land above the Hudson River shoreline, and the area west of Greenwich Street, which was once under the waters of the Hudson River. All of the area west of Greenwich Street and large portions of the area east of Greenwich Street have been significantly disturbed by construction and excavation activities, precluding the recovery of any potential archaeological resources in these areas. Due to this obvious disturbance, the Phase IA report concentrated chiefly on those remaining sections that may still have the potential for archaeological resources. These are the southern part of the block once bounded by Liberty, Church, Greenwich, and Cortlandt Streets (former Block 60); and the northern part of the block once bounded by Vesey, Church, Greenwich, and Fulton Streets (former Block 85).

The Phase IA archaeological assessment concluded that there was little likelihood that precontact archaeological resources have survived within the WTC APE east of Greenwich Street, within the two areas of the APE not subjected to excavation as part of the former WTC construction, along Liberty and Vesey Streets. Here, it is probable that original precontact occupation surfaces have been destroyed by former basement construction.

However, the Phase IA archaeological assessment concluded that potential shaft features predating the 1850s (when public water and sewer services became available in this neighborhood) may survive under former basements along areas north of Liberty Street, between Church and Greenwich Streets, and south of Vesey Street, between Church and Greenwich Street. Where former basements were 10 feet below grade or less, there is a good likelihood for preservation of shaft features; the project team assigned these lots a high archaeological sensitivity. Lots with former basements 20 feet or more below grade have a much lesser likelihood of shaft feature preservation, and were assigned a low archaeological sensitivity. Based on these conclusions, Phase IB archaeological field testing was recommended for former lots assigned a high sensitivity within the two areas of the APE considered potentially sensitive. Three lots were given a high sensitivity along Liberty Street (former Lots 5, 6, and 10) and 10 lots were assigned a high sensitivity along Vesey Street (former Lots 8-17). No further archaeological investigations were recommended for those lots assigned a low sensitivity.

The Phase IA archaeological assessment was submitted to the SHPO and the LPC for review. The LPC response, dated December 17, 2003, indicated that additional research was necessary on the lots considered potentially sensitive prior to the agency's review of the Phase IA report. Specifically, the LPC indicated that occupational histories of each lot flagged as highly sensitive would need to be generated. These histories would include review of primary source documents such as conveyance records, tax assessments, censuses, and city directories. Dates of installation for public utilities also would need to be documented. The LPC recently has established thresholds that must be met before a historic lot is to be carried forward for further testing, such as (1) direct association between a specific occupant and a lot over time and (2) lot residency for more than five years prior to the introduction of public utilities.

Archival research conducted for the present Topic Intensive Study concluded that all of the lots recommended as archaeologically sensitive by the Phase IA archaeological assessment had two or more occupancies spanning at least five years (and in most cases, many more years) before the introduction of the first public utilities in 1842. Furthermore, several of the lots on Block 85 also had five-year plus occupancies that extended beyond 1842. On Block 60, the first occupants were identified beginning in the 1790s, and on Block 85, the first occupants were identified beginning in the 1750s. Thus, all eleven of the historic lots appear to retain archaeological sensitivity and are recommended for archaeological field testing.

All archaeological field testing should be conducted according to applicable archaeological standards (New York Archaeological Council 1994; LPC 2002), and in

consultation with the SHPO and the LPC. RPA-certified professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
TABLE OF CONTENTS	iv
I. INTRODUCTION	1
II. METHODOLOGY	3
III. RESULTS	5
A. BLOCK 60 EARLY HISTORY	5
B. BLOCK 60 INDIVIDUAL LOT HISTORIES	6
C. BLOCK 85 EARLY HISTORY	10
D. BLOCK 85 INDIVIDUAL LOT HISTORIES	12
E. SUMMARY OF ARCHIVAL RESULTS	27
F. POTENTIAL FOR ARCHAEOLOGICAL RESOURCE SURVIVAL WITHIN HISTORIC LOTS	29
IV. CONCLUSIONS	34
V. RECOMMENDATIONS	38
VI. REFERENCES	39
FIGURES	
APPENDIX	

FIGURES

1. *Jersey City and Brooklyn Quadrangles, New Jersey and New York.* United States Geological Survey, 1976 and 1979.
2. World Trade Center APE. Sanborn 2001.
3. World Trade Center APE with archaeological sensitivity areas. Sanborn 1951.

I. INTRODUCTION

The Lower Manhattan Development Corporation (LMDC) proposes to undertake, in cooperation with the United States Department of Housing and Urban Development and the Port Authority of New York and New Jersey, a World Trade Center Memorial and Redevelopment Plan (the Proposed Action). The project calls for the construction of a World Trade Center Memorial and memorial-related improvements, as well as commercial, retail, museum and cultural facilities, new open space areas, new street configurations, and certain infrastructure improvements at the World Trade Center Site (WTC Site) and the Adjacent Sites including the two city blocks south of the WTC Site and portions of Liberty and Washington Streets (collectively the Southern Site) and possibly below grade portions of Site 26 in Battery Park City.

LMDC is conducting a coordinated environmental review pursuant to the National Environmental Policy Act (NEPA) and the New York State Environmental Quality Review Act (SEQRA). LMDC is preparing a Generic Environmental Impact Statement. In November 2003, Historical Perspectives, Inc. completed a Phase IA archaeological assessment for the WTC Site as part of the environmental review process and to satisfy the requirements of Section 106 of the National Historic Preservation Act. The study was intended to comply with the standards of the New York State Historic Preservation Office (SHPO) (New York Archaeological Council 1994) and the guidelines of the New York City Landmarks Preservation Commission (LPC) (CEQR 2001; LPC 2002). The Phase IA report focused on the WTC Site; a separate study was prepared for the Southern Site.

The WTC Site is known as Block 58, Lot 1, and bounded by Church Street on the east, Vesey Street on the north, Liberty Street on the south, and West Street on the west (Figures 1 and 2). All of the buildings formerly on the site were destroyed during terrorist attacks on September 11, 2001, and subsequently, most of the remains of these buildings have been demolished and removed. The Area of Potential Effect (APE), as defined by the Phase IA study, constitutes the footprint of planned construction and disturbance on the site. Because construction plans are still being revised, the APE is considered the entire WTC site.

The Phase IA study divided the WTC APE into of two distinct areas: the portion of the property east of Greenwich Street, which originally was located on firm land above the Hudson River shoreline, and the area west of Greenwich Street, which was once under the waters of the Hudson River. All of the area west of Greenwich Street and large portions of the area east of Greenwich Street have been significantly disturbed by construction and excavation activities, precluding the recovery of any potential archaeological resources in these areas. Due to this obvious disturbance, the Phase IA report concentrated chiefly on those remaining sections that may still have the potential for archaeological resources. These are the southern part of the block once bounded by Liberty, Church, Greenwich, and Cortlandt Streets (former Block 60); and the northern part of the block once bounded by Vesey, Church, Greenwich, and Fulton Streets (former Block 85).

The Phase IA archaeological assessment concluded that there was little likelihood that precontact archaeological resources have survived within the WTC APE east of Greenwich Street, within the two areas of the APE not subjected to excavation as part of the former WTC construction, along Liberty and Vesey Streets. Here, it is probable that original precontact occupation surfaces have been destroyed by former basement construction.

However, the Phase IA archaeological assessment concluded that potential shaft features predating the 1850s (when public water and sewer services became available in this neighborhood) may survive under former basements along areas north of Liberty Street, between Church and Greenwich Streets, and south of Vesey Street, between Church and Greenwich Street. Where former basements were 10 feet below grade or less, there is a good likelihood for preservation of shaft features; the project team assigned these lots a high archaeological sensitivity. Lots with former basements 20 feet or more below grade have a much lesser likelihood of shaft feature preservation, and were assigned a low archaeological sensitivity. Based on these conclusions, Phase IB archaeological field testing was recommended for former lots assigned a high sensitivity within the two areas of the APE considered potentially sensitive. Three lots were given a high sensitivity along Liberty Street (former Lots 5, 6, and 10) and 10 lots were assigned a high sensitivity along Vesey Street (former Lots 8-17). No further archaeological investigations were recommended for those lots assigned a low sensitivity. Figure 3 illustrates those lots designated highly sensitive by the Phase IA report.

The Phase IA archaeological assessment was submitted to the SHPO and the LPC for review. The LPC response, dated December 17, 2003, indicated that additional research was necessary on the lots considered potentially sensitive prior to the agency's review of the Phase IA report. Specifically, the LPC indicated that occupational histories of each lot flagged as highly sensitive would need to be generated. These histories would include review of primary source documents such as conveyance records, tax assessments, censuses, and city directories. Dates of installation for public utilities also would need to be documented. The LPC recently has established thresholds that must be met before a historic lot is to be carried forward for further testing, such as (1) direct association between a specific occupant and a lot over time and (2) lot residency for more than five years prior to the introduction of public utilities. The following Topic Intensive Archaeological Study presents the results of this research.

The HPI project team consisted of Julie Abell Horn, M.A., R.P.A., Nancy Dickinson, Sara Mascia, Ph.D., R.P.A., and Tina Fortugno, M.A., who together conducted the majority of the project research and wrote this report; Betsy Kearns, M.A., R.P.A. who assisted with the research; and Cece Saunders, M.A., R.P.A., who oversaw the research process and provided editorial and interpretive assistance. Christine Flaherty, M.A. prepared the graphics.

II. METHODOLOGY

Preparation of this topic intensive archaeological study involved using documentary, cartographic, and archival resources. Repositories visited (either in person or by using their on-line electronic resources) or contacted included the New York City Register; the Municipal Archives of New York City; the New York Public Library; the New-York Historical Society; the Trinity Church Archives, and the New York Genealogical and Biographical Society.

The following specific resources were consulted:

- Deeds, leases, and other conveyances, available at the City Register and the New York Genealogical and Biographical Society. Summaries of additional transactions were reviewed using tract reports at the Municipal Archives of New York City and in I.N. Phelps Stokes' *The Iconography of Manhattan Island* (1967).
- Leases, indentures, and other documents (for the period of time that portions of the APE were owned by Trinity Church), available at the Trinity Church Archives. Additional information on leases and indentures made by the church was taken from Nan Rothschild's *New York City Neighborhoods: The 18th Century* (1990) and Elizabeth Blackmar's *Manhattan For Rent: 1785-1850* (1989).

Specific primary sources consulted at the Trinity Church Archives included:

- 1700-1800s Register of Lots with New Numbers
 - 1750-1766 Original Leases, pages 1-315 [all that are available]
 - 1769-1835 Register of Lots
 - 1767-1794 Rent Roll
 - 1775 Observation on Church Grounds
 - 1781 Observation on Church Grounds
 - 1782 Trinity Church Rent Roll
 - 1784-1826 Sale of Lots
 - 1794 Register of Lots
 - to 1805 Register of Lots (5)
 - to 1815 Register of Lots (5)
 - 1834-1836 Expiration of Leases – Church Farm
 - n.d. Rents of Church Ground
 - n.d. Block 85, Division 1, Block 1 map [includes present tax lot number]
 - n.d. Index of Lessees (Old) (18th/early 19th) [book/page locations unknown]
- Assessment of Real Estate Records (also referred to as tax assessment records), available on microfilm at the Municipal Archives of New York City. Records that list specific house numbers begin in 1807. Earlier records only list properties

by street for this neighborhood, and were of limited utility. Personal taxes, filed in tandem with the real estate taxes, indicate those individuals or businesses that were also occupying the properties.

- New York City Jury Census records for 1816, available on microfilm at the Municipal Archives of New York City. Other New York City Jury Censuses from 1819 and 1821 did not include this ward and so were not consulted.
- Federal Census records (for 1790, 1800, 1810, 1820, 1830, 1840, and 1850) available on microfilm and electronically at the New York Public Library.
- New York City Directories, available on microfiche at the New York Public Library. These directories were reviewed beginning in about 1790; earlier directories do not specify house numbers for this neighborhood and were of limited utility. Of particular value were two “reverse directories,” where occupants were identified by location, rather than by name. These directories were published in 1812 and 1851. Because numerous city directories were reviewed for this study, they will be cited as “New York City Directory” with the year. The two exceptions are the reverse directories, which will be cited as Elliot 1812 and Doggett 1851, to distinguish them from the other sources.
- A collection entitled “Surveys of Streets (1780-1800)” that details owners and occupants of certain streets in lower Manhattan, including the APE, available at the New-York Historical Society. Stokes (1967) refers to this collection as part of the “Holden Sale.” It has since been reclassified under its current name.
- *Annual Reports of the Croton Aqueduct Department*, available at various repositories (HPI has excerpts on file at its offices), which document dates of installation for sewers in Manhattan. Dates for installation of Croton water pipes within the APE were taken from *Map of the Croton Water Pipes with the Stop Cocks* (made in ca. 1842), on file at the New-York Historical Society and reprinted in *Manhattan in Maps* (Cohen and Augustyn 1997:119).

Additionally, comparative archaeological studies from New York City and other urban locations were reviewed in order to place the results in their proper context.

III. RESULTS

A. Block 60 Early History

Beginning with the European occupation, the project area was farmland and remained so into the at least the 1680s. In the 1620s and 1630s, the Dutch West India Company encouraged the settlement of New Amsterdam by offering leases and land grants for “bouweries”, and Jan Jansen Damen was granted property in the project area in 1644 (R.D. Map 351, Plate 1; Tract Report 935; Stokes 1967, Vol. VI:86).

Some time after Damen’s grant, but before 1686, land on the southern half of Block 60 was conveyed to William Dyre and his wife, Mary Dyre (Liber 13, 1686:202 in Tract Report 934; Stokes 1967, Vol. VI:86). A conveyance from 1686 identifies the Dyres as the grantors and Thomas Lloyd as the grantee (Ibid.). Thomas Lloyd’s tract of land abutted Peter Mesier’s land, which included the northern portion of Block 60 (Tract Report 941). The conveyance to Thomas Lloyd listed his northern boundary as “...beginning at the corner of the way or passage which leads to the mill of Peter Jansen Mesier, and so going south...” (Liber 13, 1686:202 in Tract Report 935). The way or passage noted appears to be the “Old Wind Mill Lane” on the Lyne-Bradford Plan of 1731 (Cohen and Augustyn 1997:55). Thus, Thomas Lloyd held roughly the southern half of Block 60, while Peter Mesier held roughly the northern half. Of note, Peter Mesier’s windmill, which has been identified by LPC as a potentially sensitive archaeological resource within former Block 60, appears to be north of the Liberty Street lots addressed here (LPC 1982:Appendix 9). The windmill is depicted on several early historic maps (Miller 1696; Lyne-Bradford 1731).

In 1692 Crown Street (now Liberty Street), the southern boundary of Block 60, was laid out (Stokes 1967, Vol. VI:592). Crown Street appeared on the Miller Plan, which was drawn from memory in 1696 and depicted 1695 colonial New York (Cohen and Augustyn 1997:52-53). Of note, two structures and a garden are depicted on this map near the southeastern end of what would become Block 60, although it is unclear who occupied this plot, or whether there was any overlap with the current Liberty Street lots. Considering the Miller Plan was drawn from memory and not using a ground survey, the exact location of this small plot is probably not precise.

It is not known when Block 60 was first divided into city lots, but there are conveyances referred to for “not-lotted” parcels on Block 60 as early as 1706 (Liber 26, 1707:204). After Thomas Lloyd’s death (late of Philadelphia [Liber 23, 1699:126]), his tract of land may have been divided when his daughter, Elizabeth, appeared as grantor and quit claimed to John Rodman and William Huddleston, grantees, five parcels of land that included the project area (Liber 23, 1698:125 in Tract Report 934). It is likely that after these conveyances, the first structures were built along the north side of Crown (Liberty) Street. The Lyne-Bradford map of 1731 clearly depicts several buildings within the Liberty Street portion of the APE, although their exact locations, sizes, and functions are unclear. Similarly, the occupants of these properties are unknown.

Of note, a map accompanying a predictive model generated by LPC identifies a potentially sensitive archaeological resource on Block 60 beginning in this period, Livingston's Sugar House, located at 28-36 Liberty Street from 1754-1840 (LPC 1982:Appendix 10). However, this map appears to be in error, as both the address on Liberty Street and other archival records place the sugar house more than two blocks to the east of Block 60, on the south side of Liberty Street, east of Nassau Street (Stokes 1967, Vol. III:963).

Determining the owners of the Liberty Street lots during the remainder of the eighteenth century, much less the names of those who lived and/or worked on the parcels, has been limited by the breaks in the records for the chain of title and the absence of a series of city directories that cover this neighborhood, particularly for the seventeenth and the first half of eighteenth centuries.¹ After Elizabeth Lloyd's 1698 conveyances, the earliest transactions gleaned from available records at the City Register indicate that Lot 5 was conveyed sometime before 1786; Lot 6, before 1792; and Lot 10, before 1768.

The 13 conveyances for the "not lotted" parcels on Block 60 for the time period between 1686 and 1773 are difficult to match up with later city lots, yet there may be a connection between

all that certain dwelling house and parcell of land...bounded East by land now or late of Stephen Richard; North by land now or late of Peter Jansen Masier; West by land now or late of John Hutchins; South by Crown Street...(Liber 35, 1759:293)

and Lot 10. The 1759 indenture lists James Wells of the City of New York, "Corderwainer," and his wife, Ann, as the grantors to David Allgeo of the City of New York, Merchant. Allgeo paid £1010, current New York money, for the lot, which was 50x110 feet, all English measure. The lot dimensions work well with the size of Block 60's Lot 10. This 1759 transaction appears to precede the 1768 conveyance, the result of David Algeo's will being filed, in which Lot 10 was granted to his grandsons, David and William Algeo. It is risky to connect any other of the "not lotted" parcels with Block 60's Lots 5, 6, and 10, especially since there are no city directories that can place a particular name on a specific lot between the late seventeenth century and the late eighteenth century.

B. Block 60 Individual Lot Histories

The following section details the specific histories of the three lots (Lots 5, 6, and 10) along Liberty Street recommended as archaeologically sensitive in the Phase IA study (Abell Horn 2003). Tables for each lot summarizing deed, tax, census, and city directory data are included in Appendix 1. Those individuals or businesses that occupied the lots are shown in boldface type. The lot histories were researched from the time of their

¹ According to the City Register's Grantor/Grantee Index for Block 60 there are no Instruments of Record for the years 1654-1685; 1687-1698; 1701-1706; 1708-1717; 1719-1759; 1761-1763; 1765-1772; and 1774-1783.

initial use and/or development to the approximate years when public water and sewers became available, which marks the end of the period when shaft features (such as wells, cisterns, and privies) are expected to have been in use on the properties, according to LPC. The entire block was supplied with piped Croton water by 1842 (Cohen and Augustyn 1997:119). Sewers were installed under Liberty Street in 1845 and under Greenwich Street in 1853 (Croton Aqueduct Department 1857:121, 123).

Lot 5

Historic Lot 5 was located on the northern side of Liberty Street. The Lot measured 25 feet $3\frac{7}{8}$ inches wide and was roughly 100 feet 4 inches deep. From its first development, Lot 5 was known as 113 Liberty Street.

Although Lot 5 was included in various land transactions, and was identified as a city lot by the eighteenth century, available archival records do not indicate names of any tenants or occupants until the early 1800s, when the first residents were noted for the property. In 1807, the first year tax records were filed that specifically listed the Lot 5 address (113 Liberty Street), John Boorman was listed as the occupant. Boorman apparently only stayed on the lot for two years; however, the next known occupant, John Labaugh, lived on Lot 5 from 1810 through 1823 (Assessed Valuation of Real Estate). Labaugh was a stonecutter and a fireman; his household included four additional white males and four white females during the 1810s (NYC Jury Census 1816; Federal Census 1820). After Labaugh vacated the property, it was occupied for three years by a J. Smith, from 1826-1828 (Assessed Valuation of Real Estate).

Through most of the 1820s, the occupants of Lot 5 all had been renters; however, the second long-term occupant of Lot 5 was also its owner. Gurdon Buck acquired Lot 5 in 1820, and by 1829, had moved onto the property (Liber 148, 1820:65; Assessed Valuation of Real Estate). Buck was a merchant who worked on South Street. His business was listed for a time as “Gurdon Buck and Son” (New York City Directories 1830-1841). The Lot 5 property appears to have been used by Buck and his family (the 1820 Federal Census indicated his household contained three additional white males and seven white females) as their residence through 1840 (New York City Directories 1830-1841). The last year Buck was noted on Lot 5, two other merchants were listed in the tax records as living there as well (Assessed Valuation of Real Estate).

By 1841, Buck and his family appear to have vacated Lot 5. A chancery court case, in which Buck was a defendant, seems to have stripped him of his property in 1844, when the title of the lot went to a new owner (Liber 445, 1844:478). From the 1840s onward, the lot seems to have been home to a variety of short-term tenants, generally with at least two households occupying the lot at a time. The last recorded occupants, from 1850, may also have been conducting a mercantile business on the property (Assessed Valuation of Real Estate; New York City Directories 1841-1855).

Lot 6

Historic Lot 6 was located on the northern side of Liberty Street. The Lot measured 25 feet three inches wide and was 100 feet 7 inches deep. From its first development, Lot 6 was known as 115 Liberty Street.

Lot 6 also was lotted by the eighteenth century, and an 1807 deed indicates it had been conveyed to John Peers at an unknown date, although the actual conveyance could not be located (Liber 76, 1807:239). By at least 1792, the property was owned by John Gosman, but it does not appear he lived on the property, and no other tenants could be found in archival records for this period (Survey of Streets 1780-1800, Folder 34).

The first documented resident on Lot 6 was Joshua Horten Megie, a cartman, who was noted at 115 Liberty Street by 1798, and continued to be listed (sometimes as Joshua McGee or Harlan Megie) on the property until 1808 (New York City Directories 1798-1808). Several other people were listed at the address in addition to Megie during this span, although none stayed for more than two years. During the 1810s, the property was home to a series of short-term occupants, again with none staying more than two years (New York City Directories 1810-1820).

In 1821, John Gelston moved onto Lot 6, and stayed there through 1828 (Assessed Valuation of Real Estate). Although his occupation is unknown, it is likely Gelston was a merchant, as his business address was on Broad Street, where a number of other stores and businesses were located during this period (New York City Directories 1821-1829). Gelston used the Lot 6 property as his residence; no other people were listed in the tax records during Gelston's stay on the lot, suggesting that he and his family were the sole occupants (Assessed Valuation of Real Estate).

After John Gelston moved from Lot 6, Joseph Otis occupied the property from 1829-1831 (Assessed Valuation of Real Estate). Like Gelston, Otis may have been a merchant, as his business address was on South Street, another mercantile center at the time (New York City Directories 1829-1831). Otis also used the property as his residence, and no other occupants were noted during his stay (Assessed Valuation of Real Estate).

During the 1830s through the 1850s, Lot 6 was home to a variety of tenants, but only a few of them could be documented in archival records. Based upon the few names that could be located, it appears the lot supported several families at any given time, and by the 1850s, possibly several businesses as well (Assessed Valuation of Real Estate; Federal Census 1850; Doggett 1851). During the entirety of the Lot 6 occupational history, records indicate that the owners of the lot never lived on the property (Assessed Valuation of Real Estate).

Lot 10

Historic Lot 10 was located at the northeast corner of Greenwich and Liberty Streets. The Lot measured 36 feet 8 inches on the south (Liberty Street) and 50 feet on the north;

it was 102 feet 11 inches deep along Greenwich Street. From the 1790s-1820, the Lot was known as 135-139 Greenwich Street, after which it became 147-151 Greenwich Street.

Lot 10 was conveyed in several transactions during the eighteenth century, although it is unclear if any of the owners lived on the property. The lot was divided into two parcels, though: the northern section measured 25 feet north-south and the southern section measured 81 feet north-south. By 1792, a deed from George Lindsay, a stonecutter, to Robert Hunter, a merchant, notes that southern section of the property had a dwelling house located on it, indicating that this end of the lot had been occupied by someone prior to this date, albeit of unknown identity (Liber 48, 1792:12).

Despite purchasing the southern portion of Lot 10 in 1792, the Hunter family did not move onto the lot until about 1799 (New York City Directories 1797-1799). By this time, the lot was divided into three separate addresses: 135, 137, and 139 Greenwich Street. From 1799-1806, the Hunter family (now consisting of George Hunter, John Hunter, and Ruth Hunter, Robert's widow) occupied 135 and 137 Greenwich Street, the southern two addresses, while renters occupied 139 Greenwich Street, which was the northernmost address (New York City Directories 1799-1806). From 1798-1800, Thomas Meeks, listed first as a mason and then as a grocer, was the tenant at 139 Greenwich Street (New York City Directories 1798-1800). From 1805-1813, Thomas Brown, another grocer, and his family rented 139 Greenwich Street. One family member, Mary Brown, was a mantua maker.

The Hunter family vacated the southern two addresses of Lot 10 after 1806 (New York City Directories 1805-1806; Assessed Valuation of Real Estate). From 1807-1812, these houses were occupied by a variety of tenants, with 135 Greenwich Street possibly containing a boarding house (tax records indicate a Widow McKenzie paid the real estate taxes for the address but did not live there, yet a number of unrelated men were living on the property) (Assessed Valuation of Real Estate). From 1808-1812, a single tenant, Gabriel V. Ludlow, a counsellor, occupied the middle address on the lot (New York City Directories 1808-1812; Assessed Valuation of Real Estate).

In 1811, Robert Hunter, Jr. moved back to his family's property on Lot 10. He is listed in 1811, and continuing through 1817, first as the occupant of 135 Greenwich Street (the southernmost address), and then 137 Greenwich Street, the middle address on the lot (Assessed Valuation of Real Estate). In 1812, Robert Hunter's widow Ruth, who since leaving the property had remarried (and then likely was widowed again), moved back onto Lot 10 as well. Through 1824, Ruth Broome was listed as the owner and occupant of 135 Greenwich Street (after 1821 renumbered 147 Greenwich Street), the southernmost of the three addresses on the lot. From 1810-1815, Francis Sennes, a fruiter, was also listed at 135 Greenwich Street (Sennes had actually moved onto the property prior to the return of the Hunters) (New York City Directories 1810-1815; Assessed Valuation of Real Estate).

After 1824, although the Hunters continued to own the southern portion of Lot 10, none of them lived there. Rather, the houses on the lot were rented to a variety of tenants, few of whom could be traced in the archival records for more than a year or two at a stretch. Meanwhile, the northern portion of the lot had been acquired by the Gill family by at least 1817 (although no conveyance could be found to document the transaction), and also continued to be rented out to mostly unknown tenants (Assessed Valuation of Real Estate). In 1835, the Hunters appear to have lost ownership of their holdings on Lot 10, due to debts incurred by the husband of one of the Hunter daughters, and the property was then managed by various agents (Liber 340, 1835:34, 36). In 1845, Theophilus A. Gill acquired the last of the Lot 10 holdings once controlled by the Hunters, so that he now owned the entire lot (Liber 457, 1845:129).

Tenancy for Lot 10 is unclear after the 1820s, when the Hunter family moved from the lot. Few occupants could be found in the archival records, although it appears that the property was in fact occupied, perhaps in part by businesses rather than residents, which might explain part of the difficulty in locating names. The 1850 federal census and the 1851 reverse city directory (Doggett 1851) both indicate that the lot was occupied by a number of residents and businesses, although tracing these names backward in time revealed that most of them only occupied the property for very short terms.

C. Block 85 Early History

Beginning with the European occupation, the project area was farmland and remained so until the 1750s. In the 1620s and 1630s, the Dutch West India Company encouraged the settlement of Manhattan by offering leases and land grants for “bouweries” (R.D. Map 351). Upon the shift from the colonial town’s name of New Amsterdam to that of New York, the English Crown, who had purchased the bouwery, renamed it the King’s Farm, and then the Queen’s Farm upon the ascension of Anne to the throne (Schine 2002). In 1697, the Crown leased the King’s Farm to Trinity Church (Stokes 1967, Vol. VI:79-80; Schine 2002:4; R.D. Map 353). In 1705, Queen Anne gave the Queen’s Farm to Trinity Church, renaming it the Church Farm. Block 85 lay entirely within the Church Farm (Block Indices of Reindexed Conveyances 1917).

The ten lots on the Vesey Street side of Block 85 within the APE were in the southern part of Trinity Church’s Church Farm. Vesey Street, named after the first Rector of Trinity Church, appears first on Maerschallck’s Plan of 1754 (Cohen and Augustyn 1997:65). According to Gwynedd Cannan, Archivist at Trinity Church Archives, the earliest leases available (1750) for the blocked and lotted Trinity Church Farm parcels on Vesey Street corroborate the map evidence. These original leases were for up to 21 years in length. In the block to the east across the street from the Vesey Street lots, St. Paul’s Chapel was erected in 1764. It makes sense that the residences and work places on Vesey Street would have preceded the building of the chapel and burial ground.

Trinity Church owned the Vesey Street lots on Block 85 from 1705 until at least 1815, and perhaps some lots until 1904. During that time Trinity Church was the lessor of the lots to various people for anywhere from a 10-year to a 99-year lease. The lessees had

several options. They could live and work on their lot(s). In many cases, they could sublet their lot(s). They could also relinquish their lot(s) before the end of the lease (and Trinity Church would then lease the lot(s) to another person). They could lose their lease(s) should they be in arrears for their annual rent due each March 25 (and Trinity Church would again lease the lot(s) to another person). Thus, within any lease there may have been several different surnames identified with the lot(s).

According to the available land records, for the 100 years between 1750 and 1850, the ten lots on Vesey Street within the APE appear to have served as a way for either Trinity Church, artisans and craftsmen, including women (see Lots 13 and 14) as well as gentlemen and merchants to participate as lessors or lessees, rather than as grantors and grantees, in a growing real estate market, as a way to accumulate capital and credit.

HPI is confident that, by and large, the original 1750s and 1760s leaseholders were the occupants of the ten Vesey Street lots within the APE during the period 1750-1766, and in some cases perhaps longer. A house carpenter, a gardener, a silversmith, a “free negro woman,” and another woman were among the original leaseholders of the Vesey Street Church Farm lots. Both Blackmar (1989) and Wilentz (1984) discuss the advantages of lot leasing for artisans, craftsmen, and women.

According to the original indentures, these leaseholders maintained their lots during the 1750-1766 time period without having other people as sub-lessees. Of the ten lots involved, all but one lot (Lot 15, see table) was leased to only one leaseholder during the 1750-1766 time period. John Hendrick Gauthor stayed the leaseholder of Lot 15 for two years of his 21-year lease, after which David Brewer had a 17-year lease for Lot 15. So far as can be determined, during the 1750-1766 time period there was a stable occupancy in terms of leaseholders for the Vesey Street lots in the APE.

The conservative date of 1766 is used as the end date for these initial leases, instead of the 1771 or 1775 date (which would represent the full term of the leases), because the records for Trinity Church’s Church Farm original leases end in 1766. Other information concerning leases derives from rent rolls, auction sales, and the like, but not from the indentures themselves. During the 1750-1766 time period, all but three leaseholders were identified with their leased lot(s) for more than five years, as shown in the following table.

Lot	Occupant²	Occupation	Lease length	Years on the lot³
8	Johannes Ackerman		21	7 (1759-1766)
9	David Brewer	house carpenter	21	7 (1759-1766)
10	Jacobus Ver Veelen		21	7 (1759-1766)
11	John Bradburn		21	8 (1758-1766)
12	Jacobus Ver Veelen		21	8 (1758-1766)
13	Catherine Miller	free negro woman	11	5 (1761-1766)
14	Catherine Francis		21	8 (1758-1766)
15	John Hendrick Gauthor		21	2 (1760-1762)
15	David Brewer	house carpenter	17	4 (1762-1766)

² This information is derived from the extant three volumes of Trinity Church’s original leases, 1750-1766.

³ The conservative end date of 1766 is given because the original leases available end in 1766.

Lot	Occupant ²	Occupation	Lease length	Years on the lot ³
16	Godfrey Wall	gardner	21	16 (1750-1766)
17	Godfrey Wall	gardner	21	16 (1750-1766)
18	George Young	silversmith	21	16 (1750-1766)

During the period that Trinity Church owned the Church Farm lots, two rough time periods are evident in which lessees tended to sublease their lots. From 1750 to 1766, and probably to the end of several of the 21-year leases in 1771, lessee-occupants appear to have periodically subleased the lots. Three of these instances are shown in the above table. The second period began in the early 1780s and continued to 1836 and, in some cases, to 1904. In this period the lessees acted as absentee landlords (although technically they were lessees themselves) who subleased the lots they had, in turn, leased from Trinity Church.

In the following individual lot histories, the records at the Trinity Church Archives serve as the primary documents for the first period (1750-1766). City directories, which began in 1786, serve to document the people who lived and worked on the Vesey Street lots on Block 85, all within the WTC APE during the second period (1780-1850).

D. Block 85 Individual Lot Histories

The following section details the specific histories of the ten lots (Lots 8-17) along Vesey Street recommended as archaeologically sensitive in the Phase IA study (Abell Horn 2003). Of note, an eleventh lot (Lot 18) is also included here, as the western portion of it now is included in modern Lot 17. Tables for each lot summarizing deed, tax, census, and city directory data are included in Appendix 1. Those individuals or businesses that occupied the lots are shown in boldface type. The lot histories were researched from the time of their initial use and/or development to the approximate years when public water and sewers became available, which marks the end of the period when shaft features (such as wells, cisterns, and privies) are expected to have been in use on the properties, according to LPC. The entire block was supplied with piped Croton water by 1842 (Cohen and Augustyn 1997:119). Sewers were installed under Vesey Street in 1854 (Croton Aqueduct Department 1857:128).

Lot 8

Historic Lot 8 was located on the southern side of Vesey Street. It was formerly known as Trinity Church Farm Lot 49. The lot measured roughly 25 feet on the north (Vesey Street) and on the south; it was approximately 81 feet 3 inches deep. From 1800 until the mid-1810s, Lot 8 was known as 53 Vesey Street, after which it became 55 Vesey Street.

In 1759 Johannes Ackerman's name appeared on an indenture with a 21-year lease. Ackerman was probably on the lot for no more than 16 years. In 1775 he was no longer there, and between 1775 and 1781, the lot was vacant. Between that time and 1792, there were three sets of lessees for Lot 8. In 1792 Simon Van Antwerp's name appeared on an indenture with a 21-year lease, which, if he were to have remained the lessee, he would have been on the Trinity Church Rent Roll until 1813. This was not the case. Between

1792 and 1805, three different men were lessees of Lot 8, and in 1805 L. Lispenard was given a 99-year lease. These multiple leases for the same lot suggest that there were a series of absentee landlords. None of these people appeared to have been occupying the lot.

After Johannes Ackerman's initial lease of Lot 8, the property seems to have been vacant for periods during the 1780s and 1790s, despite the notation of lessees, and then a series of short-term tenants appear to have occupied the property during the late eighteenth century. These included George Sutton, a broker, in 1794; Thomas Greswold, a distiller, in 1795-1796; and Amelia Holden, who had a boarding house, in 1800 (New York City Directories 1794-1801). After the turn of the nineteenth century, other short-term tenants included John Dover in 1808; Benjamin and Henry Stagg in 1809; and Jothan Smith, Samuel Gruman, and Thomas Jones in 1810. Jothan Smith stayed on the lot until 1812; the others were only documented for one year (Assessed Valuation of Real Estate).

Beginning in 1812, the first occupant to remain more than two years appeared on the property. Andrew Raymond, an attorney, leased the lot from Trinity Church in this year, and maintained a household on the property (which included another white male and two white females) through 1817 (Liber 313, 1812:395; Assessed Valuation of Real Estate; NYC Jury Census 1816; Elliot 1812). After Raymond's departure, William Dodge, a coal merchant, lived on the lot for three years, from 1818-1820 (Assessed Valuation of Real Estate; New York City Directories 1818-1820). Dodge's household included nine white males, five white females, and one female slave (Federal Census 1820).

In 1823, the firm of John Connor and Jacob Van Winkle, auctioneers, began occupying Lot 8 (Assessed Valuation of Real Estate). Connor and Van Winkle had received a lease of the property from Trinity Church in 1812, but may have assigned this lease to Raymond instead. Neither Connor nor Van Winkle lived on Lot 8 (as opposed to Raymond and Dodge, who did), but rather ran part of their auctioneering business on the property. The two men are listed variously as having their business at this address from 1823-1834, but also appear to have maintained another business addresses at 63 Vesey Street, four doors to the west, near the corner of Greenwich Street.

In 1834, Connor and Van Winkle assigned their lease of Lot 8 to John Morrison, who in turn assigned it to Leonard Gordon, a cordials distiller (Liber 313, 1834:395; Liber 313, 1834:397). From 1834 through 1855 (the last year that was researched for this property), Lot 8 was occupied by Leonard Gordon, and later Philip Gordon, who were listed variously as distillers, cordials distillers, and manufacturers of cordials and syrups (lemon and raspberry syrups, specifically) (New York City Directories 1834-1855). Neither of the Gordons lived on the property, but rather appear to have used the lot strictly for business.

Lot 9

Historic Lot 9 was located on the southern side of Vesey Street. It was formerly known as Trinity Church Farm Lot 48. The lot measured roughly 24 feet 8 inches on the north

(Vesey Street) and on the south; it was approximately 81 feet 5 inches deep. From its first development until the mid-1810s, Lot 9 was known as 51 Vesey Street, after which it became 53 Vesey Street.

In 1759 house carpenter David Brewer's name appeared on an indenture with a 21-year lease. Brewer was probably on the lot for no more than 16 years. In 1775 he was no longer there, and between 1775 and 1781, the lot was vacant. Meanwhile, in 1773 Thomas Lincoln appears to have received a 63-year lease from Trinity Church for Lots 8-12 (the expiration date is noted in the records, although the original lease is not). It is unclear how long Lincoln actually kept this lease. By 1787, there were two new lessees for Lot 9. One, Cornelius Ray, had probably bought the lease at auction, with the intention to lease it to others, paying rent to Trinity Church while receiving rent from another lessee, William McKenny.

It becomes confusing when, in 1792, in the City Register conveyances, Gabriel Verplanck Ludlow, a Gentleman (and Trinity Church Vestryman [1771-1784]) was the grantor to Cornelius Ray, the grantee, for a conveyance of "two certain Lots of Ground", that is, Lots 9 and 10 on Block 85 (Liber 47, 1792:459). Yet Trinity Church records indicate that the church continued to lease the lot, first in 1796 with a ten-year lease, then again in 1810 with a 99-year lease. The 1796 lessee, John Griswold, had a ten-year lease for all the lots facing Vesey Street in the APE (Lots 8 through 17). The 99-year lessees, Lispenard and Stewart, had 99-year leases for Lots 9 through 12.

Land conveyances for 1833 in the City Register list the executors of Cornelius Ray as the grantor to the grantee, John C. Morrison. Again, Trinity Church continued to lease the lot, at least until 1836 when Thomas Lincoln's lease expired. Lincoln's leases expired in 1836 for Lots 8 through 12. These multiple leases for the same lot suggest that there were a series of absentee landlords. None of the lessees could be confirmed as occupying the lot.

After David Brewer's initial lease of Lot 9, the property seems to have been vacant for periods during the 1780s and 1790s (one leaseholder, William McKenny, may have briefly lived on the property in 1787, although this could not be confirmed). The first known occupants of Lot 9 appeared in 1795. These were John Hallam, a saddler, and John Haswell, a carman, both of whom appear to have only stayed on the lot for that year (New York City Directories 1795). From 1796-1798, Mrs. Eleanor Ray (perhaps a relative of leaseholder Cornelius Ray) was listed as the occupant of the property (New York City Directories 1796-1798). In the final few years of the eighteenth century, the occupancy of the lot is unclear.

In 1800, however, the first slightly longer-term resident moved onto Lot 9. This was Samuel Moore, who appears to have run a boarding house on the lot through 1806. A number of other residents were listed in the 1800 Federal Census, including Isaac Johnson and James Moncriesse, both ship carpenters (New York City Directories 1800). After Moore's tenancy, Benjamin Gilmore, a merchant, was noted on the property for 1807 and 1808 (Assessed Valuation of Real Estate).

In 1809, Joseph Burjeau moved onto Lot 9, and stayed until 1820 (Assessed Valuation of Real Estate; Federal Census 1810, 1820; NYC Jury Census 1816; New York City Directories 1809-1820). At least for a time, Burjeau was listed as a member of the military. His household included another white male and two white females in 1810, and a third white female by 1816. During his occupation of Lot 9, there were usually two other households sharing the property, although none (except William Shaw, from 1820-1824) stayed for more than two or three years at a stretch (Assessed Valuation of Real Estate; New York City Directories 1809-1820; Federal Census 1820).

Once Joseph Burjeau moved from Lot 9 in 1820, occupancy of the property becomes less clear. Through 1830, a series of tenants continued to live on the lot, although again none stayed for more than a few years. During the 1830s and 1840s, no occupants could be located for the lot. It is possible that during this time the property shifted from being strictly a residence to the location of businesses, which are more difficult to trace in archival records. By 1850, the lot was home to Charles Lalin, who in that year is listed as having a boarding house and in 1851 was noted as running a porter house (New York City Directories 1850; Doggett 1851). Henry Ludwig briefly operated a printing business on the lot as well (Doggett 1851). Of note, during the entire history of Lot 9, Charles Lalin was the only confirmed occupant who also was a leaseholder or owner. All the other occupants on the property were renters.

Lot 10

Historic Lot 10 was located on the southern side of Vesey Street. It was formerly known as Trinity Church Farm Lot 47. The lot measured roughly 25 feet 2 inches on the north (Vesey Street) and on the south; it was approximately 81 feet 4 inches deep. From the 1790s until the mid-1810s, Lot 10 was known as 49 Vesey Street, after which it became 51 Vesey Street.

In 1759 house carpenter Jacobus Ver Veelen's name appeared on an indenture with a 21-year lease. The previous year he had also leased Lot 12 for 21 years. Ver Veelen was probably on the Lot 10 for no more than 16 years. In 1775 he was no longer there, and between 1775 and 1781, the lot was vacant. Several years earlier, though (in 1773) Thomas Lincoln appears to have received a 63-year lease from Trinity Church for Lots 8-12 (the expiration date is noted in the records, although the original lease is not). It is unclear how long Lincoln actually kept this lease. In 1782 W. Wighton was on Lot 10 without a lease. As was the case for Lot 9, by 1787, there were two lessees for Lot 10. Similar to Lot 9, Cornelius Ray had probably bought the lease at auction, with the intention to lease it to others, paying rent to Trinity Church while receiving rent from another lessee, William McKenny, who was given a 30-year lease.

Like Lot 9, Lot 10 was included in the 1792 conveyance of Gabriel Verplanck Ludlow to Cornelius Ray (Liber 47, 1792:459). Again, though, Trinity Church records indicate that the church continued to lease the lot(s), first in 1796 with a ten-year lease (John Griswold, as above), then again in 1810 with the 99-year lease to Lisenard and Stewart.

Trinity Church continued to lease the lot, at least until 1836 when Thomas Lincoln's lease expired. These multiple leases for the same lot suggest that there were a series of absentee landlords. None of the lessees could be confirmed as occupying the lot.

After Jacobus Verveelen's initial lease of Lot 10, the property seems to have been vacant for periods during the 1780s and 1790s (one leaseholder, William McKenny, may have briefly lived on the property in 1787, although this could not be confirmed). By 1799, city directories indicate one or two year long occupants for Lot 10, including merchant Isaac Riley, Isaac Jones, Isaac and Catharine Cox, and several women from the Beekman family (New York City Directories 1799-1800). The Widow Nicholson was listed as an occupant in 1807 (Assessed Valuation of Real Estate).

From 1808-1810, Peter and Robert Ludlow occupied the property. The 1810 Federal Census indicated this household included eight white males, three white females, and one slave. Henry King, a merchant, occupied the property from 1812-1817; his household included two white males, six white females, and two female slaves (Assessed Valuation of Real Estate; NYC Jury Census 1816; New York City Directories 1812-1817).

Following Henry King, the property was occupied for short periods by Henry Lott (1818-1819), Sarah Gunn (who had a boarding house in 1820), M. Deposway (1821-1822), Michael and P. Dykers (1824-1827), Mrs. Crygier (1830), and Lewis Forman (1830-1831) (Assessed Valuation of Real Estate; Federal Census 1820; New York City Directories 1818-1831).

In 1833, the Executors of Cornelius Ray, the original leaseholder of the property, conveyed Lot 10 to druggist John C. Morrison (Liber 298, 1833:155). Morrison in turn conveyed this land to William Post, a business partner (Liber 312, 1834:374). In 1840, Post turned over the lot to trustees for several of the former firm's children, including William Post, Jr., Christian Morrison, and Sarah Morrison (Liber 407, 1840:530). By 1837, however, Christian Morrison, who now worked in his father's drug business, had begun to live on Lot 10. Christian Morrison kept his residence on Lot 10 through 1851 (Assessed Valuation of Real Estate; New York City Directories 1837-1850; Doggett 1851). In 1850, his household included himself (then 40 years old) his wife, three children, and three unrelated females (Federal Census 1850). No residents could be traced for Lot 10 after Christian Morrison's departure in 1851.

Lot 11

Historic Lot 11 was located on the southern side of Vesey Street. It was formerly known as Trinity Church Farm Lot 46. The lot measured roughly 24 feet 11 inches on the north (Vesey Street) and on the south; it was approximately 81 feet 3½ inches deep. From the 1790s until the mid-1810s, Lot 11 was known as 47 Vesey Street, after which it became 49 Vesey Street.

In 1758 house carpenter John Bradburn's name appeared on an indenture with a 21-year lease. Bradburn was probably on the lot for no more than 17 years. In 1775 he was no

longer there, and between 1775 and 1781, the lot was vacant. In 1773 Thomas Lincoln appears to have received a 63-year lease from Trinity Church for Lots 8-12 (the expiration date is noted in the records, although the original lease is not). It is unclear how long Lincoln actually kept this lease. In 1782 W. Wighton was on Lot 11 as well as on Lots 10 and 9, without a lease for any of the lots.

In 1787, John Sullivan seems to have bought a lease at auction, with the intention to lease it to others, paying rent to Trinity Church while receiving rent from another lessee, Richard Westervelt, who was given a 21-year lease by Trinity Church in 1788. The notation "46R" in the 1787 A.L. Bleecker auction listings suggests that there may have been a front and a rear lot division not only for Lot 11, but also for four other Church Farm lots that fronted on the south side of Vesey Street (Church Farm Lots 46-45, 42-40; Block 85's Lots 11-12, 15-17). The 1796 lessee of Lot 11, John Griswold, had a ten-year lease for all the lots facing Vesey Street in the APE (Lots 8 through 17).

Westervelt's 21-year lease for Lot 11 expired in 1809, and in 1810 Trinity Church gave a 99-year lease to Lisenard and Stewart, who had 99-year leases for Lots 9 through 12. Meanwhile, Thomas Lincoln's lease from Trinity Church for same Lot 11 expired in 1836. It is unclear whether the overlapping leases, at least between 1810 and 1836, were for the entire lot or for front and rear portions of Lot 11. These multiple leases for the same lot suggest that there were a series of absentee landlords.

Following John Bradburn's initial lease, Lot 11 was likely vacant for periods during the 1770s through the 1790s. None of the later leaseholders from these decades could be confirmed as living on the property, although it is possible that there was some short-term occupation by some of them.

The next known residents on Lot 11 were Silas and George Talbot, who were recorded on the property from 1800-1813 (New York City Directories 1800-1813; Assessed Valuation of Real Estate; Elliot 1812; Federal Census 1800, 1810). Silas, who lived on the lot from 1800-1801, was the Captain of the *U.S.S. Constitution*. His household included two white males, two white females, one free black, and one slave (Federal Census 1800). George Talbot, recorded as the head of the household from 1802-1813, was a merchant; his household included four white males, three white females, and two free blacks (Federal Census 1810).

After the Talbots left the property in 1813, Lot 11 was occupied by Isabella Steele, the widow of Robert Steele, from 1815-1822 (New York City Directories 1815-1822; Assessed Valuation of Real Estate; Federal Census 1820; NYC Jury Census 1816). Mrs. Steele headed a household consisting primarily of women and girls (in 1816 there were seven white females and one female slave; in 1820 there was one white male and seven white females [five of them were under 16]).

John P. Schermerhorn, a merchant, was the next occupant of Lot 11, residing on the property from 1823-1826 (Assessed Valuation of Real Estate; New York City Directories 1823-1826). After a one-year occupation by Henry Inman in 1827 (who as will be seen,

lived consecutively at a number of different addresses within the APE in the late 1820s), the property's longest-term occupant moved onto the lot. Frederick Pentz, the President of the Mechanics Association Bank, and his family are documented on Lot 11 from 1830-1851. In 1830, the year he first lived on the property, Pentz's household consisted of four white males, two white females, and one free black female (Federal Census 1830). Pentz could not be located in the 1840 Federal Census, but in 1850, his household included himself, 50, his wife (whose name and age are illegible), his sons Frederick Pentz, Jr., 23, a merchant; John Pentz, 35, who worked in a store; and Elizabeth Pentz, 70, presumably his mother. Frederick Pentz appears to have vacated Lot 11 after 1851, when he no longer could be traced in the archival records.

Lot 12

Historic Lot 12 was located on the southern side of Vesey Street. It was formerly known as Trinity Church Farm Lot 45. The lot measured 25 feet on the north (Vesey Street) and on the south; it was approximately 81 feet 5 inches deep. From the 1790s until the mid-1810s, Lot 12 was known as 45 Vesey Street, after which it became 47 Vesey Street.

In 1758 Jacobus Ver Veelen's name appeared on an indenture with a 21-year lease. Ver Veelen was probably on Lot 12 for no more than 17 years. (He also had a 21-year lease for Lot 10, beginning in 1759.) In 1775 he was no longer on Lot 12. Between 1775 and 1781, the lot was vacant. Meanwhile, in 1773 Thomas Lincoln appears to have received a 63-year lease from Trinity Church for Lots 8-12 (the expiration date is noted in the records, although the original lease is not). It is unclear how long Lincoln actually kept this lease. In 1782 W. Wighton was on Lot 12 as well as on Lots 11 through 9, without a lease for any of the lots. He paid rent to Trinity Church for the four lots and probably leased to others at least one lot.

In 1787, John Sullivan appears to have bought a lease at auction, with the intention to lease it to others, paying rent to Trinity Church while receiving rent from another lessee, Isaac Halsey, who was given a 21-year lease by Trinity Church in 1788. Again, the notation "45R" in the 1787 A.L. Bleecker auction listings suggests that there may have been a front and a rear lot division for this lot.

According to City Register documents, in 1792 John Sullivan, a merchant, and his wife, Mary, were grantors of "certain Lotts of Ground", that is, Lots 11 and 12 to John Holdron, Gentleman (Liber 49, 1792:343-344). Nonetheless, Trinity Church continued to be the lessor not only to individuals, but also to Grace Church, endowing the fledgling church with Lot 12 (as well as Lots 14 and 17), thereby allowing Grace Church to receive the annual rent from the lot. In 1796, John Griswold obtained a ten-year lease for all the lots facing Vesey Street in the APE (Lots 8 through 17).

According to further land conveyance records at the City Register, John Holdron, who was the grantee to Lot 12 in 1792, became the grantor in 1811, even though Trinity Church had given Lisenard and Stewart a 99-year lease for this lot in 1810. Not only that, Thomas Lincoln's lease for the same Lot 12 did not expire until 1836, after which

Trinity Church does not appear in the conveyance records for Lot 12. It is unclear whether the overlapping leases, at least between 1810 and 1836, were for the entire lot or for front and rear portions of Lot 12. In any case, the multiple leases for the same lot suggest that there were a series of absentee landlords.

After Jacobus Verveelen's initial lease, Lot 12 may have been vacant for periods during the 1770s through the 1790s. None of the later leaseholders from these decades could be confirmed as living on the property, although it is probable that there was some short-term occupation by some of them.

In 1798, however, Alexander Hosack, a merchant, and his family began a long, well documented tenancy on Lot 12, which ended in 1824. Hosack was already past 60 years old when he moved onto Lot 12; his household seems to have been small (consisting of himself, at times another white male, one to three white females [depending on the year], and a slave) (Federal Census 1800, 1810, 1820; NYC Jury Census 1816). For two disparate years (1798 and 1812) William Hosack, an attorney, was also listed on the property, suggesting that for short periods at least one other member of Hosack's family stayed with him (Assessed Valuation of Real Estate; Elliot 1812; New York City Directories 1798-1822). For five years of the Hosack family residency on the lot (1817-1822), Dr. Jacob Dyckman was also listed on the property (Assessed Valuation of Real Estate). Hosack seems to have died in 1821; his family continued to live on the lot through 1824 (Assessed Valuation of Real Estate).

After the Hosack family vacated Lot 12, the property supported a series of short-term occupants, none of whom stayed for more than two or three years. Generally, these people tended both to live and work on the property. These people included Henry Inman and Thomas Cummings, portrait painters (1825-1827); William W. Scrughams (1830-1831); and John Fenniman (or Fineman) and Caesar Vanderbilt, grocers (ca. 1845-1847) (Assessed Valuation of Real Estate; Federal Census 1830; New York City Directories 1825-1847). In 1851, the last year occupants could be found for the lot, a variety of different people were documented on the property, including a wine dealer, a grocer, and a shovel maker (Doggett 1851).

Lot 13

Historic Lot 13 was located on the southern side of Vesey Street. It was formerly known as Trinity Church Farm Lot 44. The lot measured roughly 24 feet 10½ inches on the north (Vesey Street) and on the south; it was approximately 81 feet 7 inches deep. From the 1790s until the mid-1810s, Lot 13 was known as 43 Vesey Street, after which it became 45 Vesey Street.

In 1761 Catherine Miller's name appeared on an indenture with an 11-year lease. She was listed as a "free negro woman." Miller was probably on this lot until 1772. In 1773 Thomas Lincoln received a 63-year lease from Trinity Church. A five-year lease was granted to George Hass in 1787, the same year that Andrew Morris bought a lease from Trinity Church at auction. The Church continued to grant seemingly overlapping 21-year

and 10-year lessees for Lot 13 in 1788 and 1796. John Griswold's 10-year leases were for Lots 8 through 17 on Block 85, which suggests that he was paying Trinity Church annually while collecting rent from some subleases on the lots. These multiple leases for the same lot suggest that there were a series of absentee landlords.

Like other lots with the Vesey Street APE, tenancy for Lot 13 is not well documented after the initial lease by Catherine Miller in the 1760s. Several leaseholders were documented during the 1780s, but it is unclear whether they actually occupied the property. None of these people could be traced in early city directories or other archival records for the period.

In the 1790s, Lot 13 housed a series of short-term occupants, including Stephen Cooper (1792), James Hepburn, a mason (1795), and Pierre Depeyster, a shipmaster (1798-1800) (Survey of Streets 1780-1800, Folders 20 and 21; New York City Directories 1791-1800).

The lot's longest-term resident first appears in the archival documents in ca. 1805. Philip Grim, a merchant, used Lot 13 as for his residence from about this year through 1820; after he died his family continued to occupy the lot through 1830 (Assessed Valuation of Real Estate; Federal Census 1810, 1820; New York City Directories 1805-1830). The Grim household at times included from five to nine white males, four to five white females, and [in 1810 and 1816] two free blacks (Federal Census 1810, 1820; NYC Jury Census 1816).

After the Grim family left Lot 13, various short-term tenants occupied the property during the 1830s. In 1840, Joseph T. Bell (who had a military store on Fulton Street) moved onto the property, and stayed there until 1849 (Assessed Valuation of Real Estate; New York City Directories 1840-1849). Following Bell's departure, however, tenancy is less clear. In 1851, Thomas H. Beale appears to have operated a cabinet shop on the property, and in 1855, the lot housed Henry Ludwig's printing establishment, which in previous years had been located on Lot 9 (Doggett 1851; New York City Directories 1854-1855).

Lot 14

Historic Lot 14 was located on the southern side of Vesey Street. It was formerly known as Trinity Church Farm Lot 43. The lot measured 25 feet on the north (Vesey Street) and on the south; it was approximately 81 feet 7 inches deep. From the 1790s until the mid-1810s, Lot 14 was known as 39 or 41 Vesey Street, after which it became 43 Vesey Street.

In 1758 Catherine Francis's name appeared on an indenture with a 21-year lease. Miller was probably on this lot until 1775 when the lot was listed as vacant. The lot remained vacant into 1781. In 1782 a five-year lease was granted to George Hass (he would lease Lot 13 in 1787), two years before Henry Sharp leased Lot 14 from Trinity Church at auction. The Church continued to grant seemingly overlapping leases for Lot 14 in 1786.

In 1787 Andrew Morris, and maybe Henry Sharp, leased Lot 14 from Trinity Church at auction, or perhaps they actually bought the lot because in 1792 Andrew Morris, a tallow chandler, and Eleanor, his wife, appear as grantors in City Register records of the lot to David Pierson, a house carpenter. Nonetheless, between 1794 and 1805, Trinity Church continued to lease the lot to two separate individuals and also endow the lot to Grace Church. John Griswold's ten-year lease (1796) was for Lots 8 through 17.

In 1798 house carpenter Daniel Pierson, and his wife, Hester, were the grantors of Lot 14 to John Bard, Jr., insurance broker. The City Register conveyance detailed what was to be devised, "...Together with all the houses outhouses kitchens stores storehouses cellars vaults wells cisterns buildings improvements ways profits easements commodities conveniences advantages hereditaments and appurtenances..." (Liber 56, 1798:22)

Even though Lot 14 had been conveyed through City Register documents to Andrew Morris (no later than 1792), then to David Pierson (1792), and after that to John Bard, Jr. (1798), Trinity Church continued to be a lessor of Lot 14. The church's Vestry provided a 99-year lease in 1805 to William Paulding, who also had a 99-year lease in 1805 for the contiguous Lot 15. Another lease was granted by the Vestry in 1815 (to Obadiah Holmes), with the expiration of another lease in 1834 (Nicholas Slakor). At some point around 1820, Lot 14 was devised to Philip Grim, which was then devised to Almet Reed in 1847, at which time Paulding's 99-year lease may have continued to be in effect. These multiple leases for the same lot suggest that there were a series of absentee landlords.

Early occupation of Lot 14 is unclear after Catherine Francis' initial lease. Several leaseholders were documented during the 1780s, but it is unknown whether they actually occupied the property. None of these people could be traced in early city directories or other archival records for the period.

In the 1790s, David Pierson, a house carpenter, was documented on the property from ca. 1792-1794 (Survey of Streets 1780-1800, Folders 20 and 21; New York City Directories 1792-1794). From 1796-1801, the property was occupied by John Bard, an insurance broker (New York City Directories 1796-1801; Federal Census 1800).

During the first decades of the nineteenth century, the lot continued to be occupied by a series of short-term tenants including Dr. William Barrow (1807-1809), John Keese and Rosa Keese (1810), John Blagge (1812-1813), and a number of additional people who stayed only one year each, through 1819 (Assessed Valuation of Real Estate; New York City Directories 1807-1819; Federal Census 1810; NYC Jury Census 1816). In the early 1820s, Abraham Bussing was documented on the property, from 1820-1824 (New York City Directories 1820-1824). His household included eight white males, seven white females, two free black males, and one free black female (Federal Census 1820). Occupants of the property during the remainder of the 1820s are unknown. In 1830, Henry Inman had a one-year tenancy on the property (Federal Census 1830; New York City Directories 1830).

Unlike many other lots within the Vesey Street APE, Lot 14 had its two longer term residents in the later part of its history. The first was Dr. Grayson, who occupied the property from 1831-1845 (Assessed Valuation of Real Estate). Later, John Boyd, a liquor store proprietor, lived and worked on the lot, from 1847 through at least 1855, the final year researched for this lot (Assessed Valuation of Real Estate; Doggett 1851; New York City Directories 1831-1855).

Lot 15

Historic Lot 15 was located on the southern side of Vesey Street. It was formerly known as Trinity Church Farm Lot 42. The lot measured roughly 32 feet 2 inches on the north (Vesey Street) and on the south; it was approximately 81 feet 9 inches deep. From the 1790s until the mid-1810s, Lot 15 was known as 37 Vesey Street, after which it became 41 Vesey Street.

In 1760 John Hendrick Gauthor was the lessee of Lot 15. In 1762 house carpenter David Brewer's name appeared on an indenture with a 17-year lease for the same lot. (Beginning in 1759, he also had a 21-year lease for Lot 2). During the time period 1750-1766, this is the only instance within the APE in which an original lease was terminated for one reason or another, and a subsequent leaseholder had his own indenture.

Brewer was probably on this lot until 1775, when the lot was listed as vacant. The lot remained vacant in 1781. In 1782 a 19-year lease was granted to John Besonet. Four years later James Carter had a 21-year lease for the same lot. Some time between 1786 and 1794 James Westervelt was the lessee. In succession, they either defaulted on their annual rent or else returned the lease to Trinity Church.

Meanwhile, at auction in 1787, Hubert Van Wagenen, a Gentleman, purchased a lease for "42R" (Lot 15) at A.L. Bleeker's auction. The notation may indicate that the lease was for the rear part of Lot 15 (Church Farm Lot 42). Together with Lots 16 and 17, Van Wagenen first leased the "R" sections of the lots in 1787, and then, in 1794, was granted a 21-year lease for Lots 15 through 17 while he was a Vestryman (1787-1806). This 21-year lease was filed at the City Register, one of the few eighteenth-century leases within the APE to be filed there.

Trinity Church granted further leases for Lot 15 (as many as three) between 1794 and 1805, when the Vestry granted William Paulding a 99-year lease for both Lots 15 and 14. One of the other leases was to John Griswold, who, in 1796, had a ten-year lease for all the lots in the Vesey Street APE. There was also an endowment to New Town Church. These multiple leases for the same lot suggest that there were a series of absentee landlords.

Although during the initial years of Lot 15's history, it was leased by Trinity Church for residential use, and several leaseholders have been identified, at least by the 1790s the lot use had changed. In 1792, records indicate Lot 15, along with adjacent Lots 16 and 17,

contained a “manufactory,” although the kind of product the business was making is unknown (Survey of Streets 1780-1800, Folders 20 and 21). No specific individuals or businesses could be confirmed as occupying the lot during this period.

By 1803, however, the lot became part of the holdings of the New York Bread Company, which was represented by individuals David Grim, Samuel Mansfield, and Walter Bowne (Liber 63, 1803:398). The following year, when these three men sold Lot 15 to John Hyslop, a baker, a map that accompanied the conveyance indicated that the lot supported a street-fronting structure noted as a store house belonging to the New York Bread Company, and a rear stable (Liber 108, 1804:13).

It is likely that from 1804, the year Hyslop acquired the lot, through 1845, Lot 15 contained both a bakery and residential quarters. Archival records list a series of bakers living on the lot during this period. They include William Cammyer (1815-1816), William Farrow (1817-1818), John McKenzie (1818-1822), John Bruce (1823-1824), John Limberger (1825-1839), and Henry and Frederick Sparks (1840-1845) (Assessed Valuation of Real Estate; New York City Directories 1815-1845; Federal Census 1820, 1830; NYC Jury Census 1816). Of these men, McKenzie and Limberger were also owners or leaseholders of the lot (Liber 159, 1822:285; Liber 187, 1825:439). Between 1804 and 1815, the tenancy on the lot is less clear (William Sandford, a merchant, was living and working on the lot from 1810-1812 but other residents or businesses could not be located) (Assessed Valuation of Real Estate; Federal Census 1810; New York City Directories 1810-1812). In addition to the bakery and bakers’ families on Lot 15, records indicate other non-bakers periodically shared space on the property as well (NYC Jury Census 1816; New York City Directories 1804-1815).

The bakery seems to have been converted into a grocery store after about 1845, when Peter Lynch, a grocer, acquired the property. Lynch’s grocery and home were both listed on the property through 1855, the last year that was researched for this lot (New York City Directories 1845-1855; Doggett 1851; Assessed Valuation of Real Estate).

Lot 16

Historic Lot 16 was located on the southern side of Vesey Street. It was formerly known as Trinity Church Farm Lot 41. The lot measured approximately 25 feet on the north (Vesey Street) and on the south; it was 81 feet 10 inches on the west, and 88 feet 9 inches on the east. From 1790 until the mid-1810s, Lot 16 was known as 35 Vesey Street, after which it became 39 Vesey Street.

In 1750 “gardner” Godfrey Wall’s name appeared on an indenture with a 21-year lease. (In the same year he also had a 21-year lease for Lot 17.) Wall probably remained on Lots 16 and 17 until the lease expired in 1771. In 1771 Trinity Church leased Nicholas Slakor both Lots 16 and 17 for a term of 63 years; thus, the expiration of his lease was 1834.

Yet, Trinity Church granted two other leases between 1771 and 1787 when, at auction in 1787, Hubert Van Wagenen, a Gentleman, purchased a lease for “41R” (Lot 16, or the rear of Church Farm Lot 41). Van Wagenen first leased the “R” sections of Lots 15, 16, and 17 in 1787, and then, in 1794, was granted a 21-year lease for Lots 15 through 17 while he was a Vestryman (1787-1806). This 21-year lease was filed at the City Register, one of the few eighteenth-century leases to be filed there.

Trinity Church granted a further lease for Lot 16 between 1794 and 1805, at which time the Vestry granted Lem Wells a 99-year lease for both Lots 16 and 17. In 1796 John Griswold was the lessee of Lots 8 through 17 (all the Vesey Street lots in the APE) for a period of ten years.

Meanwhile, in 1803, filed in the City Register, William Pultney, as grantor, conveyed Lots 15 and 16 to the grantees, David Grim, Samuel Mansefield, and Walter Bowne. Except for Lem Wells’s 99-year lease in 1805 and Nicholas Slakor’s 63-year lease’s expiration in 1834 (both noted in the Trinity Church records only), the remaining nineteenth-century conveyances for Lot 16 were grantor/grantee rather than lessor/lessee. These multiple leases for the same lots suggest that there were a series of absentee landlords.

Lot 16 was also leased by Trinity Church for residential use during its early history, and several leaseholders have been identified, but like neighboring Lots 15 and 17, this lot changed use at least by the 1790s. As described above, 1792 records indicate Lots 15, 16 and 17 contained a “manufactory,” although the kind of product the business was making is unknown (Survey of Streets 1780-1800, Folders 20 and 21). One resident, Daniel Campbell, a laborer, was identified as living on the lot for 1790 only (New York City Directories 1790). No other individuals or businesses could be confirmed as occupying the lot during this period.

By 1803, the lot was also part of the holdings of the New York Bread Company (Liber 63, 1803:398). The 1804 conveyance for Lot 15 (described above) indicated that Lot 16 also contained an adjoining street-fronting store house belonging to the New York Bread Company (Liber 108, 1804:13). The company relinquished this lot in 1805 (Liber 69, 1805:117).

Use of the lot is less well known following the New York Bread Company’s tenure, although it appears at least part of the lot was used for housing. A variety of residents were identified on the property for the next twenty years, although none stayed for more than two years at a stretch (Assessed Valuation of Real Estate; New York City Directories 1805-1823; Federal Census 1810, 1820; NYC Jury Census 1816).

From 1824-1835, however, the lot supported a boarding house, run by Jennet McDonald (New York City Directories 1824-1835; Federal Census 1830). After McDonald left the lot, tenancy is again unclear until 1843, when Samuel Conlan, a grocer, moved onto the property. Conlan lived and worked on the property until 1847 (New York City Directories 1843-1847). Once Conlan left the property, several short-term tenants lived

on the property, including a grocer and several bakers (New York City Directories 1848-1855; Doggett 1851).

Lot 17

Historic Lot 17 was located on the southern side of Vesey Street. It was formerly known as Trinity Church Farm Lots 39 and 40. The Lot measured roughly 42 feet 9 inches on the north (Vesey Street) and on the south; it was approximately 88 feet 6 inches deep. From the 1790s until the mid-1810s, Lot 17 was known as 31-33 Vesey Street, after which it became 35-37 Vesey Street.

In 1750 “gardner” Godfrey Wall’s name appeared on an indenture with a 21-year lease. (That year he also had a 21-year lease for Lot 16.) Wall probably remained on Lots 16 and 17 (West and East) until the lease expired in 1771. In 1771 Trinity Church leased Nicholas Slakor both Lots 16 and 17 for a term of 63 years; thus, the expiration of his lease was 1834. Church records note that, in 1834, the Slakor lease had expired.

On the west side of Lot 17 (Church Farm Lot 40), Trinity Church granted another 21-year lease in 1786 to Samuel Holloway. At auction in 1787, Hubert Van Wagenen, a Gentleman, purchased a lease for “40R” (Lot 17, or the rear of Church Farm Lot 40). Van Wagenen first leased the “R” sections of Lots 15, 16, and 17 in 1787, and then, in 1794, was granted a 21-year lease for Lots 15 through 17 while he was a Vestryman (1787-1806). This 21-year lease was filed at the City Register, one of the few eighteenth-century leases to be filed there. In 1796 Trinity Church granted a further lease of ten years for Lot 17 (west side), leasing to John Griswold (he leased all the lots in the Vesey Street APE).

On the east side of Lot 17 (Church Farm Lot 39) Trinity Church granted another lease to Philip Linzie in 1782. In 1786 Trinity Church leased Lot 17 East to John V. Blarcum for 21 years. At A. L. Bleeker’s auction in 1787, James Quackenbush purchased the lease for Lot 17 East. In 1794, the church made two leases for Lot 17 East, one to John Torbune; the other to John Vanderhoof. It may be that these two leases were for front and rear parts of the lot. In 1796 Trinity Church granted a further lease of ten years for Lot 17 East, leasing to John Griswold (he leased all the lots in the Vesey Street APE).

During the nineteenth century, Lot 17 was both leased to Lem Wells for 99 years and endowed Grace Church in 1805. Nicholas Slakor’s 63-year lease, made in 1773, expired in 1834.

The initial use of Lot 17 was for residential leases by Trinity Church, and several leaseholders have been identified. However, as with neighboring Lots 15 and 17, this lot changed use at least by the 1790s. As described above, 1792 records indicate Lots 15, 16 and the west half of 17 contained a “manufactory,” although the kind of product the business was making is unknown (Survey of Streets 1780-1800, Folders 20 and 21). One resident, Richard Moore, a cooper, was identified on the east half of Lot 17 from 1793-

1800 (Survey of Streets 1780-1800, Folders 20 and 21; New York City Directories 1793-1800).

By 1803, this lot was also part of the holdings of the New York Bread Company (Liber 63, 1803:401). The 1804 conveyance for Lot 15 (described above) indicated that Lot 17 also contained an adjoining street-fronting store house belonging to the New York Bread Company on its western half, and a bakery on its eastern half (Liber 108, 1804:13). In 1805, the company conveyed this lot to Frederick Depeyster (Liber 69, 105: 117).

Following the acquisition of the property by Depeyster, the lot appears to have contained a store or store house on its eastern half through 1832. The store/store house was attributed to Frederick Depeyster (1805-1808), Thomas Satterthwaite (1809-1813), and James Farquhar (1816-1832). It is unknown the types of wares being sold or stored under the Depeyster and Satterthwaite tenure on the property, but James Farquhar was consistently listed as a wine merchant (New York City Directories 1816-1832). The western half of the lot was occupied by a series of residents through about 1830, although none appeared to stay for more than two years at a stretch (New York City Directories 1810-1836; Assessed Valuation of Real Estate; Federal Census 1810, 1820, 1830; NYC Jury Census 1816).

For a period during the 1830s, tenancy on both halves of the lot is unknown, but from 1837-1848, merchant Nathaniel Paulding was recorded on the eastern half of the lot, and from 1843-1853, grocer Patrick Hogan was documented on the western half of the lot (New York City Directories 1837-1853).

Lot 18

Modern Lot 17 now includes the western portion of historic Lot 18, which was located at the southwestern corner of Vesey and Church Streets (the lots were combined when Church Street was widened in the twentieth century). Like Lot 17, historic Lot 18 formerly contained two halves, which had different occupational histories. The following chronology concentrates primarily on the west side of historic Lot 18, which was part of Trinity Church Farm Lot 38. From the 1790s until the mid-1810s, the western portion of Lot 18 was known as 29 Vesey Street, after which it became 31 Vesey Street.

In 1750 silversmith George Young's name appeared on an indenture with a 21-year lease. Young probably remained on Lot 18 until the lease expired in 1771. In 1771 Trinity Church leased Nicholas Slakor Lot 18 in addition to Lots 16 and 17 for a term of 63 years; thus, the expiration of his lease was 1834.

In 1787, A. L. Bleeker's auction sold a lease for this lot, but it was noted as "sold not accounted for." The following year, Trinity Church leased Samuel Holmes Lot 18 for 21 years. By 1794, Trinity Church records note that Rob Perin had a lease for an indeterminate number of years, but in 1796 Trinity Church granted a lease of ten years for Lot 18 to John Griswold (he leased all the lots in the Vesey Street APE). In 1805, Lot 18 was endowed to Grace Church, and in 1834 Nicholas Slakor's 63-year lease expired.

Following the initial leases made by Trinity Church for this lot, a series of residents occupied the western half of Lot 18, often with several families living on the lot at any given time. After an occupation by tailor John Halliday, and later his widow Catharine, from 1795-1800, archival records indicate no residents remained on the property for more than two years in a row.

E. Summary of Archival Results

The archival research pertaining to the three historic lots on Liberty Street (former Block 60), and eleven historic lots on Vesey Street (former Block 85), outlined above, has revealed a series of occupants on each of the properties. Those occupants who were documented on the lots for two years or more are summarized in the tables, below. Where occupancy could be documented for five or more years before the introduction of piped Croton water in 1842, the data are shown in boldface type. The five-year occupancy before the introduction of public utilities is a threshold that has been established by LPC in order to evaluate potential significance of archaeological resources. The tables also indicate professions of occupants, when known, and whether the use of the lot consisted of a residence, a business, or both. If the use of the lot was unclear (particularly for early occupants), a residence was assumed.

Block 60

Lot	Years of occupation	Occupants	Residence/Business
5	1810-1823	John Labaugh, stonecutter and fireman	Residence
5	1829-1840	Gurdon Buck, merchant	Residence
6	1798-1808	Joshua/Harlan Megie, cartman	Residence
6	1821-1828	John Gelston, merchant?	Residence
6	1829-1831	Joseph Otis, merchant?	Residence
10	1799-1806	Robert Hunter family	Residence
10	1810-1815	Francis Sennes, fruiter	Residence
10	1812-1824	Robert Hunter family	Residence
10	1798-1800	Thomas Meeks, mason and grocer	Residence
10	1805-1813	Thomas Brown, grocer	Residence
10	1808-1812	Gabriel V. Ludlow, counsellor	Residence

Block 85

Lot	Years of occupation	Occupants	Residence/Business
8	1759-1766	Johannes Ackerman	Residence
8	1812-1817	Andrew Raymond, attorney	Residence
8	1818-1820	William Dodge, coal merchant	Residence
8	1823-1834	Connor and Van Winkle auction house	Business
8	1834-1855+	Leonard and Philip Gordon distillery/manufactory	Business
9	1759-1766	David Brewer, house carpenter	Residence
9	1796-1798	Mrs. Eleanor Ray	Residence
9	1800-1806	Samuel Moore, boarding house	Residence and Business

Lot	Years of occupation	Occupants	Residence/Business
9	1809-1820	Joseph Burjeau, military	Residence
9	1820-1824	William Shaw	Residence
10	1759-1766	Jacobus Ver Veelen	Residence
10	1808-1810	Peter and Robert Ludlow	Residence
10	1812-1817	Henry King, merchant	Residence
10	1824-1827	Michael and P. Dykers, doctor	Residence
10	1837-1851	Christian Morrison, druggist	Residence
11	1758-1766	John Bradburn	Residence
11	1800-1813	Silas Talbot, ship captain George Talbot, merchant	Residence
11	1815-1822	Mrs. Steele, widow	Residence
11	1823-1826	John P. Schermerhorn, merchant	Residence
11	1830-1851	Frederick Pentz, bank president	Residence
12	1758-1766	Jacobus Ver Veelen	Residence
12	1798-1824	Alexander Hosack, merchant	Residence
12	1817-1822	Dr. Dyckman, doctor	Residence
12	ca. 1845-1847	John Fenniman/Fineman, Caesar Vanderbilt, grocers	Business
13	1761-1766	Catherine Miller, free negro woman	Residence
13	1798-1800	Pierre Depeyster, shipmaster	Residence
13	1805-1830	Philip Grim, merchant	Residence
13	1840-1849	Joseph Bell, military store	Residence
14	1758-1766	Catherine Francis	Residence
14	1792-1794	David Pierson, house carpenter	Residence
14	1796-1801	John Bard, broker	Residence
14	1807-1809	William Barrow, doctor	Residence
14	1820-1824	Abraham Bussing	Residence
14	1831-1845	William Grayson, doctor	Residence
14	1847-1855+	John Boyd, liquors	Residence and Business
15	1760-1762	John Hendrick Gauthor	Residence
15	1762-1766	David Brewer, house carpenter	Residence
15	by 1792	Manufactory	Business
15	by 1804-1845	Bakery	Business
15	1815-1845	A series of bakers reside on the lot	Residence
15	ca. 1845-1855+	Peter Lynch, grocer	Residence and Business
16	1750-1766	Godfrey Wall, gardener	Residence and Business(?)
16	by 1792	Manufactory	Business
16	by 1804	Storehouses	Business
16	1824-1835	Jennet McDonald, boarding house	Residence and Business
16	1843-1847	Samuel Conlan, fruiter and grocer	Residence and Business
17	1750-1766	Godfrey Wall, gardener	Residence and Business(?)
17	1793-1800	Richard Moore, cooper	Residence
17	by 1804	Bakery and storehouses	Business
17	through 1832	Store or storehouse continues	Business
17	1837-1848	Nathaniel Paulding, merchant	Business
17	1843-1853	Patrick Hogan, grocer	Residence and Business
18	1750-1766	George Young, silversmith	Residence and Business(?)
18	1795-1800	John Halliday, tailor Catharine Holhaday, widow	Residence

F. Potential for Archaeological Resource Survival within Historic Lots

Residential Resources

In order to understand the behavior of past peoples, archaeologists rely on locating undisturbed resources that can be associated with a specific group or individual during a particular time period. Evaluating the significance of archaeological resources hinges on two factors: the integrity of the potential features, and if associations with individuals and/or groups can be documented. It is possible that the archaeological examination of these resources can reveal information pertinent to many issues that do not exist in the documentary record. Because of the somewhat elusive nature of these resources and the fact that only a limited number are likely to have survived subsequent development, it is vital that the remaining sites where potential resources may be present are studied. Therefore, the recovery of intact resources in an urban setting is very likely to yield new information pertaining to land use, settlement patterns, socioeconomic status/class patterns, ethnic pattern (potentially), trade and commerce patterns and consumer choice issues.

Archaeologists have found that former residential sites are often sensitive for shaft features, such as privies, wells, and cisterns. In addition, yard scatter and artifact concentrations associated with the domestic population might also yield meaningful data. In New York City and other urban locales, complete or truncated shaft features have yielded rich archaeological deposits. In some cases, subsequent construction episodes have aided the preservation process by covering over the lower sections of these deep features and sealing them below structures and fill layers.

Archaeological research conducted in New York City and other urban locales indicates that the positioning of privies, as well as other shaft features, within a residential lot had become somewhat standardized by the nineteenth century. For those lots containing only one building, privies were located at the extreme back of the lot, farthest from the residence, either in the corner or center of the lot (Cantwell and DiZerega Wall 2001:246-247). In lower income neighborhoods (typically in tenement style housing), where these lots often had two residences per lot, the privy would have been located somewhere between both residences. Some privies were intentionally excavated and the “nightsoil” removed in order to extend the period of viable usage (Roberts and Barrett 1984:108-115). In some cases, wells and cisterns no longer needed for water were used as privies or cesspools. For example, Jean Howson’s research found that following the introduction of an effective water system in Manhattan, wells and rainwater cisterns were reused as privies (1994: 141-142). Cisterns were often located closer to the residence and in some cases were directly against the building itself.

Potential Depths of Shaft Features

The depth of shaft features has always been one of the reasons these resources survive subsequent development. Typically, the domestic yard feature that extends to the greatest depth is the drinking water well. The depth of a well is often contingent upon on the

depth of the water table, the type of excavation method employed, and the construction materials used. In urban locations, where potable water was at a premium, wells often extend to great depths (Garrow 1999:8; Glumac et al. 1998).

Cisterns, built to hold captured rainwater, were not constructed to the same depths as wells. These features are much more common on nineteenth century urban sites than wells (Garrow 1999:12). In some cases, cisterns used by the residents of large buildings have extended to depths greater than 10 feet (e.g., Ericsson Place Site and the Long Island College Hospital Site).

Privies, like cisterns, were not typically built to extend to great depths. In urban areas, however, many have been constructed to depths greater than 10 feet. In his review of several nineteenth century privies excavated in Alexandria, Stephen Judd Shepard found several extended to depths between 10 and 26 feet deep (1987:171). In his discussion of privy “architecture” M. Jay Stottman found that in one neighborhood in urban Louisville the privies examined by archaeologists extended to depths between 11 and 22 feet below the surface (2000:50). In New York City, truncated privy shafts survived subsequent development in many locations (e.g., Sullivan Street, Five Points).

Comparative Sites

Five Points

Archaeological studies conducted in Manhattan and the outer boroughs have found that residentially related shaft features have survived behind, beneath, and adjacent to subsequent construction. One of the most important archaeological studies took place in the Five Points neighborhood. The discovery of numerous shaft features and archaeological deposits in lower Manhattan has contributed extensively to the collective understanding of one of the poorest and least documented communities in nineteenth century New York. Numerous professional papers (including a session at the 29th Annual Meeting of the Society for Historical Archaeology, Cincinnati 1996) as well as an entire issue of *Historical Archaeology* have been devoted to the archaeological discoveries made within these fourteen lots studied in lower Manhattan. Archaeologists found that the interconnectedness and subsequent development of the area actually enabled the preservation of these important archaeological sites. According to Rebecca Yamin “the Courthouse Block yielded 50 backyard features, all of which had been subsequently enclosed within later tenement walls” (2001a:2). Yamin further wrote:

a complex of features on Lot 6...illustrates the intensification of spatial use over time and the degradation of living conditions. Wood-lined privies...apparently served the early residents of the block. They were located well behind a house that would have faced Pearl Street...A more substantial stone-lined privy, Feature B, was constructed further back on the lot, possibly at the same time a cistern, Feature Z, was put in.

This tenement population was served by a sewage system that virtually filled the backyard...All of these features had been filled by 1875. A William Clinton is assessed for the property in that year, its value having increased from \$10,500 to \$15,000, probably as a reflection of a second tenement that had been built at the back of the lot, into and over the edge of the cesspool. (2001b:10-11).

The archaeological investigations at Block 160 demonstrated that truncated features with significant archaeological deposits can be found on lots which were subsequently developed. The resulting studies conducted on the material recovered have made a significant contribution to the understanding of the history of a working class neighborhood in nineteenth century New York City.

Sullivan Street

The results of excavations within 6 lots on Sullivan Street in Greenwich Village also indicate that many nineteenth century shaft features have survived the subsequent intense development of Manhattan. Salwen and Yamin found that:

Although the nineteenth century backyard surfaces were destroyed by construction of Sullivan Street, truncated features were found on all but one of the lots. All were packed with artifactual material (1990).

During the subsurface investigations, archaeologists found a total of five privies, three cisterns, one well, and two "other" features. Each of these significant features was found in the location where Sullivan Street had cut through the former backyard. Research conducted on the site by Jean Howson also found that although there was a City policy in place that encouraged residents to connect their dwellings into the public sewer system, many continued to utilize their privies for a decade or more after the public sewer was installed (Howson 1994:142-143).

Ericsson Place

Excavations conducted by Historical Perspectives, Inc. at the Ericsson Place Site found several undocumented features in the back yards of nineteenth century residential lots.

Excavation revealed several walls and foundations-some were expected, but a few, in the rear lots of the residences along Beach Street, were undocumented. The presence of two nineteenth century cisterns indicate that backyard features relating to the adjacent residences were indeed present as predicted. The most productive area of the site had two features (the foundations of an at-grade twentieth century outbuilding and a nineteenth century cistern) and two concentrations of historic artifacts.

The large double brick cistern found in the rear lot of 126 Hudson Street was most likely introduced to the site before the late 1850s.... The cistern

may not have been in use for long and was probably filled in a single dumping episode.

Lower East Side

Excavations in two lots in the Lower East Side unexpectedly encountered a cistern and a series of drainage system features in the location of the former rear yards. The features were discovered under what had been a tailor's shop. Subsequent demolition activity had buried and sealed the features beneath three to five feet of twentieth century debris. A rectangular stone foundation wall that enclosed and post-dated the cistern was also discovered. The find "provided a unique vertically stratified record of early to mid-nineteenth century history within the Lower East side. The features dated from 1840-1867, indicating that water was not connected to residences in this area until after the Civil War "at least a decade after the documentary record has previously suggested" (Grossman 1995:2). Excavations also found a late nineteenth to early twentieth century privy feature and a mid to late nineteenth century pit feature. According to the project archaeologist, the pre-Croton Reservoir water control cistern structure was found to be totally intact and undisturbed by the subsequent 150 years of later nineteenth and twentieth century building and demolition activities at the site. No mixed late nineteenth or twentieth century materials were encountered in association with it, and no later building activities had intruded into, or disturbed, the feature in any way (Grossman 1995).

Hoyt-Schermerhorn Site

During recent archaeological excavations at the Hoyt-Schermerhorn site in Brooklyn, New York, archaeologists discovered a large privy and a small cistern (Historical Perspectives 2002).

Feature 4 (located along the back lot line)

A truncated stone-lined privy was discovered near the northeast corner of Trench B. During the mechanical removal of the fill in this location the backhoe encountered a pile of flagstones. When the area was cleared, the truncated feature was discovered at a depth of 121 cmbs.... A large domestic artifact assemblage was recovered from Feature 4. The examination of the assemblage indicates that it dates to the 1860s.

The majority of the artifacts recovered indicate that the privy was likely filled during the late 1860s. This would coincide with the introduction of public utilities (sometime prior to 1869), the demolition of the small house, and the construction of the larger tenement. (Historical Perspectives 2002:19-20)

Feature 5

Approximately 7.2 meters from the northeast corner of Trench B, excavators encountered the western 1/2 of a truncated brick cistern approximately 41 cmbs. The trench was expanded slightly to expose the entire feature.

The cistern was irregularly shaped because it had been constructed in the narrow space between the foundation of the former building on the adjacent property (Lot 54) and the property line. The body of the cistern was two bricks thick at the surface and it measured 3.4 feet (101 cm) wide (e-w) and 5.4 feet (165 cm) long (n-s)... The traditional placement of outbuildings and shaft features is usually to the rear of the house. Because of the space constrictions on urban lots, many property owners found creative ways of utilizing any space available. The cistern found in Trench B is an example of the builder's ingenuity and use of all available space... This suggests that the builder might have wanted to place this feature close to the kitchen, or just some distance away from the privy. The fact that a cistern was present, along with the many bottles of spring water, clearly indicates that the site occupants were concerned about the quality of water available to them (Historical Perspectives 2002:33-35).

As expected the privy was located at the rear of the lot, but unexpectedly, the cistern was found in a former alleyway. Although the alley was extremely narrow, measuring less than about five feet in width, prior occupants of the site utilized this space to create a shaft feature.

Long Island College Hospital Site

Three large cisterns were discovered during the excavation of several back lots at the Long Island College Hospital site in Brooklyn. The cisterns examined extended to depths greater than 10 feet below the ground surface. Two of the cisterns contained discrete deposits of late nineteenth century artifacts indicating that the interiors were filled after the introduction of public water (Historical Perspectives 1995).

In all of these cases, the assemblages found in primary and secondary fill deposits enabled archaeologists to determine complex site deposition histories. Although only a few archaeological sites were briefly mentioned in this review, additional examples of the excavation of these deeply buried resources are on file at the LPC and SHPO.

IV. CONCLUSIONS

Archival research concentrating on the specific histories of the potentially significant lots on Block 60 (Lots 5, 6, and 10) and Block 85 (Lots 8-17 and a portion of former Lot 18) has revealed a series of occupants on each lot.

- Block 60: although historic maps indicate that there were structures along the north side of Liberty (then Crown) Street at least by the 1730s (Lyne-Bradford 1731), the identity of these occupants could not be confirmed using available archival records. Extensive research found that the first occupants on Block 60 whose identities could be documented dated to the 1790s.
- Block 85: the earliest identified occupants dated to the 1750s and were associated with initial leases of the Trinity Church Farm lots, which later were renumbered and converted into city-regulated lots.

The research concentrated on the period up to about 1851 for lots on Liberty Street, and up to about 1855 for lots on Greenwich Street and Vesey Street. Public water was available on all three blocks by 1842; sewers were laid under Liberty Street in 1845, under Greenwich Street in 1853, and under Vesey Street in 1854.

The documentary record revealed that all of the lots had two or more occupancies spanning at least five years (and in most cases, many more years) before the introduction of the first public utilities in 1842. Furthermore, several of the lots on Vesey Street also had five-year plus occupancies that extended beyond 1842.

There are several patterns that become evident when comparing the occupants who stayed on the lots more than five years. The earliest occupants within the APE were on the Trinity Church Farm lots along Vesey Street. Archival research has revealed that all of the lots within the APE were occupied by leaseholders during the period from 1750-1766 (and possibly longer, into the mid-1770s), and on all but one of the lots, these occupancies lasted more than five years. The early leaseholders of the Church Farm lots were predominantly semi-skilled workers (often in the construction trades) and artisans, for whom home and work locations usually existed in separate places (Blackmar 1989; Rothschild 1990). Of the early leaseholders on Vesey Street whose occupations are listed, one was a house carpenter (he held two non-contiguous lots), one was a gardener (with two contiguous lots) and one was a silversmith. The house carpenter probably could not work from home, although the gardener with two lots may have used part of his leased property as a garden, and the silversmith may have had a home workshop. For the remainder of the early Church Farm leaseholders whose occupations are unknown, a residence, rather than a business use, is assumed.

From the mid-1770s through the early 1790s, no occupants could be identified on any of the lots within the APE. That is not to say that these lots were collectively untenanted during these years, but due to the imprecision of the archival records available for these decades (the few city directories that were published did not attach house numbers to residents in this neighborhood and the sporadic tax records that survive also do not

specify lot or house numbers, as they did in the nineteenth century), it was impossible to determine who these people might have been. Although a number of Church Farm leases exist for this period (as well as some deeds for Block 60), it seems many of the people whose names appeared on these documents acted as absentee landlords, and rented their properties out to unknown tenants.

The next set of multiple year occupants that could be confirmed for lots within the APE appeared in the mid-1790s, and often stayed through the 1810s. Residents during this period tended to hold a mix of professions. The earlier occupants (who frequently left before 1805) often worked in the maritime and construction trades, or the service industry. Professions included a cartman, a mason, a ship captain, a ship master, a house carpenter, a cooper, and a tailor. However, several merchants and other professionals (including an insurance broker and a physician) are present in this sample as well (they tended to stay in the APE past 1805); a trend that would continue into the nineteenth century. With the exception of a boarding house, which can be construed as both a residence and a business, all of the people documented for this period appeared to use the lots for their residences, and worked elsewhere.

Portions of the Vesey Street APE were also becoming associated with manufacturing and commerce at an early date. A manufactory (of unknown function) was present on Lots 15, 16, and 17 by 1792, and a bakery and associated store house were located on these same lots by 1804. Both the bakery and store house continued to be present on portions of these lots through the 1840s.

During the 1810s, most of the artisans and service people had left the APE (although there were still a few), to be replaced with merchants, grocers, and other professionals. Still, with the exception of the bakery and store house on Lots 15 and 17 during this period, the lots appeared to be used nearly exclusively as residences, and not businesses.

In the 1820s and 1830s, the residents of the lots within the APE tended to be merchants and other well-paid professionals, who worked at locations outside their homes. However, the switch of some lots to business-related ventures increased during this period; included in the sample are an auction house and later a distillery on Block 85, Lot 8, as well as the continuing use of Block 85, Lots 15 and 17 for a bakery and store house. Between these two lots, on Block 85, Lot 16, was a boarding house.

By the 1840s, two trends become evident for the APE. The first was the shift towards mixed residence and business use of the lots within the APE, or in some cases the change to strictly business use. The second was the rapid turnover of both residents and businesses on many of the lots, which made tracing occupation difficult, using available archival records during this period.

The three lots on Liberty Street and the ten lots (including a portion of an eleventh lot) on Vesey Street included in this study appear to possess potential archaeological significance. Each of the lots was occupied by a household or business for an extended period of time (ranging from 5 years to 26 years for single occupants, and from 27 years

to 38 years for the bakery, the series of bakers, and the store house occupied by different people on the same lots, before the introduction of piped water in 1842) spanning the 1750s through the 1850s. The lots were used for both residences, businesses, and a combination of residences and businesses, where the proprietor lived and worked at the same location.

Archaeological resources associated with occupations on these thirteen historic lots have the potential to answer a variety of research questions pertaining to use and occupation of home lots by different types of individuals and businesses in lower Manhattan during the second half of the eighteenth and first half of the nineteenth century.

Some research questions that could be addressed using potential archaeological resources from these lots include:

- Analysis and comparison of households from early leaseholders on Trinity Church Farm lots, spanning the 1750s-1770s. As Blackmar (1989) and Rothschild (1990) have shown, this was a geographically and occupationally distinct group, which has never been documented in the archaeological record. However, other archaeological sites dating to the Colonial era have been excavated in lower Manhattan (generally below Wall Street) and would afford ample comparative data (Cantwell and DiZerega Wall 2001).
- Analysis and comparison of households spanning the 1790s-1810s, when the neighborhood contained a mix of socioeconomic groups, including households headed by workers in the maritime and construction trades, the service industry, as well as some merchants and other professionals. The lots were occupied primarily as residences during this period.
- Analysis and comparison of households spanning the 1820s-1830s, when the socioeconomic makeup of the lots changed to include mostly merchants and well-paid professionals. Again, the lots continued to be occupied primarily as residences during these decades.
- Analysis and comparison of archaeological assemblages associated with mixed use of the lots for both residences and businesses, dating to the 1840s and early 1850s.
- Commercial and manufacturing use of certain lots, including the manufactory, bakery, storehouse, auction house, and distillery on Vesey Street.
- Overall research issues examining patterns of ethnicity, gender, social status, occupation, household makeup, and consumer choice on different lots and from different time periods. This particular neighborhood (the former West Ward, or the area north of Wall Street and west of Broadway) is severely underrepresented in the archaeological record; recovery of household and/or business related assemblages would afford the opportunity to investigate a portion of lower Manhattan that to date has been largely understudied.

Finally, comparative site research regarding the potential of archaeological resources to survive within home lots despite later construction and demolition episodes has revealed that on a number of urban archaeological sites, including those in New York City and

other East Coast locations, truncated shaft features containing sealed archaeological deposits have been recovered at significant depths below the current and/or historic ground surface. Frequently, later construction has capped these truncated features, in effect sealing them from later disturbance rather than causing it. Thus, on Blocks 60 and 85, where later nineteenth century basements were excavated over the original home lots, there is still a good likelihood that the bottom portions of these shaft features could be found beneath the later basement floors. As described in the Phase IA study, the depth of the nineteenth century basements on these lots extended 10 feet below grade or less, while the historic water table is believed to have been about 15-25 feet below grade, depending on location, leaving between 5-15 feet of space under the former basements that could contain truncated shaft features (Abell Horn 2003).

V. RECOMMENDATIONS

Based upon the conclusions presented above, the following recommendations are offered. The Phase IA study concluded that a total of three historic home lots on Liberty Street and ten historic home lots on Vesey Street should be subjected to archaeological field testing. The present Topic Intensive Archaeological Study has documented that all of these eleven lots supported a series of occupations lasting five or more years prior to the introduction of public utilities, and therefore appear to retain archaeological sensitivity. These eleven lots are recommended for archaeological field testing.

All archaeological field testing should be conducted according to applicable archaeological standards (New York Archaeological Council 1994; LPC 2002), and in consultation with the SHPO and the LPC. RPA-certified professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

REFERENCES

Abell Horn, Julie

2003 *Phase IA Archaeological Assessment, World Trade Center Memorial and Redevelopment Project, Block 58, Lot 1, Bounded by Church, Vesey, Liberty, and West Streets, New York, New York*. Prepared by Historical Perspectives, Inc., Westport, Connecticut for AKRF, Inc., New York, New York.

Assessed Valuation of Real Estate

1807-1855 On microfilm at the New York City Municipal Archives.

Blackmar, Elizabeth

1989 *Manhattan for Rent, 1785-1850*. Cornell University Press, Ithaca and London.

Cannan, Gwynedd, Archivist, Trinity Church Archives

2004 Personal communication with Nancy Dickinson of HPI. March 2, 2004.

Cantwell, Anne-Marie and Diana diZerega Wall

2001 *Unearthing Gotham: The Archaeology of New York City*. Yale University Press, New Haven.

City Environmental Quality Review (CEQR)

2001 *City Environmental Quality Review Technical Manual*. City of New York, Mayor's Office of Environmental Coordination. October, 2001.

City of New York, Borough of Manhattan, Department of Finance, City Register (City Register)

n.d. *Block Indices of Reindexed Conveyances, pre 1917*.

1686 *Liber 13*, page 202.

1699 *Liber 23*, pages 125-128.

1707 *Liber 26*, pages 204-205.

1759 *Liber 35*, pages 293-295.

1787 *Liber 46*, pages 451-453.

1787 *Liber 50*, pages 5-6.

1792 *Liber 47*, pages 401-402.

1792 *Liber 47*, pages 457-460.

1792 *Liber 48*, page 12.

- 1792 *Liber 49*, pages 343-344.
- 1792 *Liber 53*, page 76-77.
- 1794 *Liber 50*, pages 323-325.
- 1798 *Liber 56*, page 21-22.
- 1803 *Liber 63*, page 398.
- 1803 *Liber 63*, page 401.
- 1804 *Liber 108*, page 13.
- 1805 *Liber 69*, page 117.
- 1807 *Liber 76*, page 239.
- 1812 *Liber 313*, page 395.
- 1812 *Liber 313*, page 397.
- 1820 *Liber 148*, page 65.
- 1822 *Liber 159*, page 285.
- 1825 *Liber 187*, page 439.
- 1833 *Liber 298*, page 155.
- 1834 *Liber 312*, page 374.
- 1834 *Liber 313*, page 395.
- 1834 *Liber 313*, page 397.
- 1835 *Liber 340*, page 34.
- 1835 *Liber 340*, page 36.
- 1840 *Liber 407*, page 530.
- 1916 Tract Report 935, Jan Jansen Damen, 1662. Available at Municipal Archives.
- 1917 Tract Report 934, Thomas Lloyd, 1694? Available at Municipal Archives.

1917 Tract Report 941, Peter Mesier, June 1, 1784. Available at Municipal Archives.

City of New York, Reindexing Department, Map Division

1917 Reindexing Map, R.D. 353, Plates 1 and 3. Available at Municipal Archives.

Cohen, Paul E. and Robert T. Augustyn

1997 *Manhattan in Maps: 1527-1995*. Rizzoli International Publications, Inc., New York.

Croton Aqueduct Department

1857 *Annual Report of the Croton Aqueduct Department*. New York.

Doggett, John Jr.

1851 *Doggett's New York City Street Directory for 1851*. John Doggett, Jr., New York.

Elliot, William

1812 *Elliot's Improved New-York Double Directory*. William Elliot, New-York.

Garrow, Patrick

1999 The Excavation and Interpretation of Large Historic Features. Paper presented at the 1999 Meeting of the Society for Historical Archaeology, Salt Lake City, Utah.

Glumac, Petar, Julie Abell, Brian Crane, Daniel Hayes and Marie-Lorraine Pipes

1998 *Square 455 (51NW115) Archaeological Data Recovery*. Prepared for EDAW, Inc., Alexandria, VA by Parsons Engineering Science, Inc., Fairfax, VA.

Grossman, Joel W.

1995 *The Archaeology of Civil War Era Water Control Systems on the Lower East Side of Manhattan, New York*. Prepared for the New York City Housing Authority.

Historic Conservation and Interpretation, Inc.

1983 *Westside Highway Cultural Resource: Survey Archaeological Work Program: Cultural Resources Research*. For: New York State Department of Transportation.

Historical Perspectives, Inc.,

1995 *Results of Phase 1B Fieldwork* Long Island College Hospital Site, Brooklyn, New York.

1997 *Results of Phase 1B Fieldwork, Ericsson Place, Manhattan*.

2002 *Stage 1B Field Investigation, Blocks 70, 171, and 176, Hoyt-Schermerhorn, Brooklyn, New York*. NYSOPRHP# 01PR2180.

Howson, Jean

1994 "The Archaeology of 19th century Health and Hygiene at the Sullivan Street Site in New York City." In *Northeast Historical Archaeology* Vol. 21-22. Nan Rothschild and Diana diZerega Wall editors. Pp. 137-160.

Landmarks Preservation Commission (LPC)

1982 *Towards an Archaeological Predictive Model for Manhattan: A Pilot Study.*

2002 *Landmarks Preservation Commission Guidelines for Archaeological Work in New York City.*

Lyne, James

1731 *A Plan of the City of New York From an Actual Survey.* (Lyne-Bradford Plan). William Bradford, New York. (Source: Cohen and Augustyn).

Maerschalc, Francis

1755 *A Plan of the City of New York from an actual Survey Anno Domini-M,DCC,IV.* Gerardus Duyckinck, New York. (Source: Cohen and Augustyn).

Miller, John

1695 *New Yorke.* John Miller, New York. (Source: Cohen and Augustyn).

New York Archaeological Council (NYAC)

1994 *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections.* New York Archaeological Council.

New York City Directories [microform]

1790-1855 Various city directories available at the New York Public Library on microfiche, including *The New York Directory*; *Longworth's New York Directory*, *Doggett's New York City Directory*, and *Rode's New York City Directory*.

New York City Jury Census

1816 On microfilm at the Municipal Archives.

Roberts, Daniel and David Barrett

1984 "Nightsoil Disposal Practices of the Nineteenth century and the Origin of Artifacts in Plowzone Provenience." *Historical Archaeology* Vol. 18, No. 1, pp. 108-115.

Rothschild, Nan A.

1990 *New York City Neighborhoods: The 18th Century.* Academic Press, San Diego.

Salwen, Bert and Rebecca Yamin

1990 *The Archaeology and History of Six Nineteenth Century Lots: Sullivan Street, Greenwich Village, New York City*. Prepared for New York University Law School. With contributions by Deborah Crichton, Joseph Diamond, and Stephanie Rippel.

Sanborn Map Company

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

2001 *Insurance Maps of the City of New York: Borough of Manhattan*.

Schine, Cathleen

2002 That Was New York: The “Holy Ground.” *The New Yorker*, September 16.
Posted online on September 9, 2002.

Shepard, Stephen Judd

1987 “Status Variation in antebellum Alexandria: An Archaeological Study of Ceramic Tableware.” In *Consumer Choice in Historical Archaeology*. Suzanne Spencer-Wood ed., Plenum Press, New York. pp 163-198.

Stokes, I. N. Phelps

1967 *The Iconography of Manhattan Island, 1498-1909*. Volumes I-VI. Originally published 1915-1928. Republished by Arno Press, New York.

Stottman, M. Jay

2000 “Out of Sight, Out of Mind: Privy Architecture and the Perception of Sanitation.” In *Historical Archaeology* Vol. 34, No. 1. pp 39-61.

Surveys of Streets

1792 Manuscript Collection (1780-1800), on file at the New-York Historical Society, Folders 20, 21, and 34.

Trinity Church Archives (reviewed)

1700-1800s Register of Lots with New Numbers.

1750-1766 Original Leases, pages 1-315 [all that are available].

1769-1835 Register of Lots.

1767-1794 Rent Roll.

1775 Observation on Church Grounds.

1781 Observation on Church Grounds.

1782 Trinity Church Rent Roll.

1784-1826 Sale of Lots.

1794 Register of Lots.

to 1805 Register of Lots (5).

to 1815 Register of Lots (5).

1834-1836 Expiration of Leases – Church Farm.

n.d. Rents of Church Ground.

n.d. Block 85, Division 1, Block 1 map [includes present tax lot number].

United States Federal Census for New York City

1790 On microfilm and available electronically at the New York Public Library.

1800 On microfilm and available electronically at the New York Public Library.

1810 On microfilm and available electronically at the New York Public Library.

1820 On microfilm and available electronically at the New York Public Library.

1830 On microfilm and available electronically at the New York Public Library.

1840 On microfilm and available electronically at the New York Public Library.

1850 On microfilm and available electronically at the New York Public Library.

Wilentz, Sean

1984 *Chants Democratic: New York City & the Rise of the American Working Class, 1788-1850*. Oxford University Press, New York and Oxford.

Yamin, Rebecca

2001a "Becoming New York: The Five Points Neighborhood." In *Historical Archaeology* Volume 35, No. 3. Rebecca Yamin, ed. Pp.1-5.

2001b "From Tanning to Tea: The Evolution of a Neighborhood." In *Historical Archaeology* Volume 35, No. 3. Rebecca Yamin, ed. Pp.6-15.

Yamin, Rebecca, Session Chair

1996 Tales of Five Points: Working Class Life in Nineteenth Century New York. Session 7 at the 29th Annual Meeting of the Society for Historical Archaeology, Cincinnati.

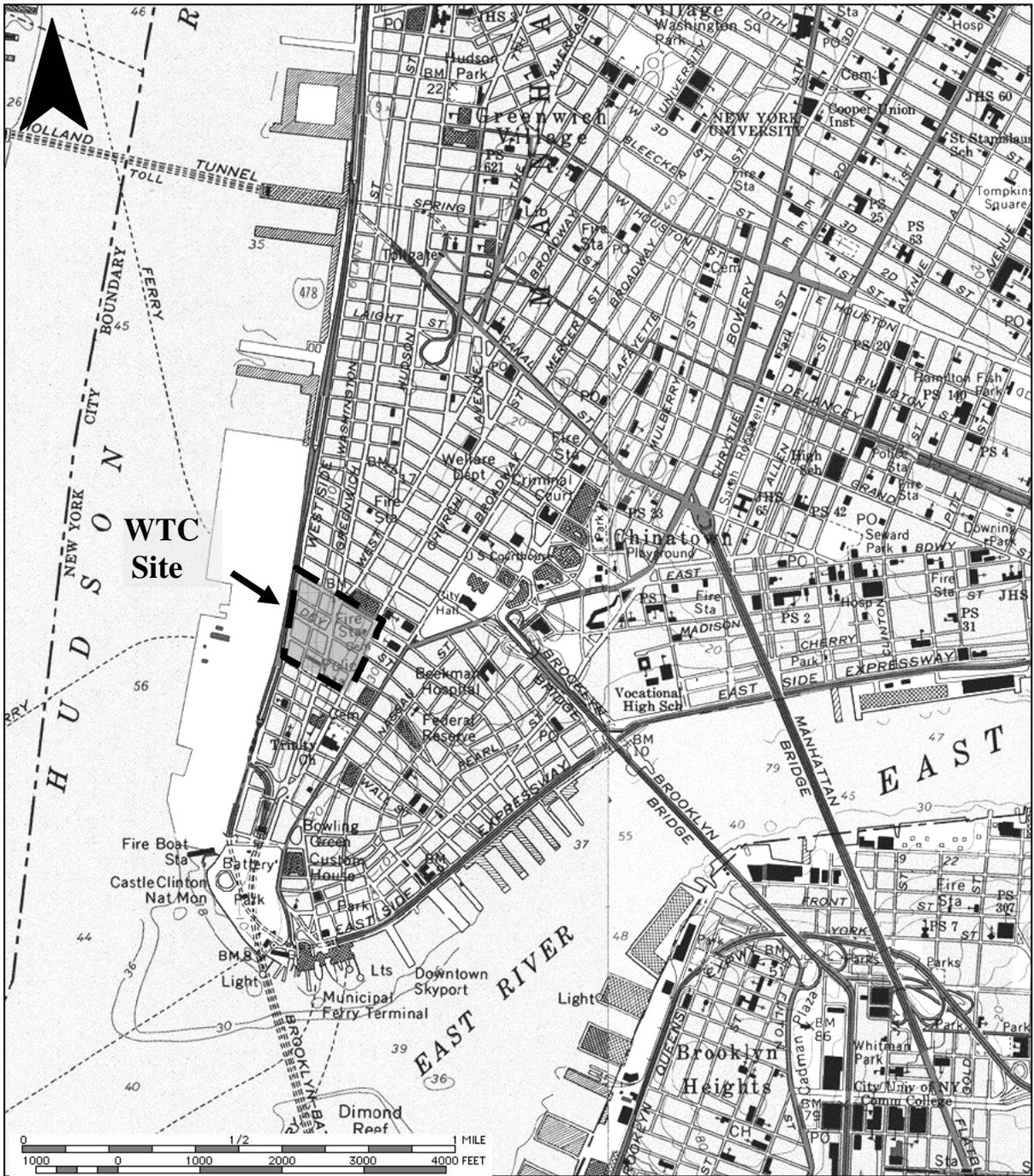


FIGURE 1

USGS Jersey City, NJ and Brooklyn, NY Quadrangles, 1976 and 1995.

World Trade Center Project Site.

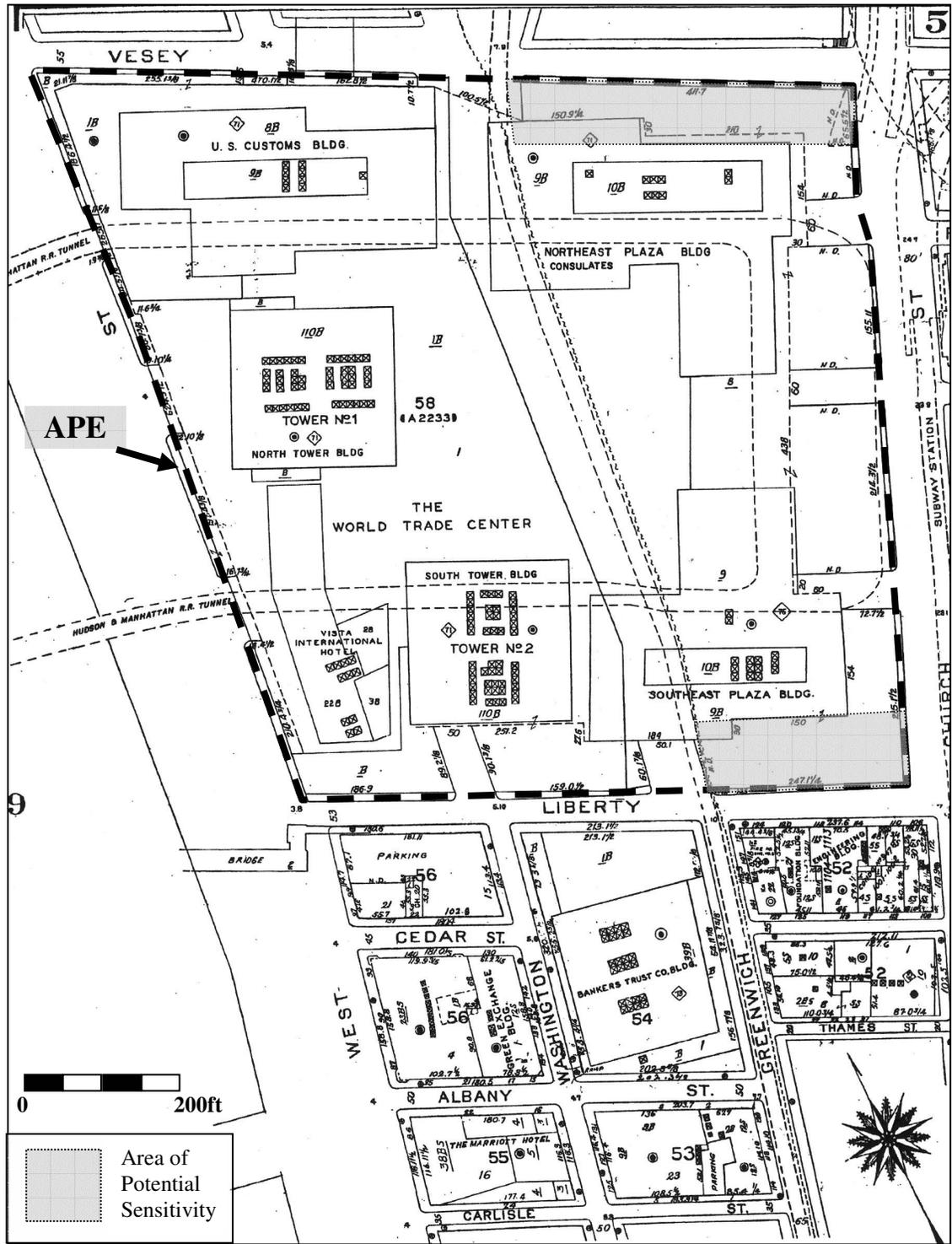


FIGURE 2

*World Trade Center APE.
Sanborn 2001.*

World Trade Center Project Site.

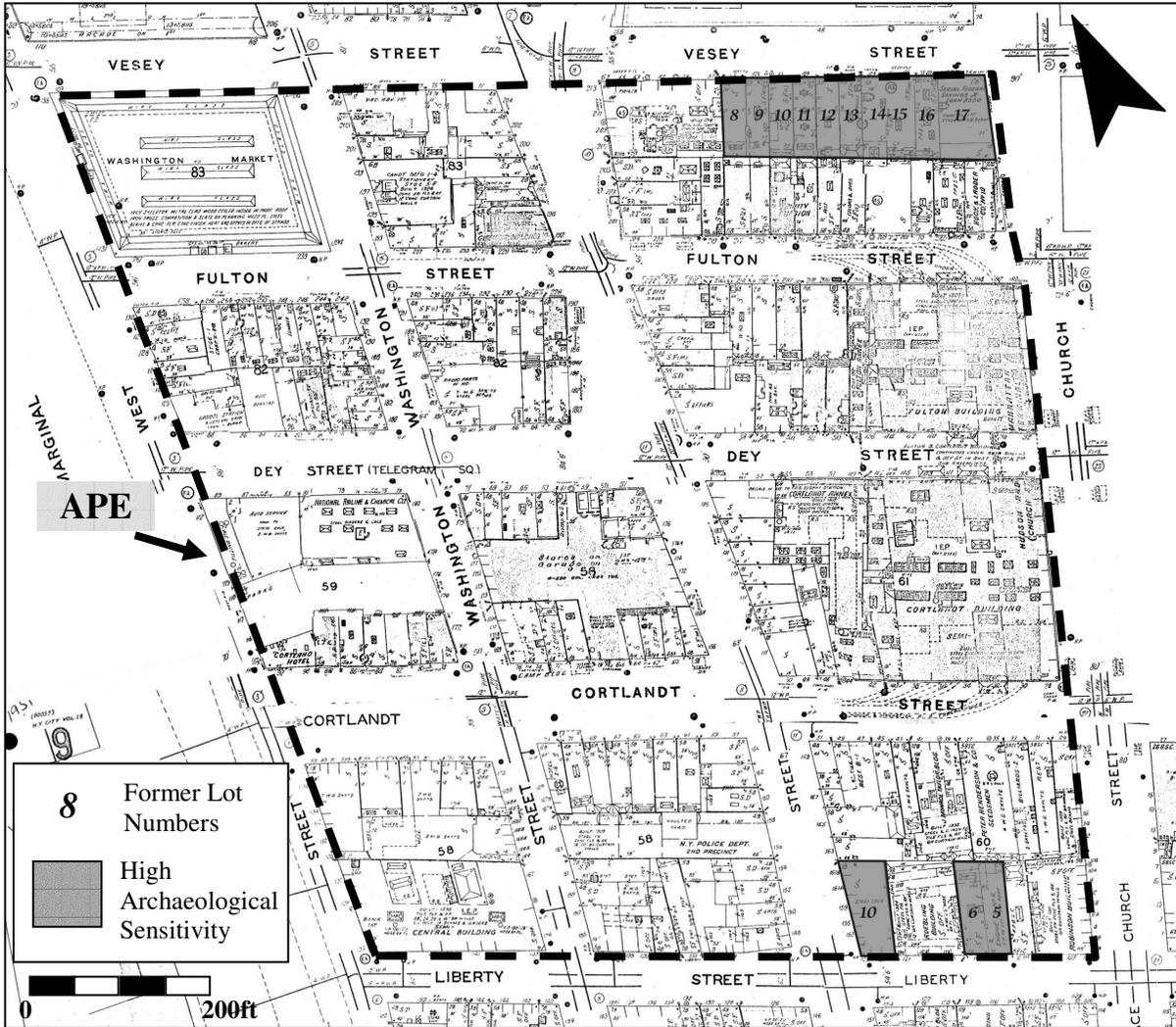


FIGURE 3

Area of Proposed Archaeological Sensitivity.
World Trade Center Project Site.
Sanborn 1951.

Block 60, Lot 5 (113 Liberty Street)

Year	Grantor	Grantee	Tax	Census	Directory
Unkn.	Lydia and John Davis	Jacob Stoutenburgh			
1786	Jacob Stoutenburgh Executors	Gulian Ver Planck			
1790				No residents identified for property	Ver Planck not on property; no other residents identified ¹
1795					Ver Planck not on property
1800				No residents identified for property	Ver Planck not on property
1806-1808					John Boorman not on property
1807			John Boorman		
1808			John Boorman		
1809			John Gordon		
1810			John Labagh	John Labagh (4 white males, 4 white females)	Labagh not on property
1812			John Labach		Rutgers and Seaman
1813			J. Labach		
1815			John Labach		
1816	Gulian Ver Planck Executors	Samuel Gouverneur		John Labach, stonecutter and fireman, 37 (5 white males, 4 white females)	
1816	Samuel and Mary Gouverneur	William Howel			
1816	William and Harriet Howel	Joseph McKinne			
1817			J. Labach		
1818			Jno. Labagh		
1819			Jno. Labagh		
1820	Gideon and Margaret Pott; Joseph and Margaret McKinne	John Palmer (Master in Chancery)	John Labaugh	John Labaugh (5 white males, 4 white females)	
1820	John Palmer (Master in Chancery)	Gurdon Buck			
1821			John Labach		
1822			John Labagh		

¹ In 1792, G. V. Planck was listed as the “proprietor” (owner) for this lot, but no tenants were listed (Surveys of Streets 1780-1800, Folder 34).

Year	Grantor	Grantee	Tax	Census	Directory
1823			John Labach		
1824			John Labach		Labach not on property
1825			John Labach		
1826			Abraham Labach, J. Smith		
1827			Abraham Labach, J. Smith		
1828			Abraham Labach, J. Smith		
1829			Gurdon Buck		
1830			Gurdon Buck	Gurdon Buck (4 white males, 7 white females)	Gurdon Buck and Son, merchants, 68 South, h. 113 Liberty
1835			Gurdon Buck		Gurdon Buck and Son, merchants, 68 South, h. 113 Liberty
1836-1838					Gurdon Buck and Son, merchants, 68 South, h. 113 Liberty
1839					Gurdon Buck, merchant, 68 South, h. 113 Liberty
1840			Gordon Buck, William Lathrop, Alfred Clapp (both merchants)	Unable to find residents	Gurdon Buck, merchant, 68 South, h. 113 Liberty
1841					Buck no longer living on property
1844	Benjamin Sherman (Master in Chancery; Gurdon Buck et al. defendants)	Francis Loring			
1845			William C. Russell, Ebenezer L. Hunt		
1847			Samuel F. Crafts, E.L. Hunt		

Year	Grantor	Grantee	Tax	Census	Directory
1850			J.P. Russell, Agent; Jacobsen, Max Mantzek	Isaac Jacobsen, Merchant, wife, 8 children, 7 male boarders (merchants, musicians, opera workers), 1 female boarder	
1851					Isaac Jacobsen, commercial merchant; Max Marezek, manager
1852	Trustees of Francis Loring et al.	George Adee			
1855			George Adee		George Adee not on property; Isaac Jacobsen not on property

Block 60, Lot 6 (115 Liberty Street)

Year	Grantor	Grantee	Tax	Census	Directory
Unkn.	Unknown	John Peers			
1790				Unable to find residents	
By 1792	Heir of John Peers	Robert Gosman ²			
1798					Joshua Horten Megie, cartman
1800				Unable to find residents	William Bradford, tailor; John Marrenner, hairdresser
1805					Joshua Megie, cartman; Gosman not on property
1807	Robert and Joanna Gosman	John Ellis	Widow Parks, Alexander Campbell, Barnet Tims, Joshua McGee		
1808			Harlan Megie, Burnit Frins(?)		
1809			Alexander Campbell, Thomas Boyd, John Jabel(?) and J. Durand		

² Gosman acquired this lot from the heir of John Peers at least by 1792, when Gosman was listed as the lot's "proprietor." No tenants were listed for the lot at this time (Surveys of Streets 1780-1800, Folder 34).

Year	Grantor	Grantee	Tax	Census	Directory
1810			Abraham King	Abraham King (2 white males, 3 white females, 1 slave); (Rueben Knapp and one female listed next, but unclear which lot they were living on)	Rueben Knapp at 117 Liberty; Charles Bostwick not on property
1812			Rueben Knapp, Charles Bostwick		Charles Bostwick; (Rueben Knapp at 117 Liberty)
1813			Widow Barfe(?), Robert Barfe(?)		
1815	John Ellis Executors	David Austen	Samuel Gannage		
1816				Samuel Gannage, merchant, 34 (2 white males, 3 white females); James Skinner, blacksmith, 30 (3 white males, 4 white females)	
1817			Joseph Bakings(?)		
1818			Mrs. Van Alstine		
1819			Mrs. Van Alstine		
1820			Mrs. Van Alstine, 2 occupants (illegible)	Unclear (but not John Gelston)	
1821			John Gelston		
1822			John Gelston		
1823			John Gelston		
1824			John Gelston		
1825			John Gelston		John Gelston, 11 Broad, h. 115 Liberty
1826			John Gelston		
1827			John Gelston		
1828			John Gelston		
1829			Joseph Otis		
1830			Joseph Otis	Joseph Otis (1 white male, 4 white females)	Joseph Otis, 47 South, h. 115 Liberty
1831			Joseph Otis		
1832			Elisha Cait		
1835			Eliza Cait		
1837	David and Mary Austen	William Wilmerding			
1837	Margaret Anthony, heir of John Peers	Robert Gosman			

Year	Grantor	Grantee	Tax	Census	Directory
1837	William and Joanna Wilmerding	Gurdon Buck			
1840			Gordon Buck, Charles Van Wyck (merchant), Vanschaick	Unable to find residents	
1841	Charles and Francis Loring, Trustees of Susannah Hammond, will of Gardiner Greene	Gurdon Buck			
1841	Gurdon Buck	Dudley Gregory			
1844	Thomas Emmet (Master in Chancery, Gurdon Buck et al. defendants)	Francis Loring			
1845			William Russell, John Hillas, E. Caprano, Benjamin Ferris		
1850			J.P. Russell, Agent	Thomas Britt, porter, wife and 2 children; Albert Soren, porter, wife, 4 children, non-related female; William Swain, ship carpenter, wife, 5 children; John Hollien, saddler, wife; John Wehmer, carman, wife, 2 children; John O'Harra, porter, wife, 6 children; Patrick Moore, porter, wife, 5 children, non-related female; Henry Moore, porter, wife, 3 children; Andrew Flood, cordwainer, wife, 2 children	
1851					Thomas Britt; Albert Lorey, porter; Henry Moon, porter; Edward Hueguenin; William Swain, shipcarpenter; Patrick Moore, porter; J. Denys& Wim. Guggenheim, importers
1852	Charles and Francis Loring, Trustees of Susannah Hammond, will of Gardiner Greene	Herman Le Roy Newbold			
1855			Newbold		Newbold not on property

Block 60, Lot 10 (135-139 Greenwich through mid-1820s; later 147-151 Greenwich)

Year	Grantor	Grantee	Tax	Census	Directory
1768	David Algeo's will filed	David and William Algeo, grandsons of David Algeo			
1790				Unable to find residents	
1792	David and William Algeo, heirs of David Algeo	Samuel Stillwell			
1792	Samuel and Elizabeth Stillwell	George Lindsay (south ¾ of lot)			
1792	George and Eliza Lindsay	Robert Hunter (south ¾ of lot; one house noted) ³			
1797					No Meeks or Hunters listed on property
1798					139 Gr.: Thomas Meeks, mason (no Hunters listed on the property)
1799					135 Gr.: George Hunter; 139 Gr.: Thomas Meeks, mason (no other Hunters listed on property)
1800				John Hunter (2 white males, 1 white female, 3 free blacks); Ruth Hunter (1 white male, 3 white females, 3 free blacks, 1 slave); Thomas Meeks (2 white males, 3 white females)	135 Gr.: George Hunter, John Hunter, auctioneer; 137 Gr.: Hunter, widow of Robert; Samuel Bell, accountant; 139 Gr.: Thomas Meeks, grocer (no Browns on property)
1803					137 Gr.: Hunter, widow of Robert

³ In 1792, Robert Hunter was listed as the "proprietor" of this lot, but no tenants were listed (Surveys of Streets, 1780-1800, Folders 33 and 34).

Year	Grantor	Grantee	Tax	Census	Directory
1805					137 Gr.: Hunter, widow of Robert; 139 Gr.: Mary Brown, mantuamaker
1806					137 Gr.: Hunter, widow of Robert
1807			135 Gr.: Widow McKenzie, Mr. Melick, James Boyd, Mr. McDole, Mr. Sprigg, Mr. Gibben; 137 Gr.: Silvanus Miller; 139: Francis Cochran, Thomas Brown		No Hunters on property
1808			135 Gr: Widow McKenzie, P. Melick, James Boyd, John King, Stephen Baker, Benjamin Palmer, John Givent, John P. Foot, Mr. Asten; 137 Gr.: G.V. Ludlow; 139 Gr.: Thomas Brown		
1809			135 Gr.: Widow Mary McKenzie, B.P. Melick, Archibald Austin, James Boyd, James Van Vecten, Benjamin Palmer, John Given, John P. Foot, William Chapman; 137 Gr.: Gabriel V. Ludlow; 139 Gr.: Thomas Brown		

Year	Grantor	Grantee	Tax	Census	Directory
1810			135 Gr.: Ranson Clark, Donal Malcomb; 137 Gr.: G.V. Ludlow; 139 Gr.: Thomas Brown	Ranson Clark (5 white males, 3 white females, 2 free blacks, 3 slaves); Gabriel V. Ludlow (4 white males, 4 white females, 1 slave); Thomas Brown (2 white males, 3 white females)	135 Gr.: Francis Sennes, fruiter; 137 Gr.: G.V. Ludlow, counselor; 139 Gr.: Thomas Brown, grocer
1811			135 Gr.: G.V. Ludlow, Robert Hunter, Francis Sennes; 137 Gr.: G.V. Ludlow; 139 Gr.: Thomas Brown		
1812					135 Gr.: Ruth Broome, Francis Sennes; 137 Gr.: G.V. Ludlow; 139 Gr.: Thomas Brown
1813			135 Gr.: Mrs. Broome, Francis Sennes; 137 Gr.: Jacob Valentine, Isaac Valentine; 139 Gr.: Thomas Brown		
1815			135 Gr.: Mrs. Broome, Francis Sennes; 137 Gr.: Robert Hunter; 139 Gr.: John McKenna		
1816				135 Gr.: Mrs. Broom (2 white males, 2 free blacks); 137 Gr.: Robert Hunter, 27, gentleman (1 white male, 7 white females, 1 male slave); 139 Gr.: John McKenna, 22, grocer(2 white males, 2 white females)	
1817	James Gill conveys his interest	Theophilus A. Gill (north ¼ of lot)	135 Gr.: Mrs. Broome; 137 Gr.: Robert Hunter; 139 Gr.: Gill		

Year	Grantor	Grantee	Tax	Census	Directory
1818			135 Gr.: Mrs. Broome; 137 Gr.: John Crawford, Jno. Lantwell(?); 139 Gr.: Theo. Gill		
1819			135 Gr.: Mrs. Broome; 137 Gr: Mrs. Broome; 139 Gr.: Theo. Gill		
1819-1829	Various other family members convey their interest	Theophilus A. Gill (north ¼ of lot)			
1820			135 Gr.: Mrs. Broome; 137 Gr: Mrs. Broome; 139 Gr.: Theo. Gill	Mrs. Broome (3 white females, 2 free back females, 1 free black male)	
1821			147 Gr.: Mrs. Broome; 149 Gr: Mrs. Broome; 151 Gr.: Theo. Gill		
1822			147 Gr.: Mrs. Broome; 149 Gr: Mrs. Broome; 151 Gr.: Theo. Gill		
1823			147 Gr.: Mrs. Broome; 149 Gr: Mrs. Broome; 151 Gr.: Theo. Gill		
1824			147 Gr.: Mrs. Broome; 149 Gr: Mrs. Broome; 151 Gr.: Theo. Gill		

Year	Grantor	Grantee	Tax	Census	Directory
1825			147 Gr.: Mrs. Broom, Wm. A.G. Thompson, merchant, Timothy Armsted, merchant, Mr. Scriber, broker; 149 Gr.: Mrs. Broom; 151 Gr.: Theophilus A. Gill, Charles A. Carpenter		
1830			Mrs. Broom (147, 149 Gr.); T.A. Gill (151 Gr.)	Unable to find residents	Gill not on property
1835	Horatio Gates Lewis (Robert Hunter's heir's husband)	Richard Harison (attorney owed money) (interest in middle portion of lot with house); Ruth Broome, Hunter's widow (retains south portion of lot and house as dower right)	147, 149 Gr.: Mrs. Broome; 151 Gr.: Thomas A. Gill, David Jones		Gill not on property
1835	Richard Harison	Robert Ludlow			
1840			Philip Schuyler, agent (147, 149 Gr.); Theo. Gill (151 Gr.)	Unable to find residents	Gill not on property
1845	Philip Ruggles (Master in Chancery, Robert Ludlow et al., defendants)	Theophilus A. Gill (south ¾ of lot with 2 houses, now 147 and 149 Greenwich)	Thomas A. Gill (147 and 149 Gr. noted as "unfinished")		
1850			Theo. A. Gill, Edw. Volger(?) (147 Gr.); Wm. Firderer (149 Gr.); Wm. McKenna (151 Gr.)	Charles Speroni, tailor, wife, 2 children; Mathias Bauer, confectioner, wife, 6 children, 3 non-related males; Wilhemina Kipash; John Rust, cabinet maker, wife, 2 children; Marius Roger, watch maker, wife, 2 children	

Year	Grantor	Grantee	Tax	Census	Directory
1851					147 Gr.: Merkle & Dung, drugs, Philip Merkle, Albert Dung, William Frank, caps; 149 Gr.: William Firderer, fancygoods, F.W.C. Ruthardt, Wm. Roche, secondhand books; 151 Gr.: John Lutz, thread & needles, Frederick Wolz, butcher, Charles Speroni, tailor, Marius Roger, watchcases, Catherine Falconer, milliner
1855			T.A. Gill (153, 157, 161 Gr.); M. Lederer (157 Gr.); E. Graw(?) (161 Gr.); Joseph Meyers (161 ½ Gr.)		Michael Lederer, clothing, 182 and 158 Gr., h. 157 Gr.; no Gill, Meyers, or Graw on property

Block 85, Lot 8 (Lot 49 of Trinity Church Farm, 53 Vesey through the mid-1810s, then 55 Vesey afterwards)

Year	Grantor	Grantee	Tax	Census	Directory
1705		Church			
1759	Church	Johannes Ackerman (21-yr lease)			
1773		Thomas Lincoln (lease assumed based on later expiration data)			
1775	Church	"lease expired and vacant"			
1780		1759 lease expired			
1781	Church	"lease expired and vacant"			

Year	Grantor	Grantee	Tax	Census	Directory
1787	Church	George & Carle Pollock			
1787	Church	"T.C.....tenant pays T.C."			
1787	Church	Thomas Jones (no lease)			
1790				Unable to find residents	Unable to find residents ⁴
1792	Church	Simon Van Antwerp (21-yr lease)			
between 1792 and 1794	Church	George Sutton (lease)			George Sutton, broker (1794 only)
between 1792 and 1794	Church	Edward I. Platt			
1795					Thomas Greswold, distiller
1796	Church	John Griswold			Thomas Greswold, distiller
1800				No residents listed for this lot	Amelia Holden, boarding house
1805	Church	L. Lispenard (99-yr lease)			Holden not on property
post 1805		John Murray (lease)			
1807			Israel Titus		
1808			John Dover		
1809			Widow Ann Stagg, Benjamin Stagg, Henry Stagg		
1810			Jothan Smith, Samuel Gruman	Jothan Smith (5 white males, 3 white females); Thomas Jones (4 white males, 1 white female)	Jothan Smith and Samuel Gruman not on property
1812	Church	Conner & Van Winkle (42-yr lease, w/o "Covenant of Renewal")			
1812	Church	Andrew Raymond (lease)	Jothan Smith		Andrew Raymond
1813		1792 lease expiration	Andrew Raymond		

⁴ No "proprietor" (owner) or tenant listed in 1792 (Survey of Streets 1780-1800, Folders 20, 21).

Year	Grantor	Grantee	Tax	Census	Directory
1815			Andrew Raymond		
1816				Andrew Raymond, 50, attorney (2 white males, 2 white females)	
1817			Andrew Raymond		
1818			William Dodge, Jr., Jno. L. Robins		
1819			William Dodge, Jr., George A. Baker		
1820			William Dodge, Jr.	William Dodge (9 white males, 5 white females, 1 female slave)	William Dodge, coal merchant
1822			Connor and Van Winkle		Connor and Van Winkle, auctioneers, not listed on property
1823			Connor and Van Winkle		Jacob Van Winkle, 55 Vesey, h. 66 Vesey
1824			Connor and Van Winkle		Jacob Van Winkle, 55 Vesey, h. 66 Vesey
1825			Connor and Van Winkle		Jacob Van Winkle, 55 Vesey, h. 66 Vesey
1826			Van Winkle and Connor		
1827	Church	Abraham Van Buskirk (lease)	Connor and Van Winkle		
1830			Connor and Van Winkle	Unclear	John Connor, auctioneer, 55 Vesey, h. 225 Hudson
1831			Jacob Van Winkle		
1834	John Connor and Jacob Van Winkle assign lease	John Morrison			Jacob Van Winkle, auctioneer, 55 Vesey, h. 305 Greenwich
1834	John C. Morrison, druggist, assigns lease	Leonard Gordon, cordial distiller			

Year	Grantor	Grantee	Tax	Census	Directory
1835			Leonard Gordon		Leonard Gordon, cordial distiller, lemon and raspberry syrup manuf., 55 Vesey, h. 189 Duane; Connor and Van Winkle not on property
1836	Church	Thos. Lincoln (lease expiration)			
1840			Leonard Gordon	Unable to find residents	Leonard Gordon, cordial distiller, lemon and raspberry syrup manuf., 55 Vesey, h. 189 Duane
1845			P. Gordon		
1850			Philip Gordon	Unable to find residents	
1851					Philip Gordon, cordials and syrup manufactory, house Jersey City
1855			P. Gordon		Philip Gordon, distiller, h. Jersey City

Block 85, Lot 9 (Lot 48 of Trinity Church Farm; 51 Vesey through mid 1810s, 53 Vesey afterwards)

Year	Grantor	Grantee	Tax	Census	Directory
1705		Church			
1759	Church	David Brewer, house carpenter (21-yr lease)			
1773		Thomas Lincoln (lease assumed based on later expiration data)			
1775	Church	"lease expired and vacant"			
1780		1759 lease expired			
1781	Church	"lease expired and vacant"			
1787	Church	William McKenny			

Year	Grantor	Grantee	Tax	Census	Directory
1787	Church	Cornelius Ray (sold at A.L. Bleeker Auction)			
1790				Unable to find residents	
1792	Gabriel Verplanck Ludlow, <i>Gentleman</i>	Cornelius Ray			
1795					John Hallam, saddler; John Haswell, carman; Cornelius Ray not on property
1796	Church	John Griswold (10-yr lease)			Mrs. Eleanor Ray
1797					Mrs. Eleanor Ray
1798					Mrs. Eleanor Ray
1799					Samuel Moore, Isaac Johnson, William Thompson and James Moncresse not on property
1800				Samuel Moore (6 white males, 1 white female, 1 slave); William Thompson (1 white male, 1 white female); Isaac Johnson (1 white male, 2 white females); James Moncresse (1 white male, 2 white females)	Isaac Johnson, ship carpenter; James Moncresse, ship carpenter (William Thompson, Samuel Moore and Cornelius Ray not listed on property)
1805					Samuel Moore, boarding house; Joseph Burjeau and Cornelius Ray not on property
1806		1796 lease expired			Samuel Moore, boarding house; Benjamin Gilmore not on property
1807			Benjamin Gilmore		Benjamin Gilmore, merchant; Samuel Moore not on property

Year	Grantor	Grantee	Tax	Census	Directory
1808			Benjamin Gilmore, Samuel Gillian		
1809			Joseph Burjeau, James Moore, Joseph Miller, Benjamin Bartlett, Noah Bartlett		
1810	Church	Lispenard & Stewart (99-yr lease)	Joseph Burjeau, Wm. Angus, Mr. Coon	Joseph Berjeau (2 white males, 2 white females); William Angus (1 white male, 2 white females); Abby Lowell (2 white females); William Coon (3 white males, 1 white female)	Joseph Burjeau; Abraham Coon, hatter; Wm. Angus, carpenter
1811					
1812			Joseph Berjeau, Mr. Wells, Mr. Angus		Joseph Burjeau
1813			Joseph Burjeau, Wm. Higgins		
1815			Joseph Burjeau, John Burrows, Jr.		
1816				Joseph Berjeau, 33, artillery, (1 white male, 3 white females); John Burrows, Jr., 26, carpenter, (2 white males, 1 white female); William Buck, 29, carpenter, (2 white male)	
1817			Joseph Burjeau		
1818			Joseph Burjeau, William Nald		
1819			Joseph Burjeau		
1820			Joseph Burjeau	William Shaw (1 white male, 1 white female); Joseph Burjeau (2 white males, 3 white females); John Nald (1 white male, 3 white females); Bartholomew Martin (1 white male, 1 white female)	Bartholomew Martin, wine merchant; John, William, and Widow Catherine Nald; Burjeau and Shaw not listed on property
1821			Joseph Burjeau, Wm. Shaw		
1822			Joseph Burjeau		

Year	Grantor	Grantee	Tax	Census	Directory
1823			Cornelius Ray, Mr. Shaw, Dominick Eggert		
1824			Cornelius Ray, Wm. Shaw		
1825			Cornelius Ray, Jared Willers, fisherman		
1826			Cornelius Ray, Jared Willers		
1827			Estate of Cornelius Ray, Jared Wilinks, Nathan Eldridge		
1830			Estate of Cornelius Ray	N. Eldridge (4 white males, 3 white females)	Nathan Eldridge, fisherman
1831			Estate of Cornelius Ray		
1833	Executors of Cornelius Ray	John C. Morrison			
1833	John C. and Hilah Morrison	Charles Trinder			
1835			Charles Trinder		Trinder not on property
1836	Church	Thos Lincoln (lease expired)			
1840			Estate of Charles Trinder	Unable to find residents	
1845			Estate of Charles Trinder		
1849	Executors of Charles Trinder	Charles Lalin			
1850			Charles Lalin	Unable to find residents	Charles Lalin, boarding, 53 Vesey, h. 53 Vesey
1851					Charles Lalin, porter house; Henry Ludwig and Co., printers
1855			Charles Lalen		Lalin and Ludwig not on property
1909		1810 lease expired			

**Block 85, Lot 10 (Lot 47 of Trinity Church Farm; 49 Vesey through mid-1810s, then
51 Vesey afterwards)**

Year	Grantor	Grantee	Tax	Census	Directory
1705		Church			

Year	Grantor	Grantee	Tax	Census	Directory
1759	Church	Jacobus verveelen (21-yr lease)			
1773		Thomas Lincoln (lease assumed based on later expiration data)			
1775	Church	"lease expired and vacant"			
1780		1759 lease expired			
1781	Church	"lease expired and vacant"			
1782	Church	W. Wighton (no lease)			
1787	Church	William McKenny (30-yr lease)			
1787	Church	Cornelius Ray (sold at A.L. Bleeker Auction)			
1790				Unable to find residents	
1792	Church	A. Raymond (21-yr lease)			
1792	Gabriel Verplanck Ludlow, <i>Gentleman</i>	Cornelius Ray			
1796	Church	John Griswold (10-yr lease)			
1799					Isaac Riley, merchant; no Cox or Jones on property
1800				Isaac Cox (2 white males, 3 white females, 3 slaves); Isaac Jones (2 white males, 2 white females, 1 slave)	Isaac Riley, merchant; the Misses and Miss M. Beekman; Catharine Cox
1805					Ludlow not on property
1806		1796 lease expired			
1807			Widow Nicholson		
1808			Peter Ludlow		
1809			Peter and Robert Ludlow		
1810	Church	Lispenard & Stewart (99-yr lease)	Peter and Robert Ludlow	Peter Ludlow (8 white males, 3 white females, 1 slave)	
1812			Henry King		Henry King
1813		1792 lease expired	Henry King		
1815			Henry King		

Year	Grantor	Grantee	Tax	Census	Directory
1816				Henry King, 30, merchant (2 white males, 6 white females, 2 female slaves)	
1817		1787 lease expired	Henry King		
1818			Henry Lott		
1819			Henry Lott		
1820			Cornelius Ray	Sarah Gunn (4 white males, 8 white females, 1 free black female)	Sarah Gunn, boarding house
1822			M. Deposway		
1823			M. Deposway		
1824			Cornelius Ray, Michael Dykers		
1825			Cornelius Ray, Michael Dykers		P. Dykers, M.D., 51 Vesey and 80 Pearl; no Michael Dykers on property
1826			Cornelius Ray, Michael Dykers		Michael Dykers; P. Dykers, M.D.
1827			Estate of Cornelius Ray, Michael Dykers		
1830			Estate of Cornelius Ray, Lewis Forman	Mrs. Crygier (5 white males, 6 white females, 1 free black female)	C. Crygier; Forman not on property
1831			Estate of Cornelius Ray, Lewis Forman		
1833	Executors of Cornelius Ray	John C. Morrison			
1834	John C. and Hilah Morrison	William Post			
1835	John and Mary King	William Post, surviving partner of Post, Gerardus and John C. Morrison	John C. Morrison		No Morrisons on property
1835	Executors of Gerardus Post	William Post	John C. Morrison		
1836	Church	Thos Lincoln (lease expired)			
1837					Christian Morrison
1839					Christian Morrison
1840	William and Catherine Post	John S. Giles, Trustee for Christian B. Morrison, William Post, Jr. and Sarah Morrison	Wm. Post, Christian Morrison, druggist	Unable to find residents	Christian Morrison, 186 and 188 Greenwich, h. 51 Vesey

Year	Grantor	Grantee	Tax	Census	Directory
1845			Wm. Post, Trustee, Christian Morrison		
1850			Wm. Post and John Giles, Trustees	Christian Morrison, 40, occupation illegible, wife, 3 children, 3 unrelated females	
1851					Christian Morrison
1852					Christian Morrison not on property
1855			Wm. Post and John Giles, Trustees		Christian Morrison not on property
1909		1810 lease expired			

**Block 85, Lot 11 (Lot 46 of Trinity Church Farm; 47 Vesey through mid-1810s, then
49 Vesey afterwards)**

Year	Grantor	Grantee	Tax	Census	Directory
1705		Church			
1758	Church	John Bradburn (21-yr lease)			
1773		Thomas Lincoln (lease assumed based on later expiration data)			
1775	Church	"lease expired and vacant"			
1779		1758 lease expired			
1781	Church	"lease expired and vacant"			
1782	Church	G. Wighton (no lease)			
1787	Church	John Sullivan (46R) (sold at A.L. Bleeker auction) ⁵			
1788	Church	Richard Westervelt (21-yr lease)			
1790				Unable to find residents	
Between 1788 and 1794	Church	Benj. Westervelt (lease)			

⁵ John Sullivan was listed as the "proprietor" (owner) of this lot in 1792 (Survey of Streets 1780-1800, Folders 20, 21), along with adjacent Lot 12.

Year	Grantor	Grantee	Tax	Census	Directory
1796	Church	John Griswold (10-yr lease)			
1800				Silas Talbot (2 white males, 2 white females, 1 free black, 1 slave)	Silas Talbot, captain of the <i>Constitution</i>
1801					Silas Talbot, captain of the <i>Constitution</i>
1803					George W. Talbot, merchant
1805					George W. Talbot, merchant
1806		1796 lease expired			
1807			G.W. Talbot		
1808			G. W. Talbot		
1809		1788 lease expired	George W. Talbot		
1810	Church	Lispenard & Stewart (99-yr lease)	George Talbot	George W. Talbot (4 white males, 3 white females, 2 free blacks)	George W. Talbot, merchant
1812			John Holden, Geo. W. Talbot		George Talbot
1813			George W. Talbot		
1815			Mrs. Steal		
1816				Mrs. Steel, no age or profession given, (7 white females, 1 female slave)	
1817			Mrs. Steele		
1818			Mrs. Steele		
1819			Mrs. Steele		
1820			Mrs. Steele	Isabella Steele (1 white male, 7 white females)	Steel, widow of Robert M.
1821			Mrs. Steele		
1822			Mrs. Steele		
1823			Jno. P. Schemmerhorn		
1824			John P. Schemmerhorn		
1825			John P. Schemmerhorn		J. P. Schermerhorn , merchant
1826			John P. Schemmerhorn		J. P. Schermerhorn , merchant
1827			Thompson, Henry Inman		Henry Inman

Year	Grantor	Grantee	Tax	Census	Directory
1830			Frederick Pince	Frederick Pentz (4 white males, 2 white females, 1 free black female)	
1831			Frederick Pense		
1835			Frederick Pince		
1836	Church	Thos Lincoln (lease expired)			
1840			Frederick and John Pentz	Unable to find residents	
1845			Frederick and John Pentz		
1847			Frederick and John Pentz		
1850			Frederick Pentz	Frederick Pentz, 50, President Mechanics Association Bank, wife; Frederick Pentz (Jr.), 23, merchant; John Pentz, 35, store; Elizabeth Pentz, 70	
1851	Alfred Thompson, Trustee of William A. Thompson	Samuel P. Bell			Frederick Pentz
1855			S.P. Bell		Frederick Pentz no longer on property; Bell not on property
1909		1810 lease expired			

Block 85, Lot 12 (Lot 45 of Trinity Church Farm; 45 Vesey through mid-1810s, then 47 Vesey afterwards)

Year	Grantor	Grantee	Tax	Census	Directory
1705		Church			
1758	Church	Jacobus Ver Veelen (21-yr lease)			
1773		Thomas Lincoln (lease assumed based on later expiration data)			
1775	Church	"lease expired and vacant"			
1779		1758 lease expired			
1781	Church	"lease expired and vacant"			
1782	Church	G. Wighton (no lease)			
1787	Church	John Sulivon (45R) (sold at A.L. Bleeker auction)			

Year	Grantor	Grantee	Tax	Census	Directory
1788	Church	Isaac Halsey (21-yr lease)			
between 1788 and 1794	Church	James Lergent (?)			
1790				Unable to find residents	
1792	John Sullivan, Merchant Mary, his wife	John Holdron, Gentleman			
between 1794 and 1805	Church	John Hoes			
between 1794 and 1805	Church	Trinity Church endowed Grace Church. Grace leased out lot and used the rent (lease)			
1796	Church	John Griswold (10-yr lease)			
1797					Alexander Hosack not on property
1798					Alexander Hosack, merchant; William Hosack, attorney
1800				Alexander Hosack (1 white male, 2 white females, 1 slave)	Alexander Hosack, merchant
1805					Alexander Hosack, merchant
1806		1796 lease expired			
1807			Alexander Husick		
1808			Alexander Hosack		
1809		1788 lease expired	Alexander Hosack		
1810	Church	Lispenard & Stewart (99-yr lease)	Alexander Hosack	Alexander Hosack (1 white male, 1 white female, 1 slave)	Alexander Hosack, merchant
1811	John Holdron	Abraham Van Gelder			
1812			Alexander Hosack		Alexander Hosack; William Hosack
1813			Alex. Hosack		

Year	Grantor	Grantee	Tax	Census	Directory
1815			Alex. Hosack		
1816				Alexander Hosack, 80, gentleman (1 white male, 1 white female, 1 female slave)	
1817			Alex. Hosack, Jacob Dyckman		
1818			Alex. Hosack, Dr. Dyckman		
1819			Alex. Hosack, Dr. Dyckman		
1820			Alexander Hosack, Dr. J. Dyckman	Alexander Hosack (2 white males, 3 white females, 1 male slave)	Alexander Hosack, merchant
1821			Mrs. Van Gelder, Alex. Hosack, Dr. Dyckman		
1822			Mrs. Van Gelder, Estate of Alex. Hosack, Dr. Dyckman		
1823			Mrs. Van Guilder, Estate of Alex. Hosack		
1824			Mrs. Van Guilder, Estate of Alex. Hosack		
1825			Henry Inman, Portraits		
1826			Henry Inman, Thos. Cummings		Henry Inman, portrait painter; Inman and Cummings, portrait and min. paint
1827			John Lamb		Henry Inman, portrait painter; Inman and Cummings, portrait and min. paint
1830			W.W. Scrughams	W.W. Scrughams (2 white males, 6 white females)	
1831			Wm. W. Schrugams		
1835			P. Besennard, P. Pressedder(?)		
1836	Church	Thos Lincoln (lease expired)			
1840			Martha Wheeler	Unable to find residents	

Year	Grantor	Grantee	Tax	Census	Directory
1845			Martha Wheeler, John Fenniman, grocer, Ceasar Vanderett		Jacob Fineman & Co., grocers
1847			John Fenniman, Caesar Vanderbilt		
1848	James Maurice (Master in Chancery), Abraham Rose et al., defendants	Samuel Ely, Abraham Rose, Jonathan Seely			
1848	Abraham and Eliza Rose and Jonathan and Martha Seely	Samuel Ely			
1850			Dr. Samuel Ely	Unable to find residents	
1851					Louis Schworer, wines; J.C. Pulschan, grocer; F.C. Kinney, shovel maker; W.H. Smith; James Powell; Joseph Butler
1855			Ely and Rose		Ely and Rose not on property
1909		1810 lease expired			

Block 85, Lot 13 (Lot 44 of Trinity Church Farm; 43 Vesey through mid-1810s, then 45 Vesey afterwards)

Year	Grantor	Grantee	Tax	Census	Directory
1705		Church			
1761	Church	Catherine Miller, " free negro woman" (11-yr lease)			
1772		1761 lease expired			
1773	Church	Thomas Lincoln (63-yr lease)			
1782	Church	Geo Hass (5-yr lease)			
1787		1782 lease expired			
1787	Church	Andrew Morris (sold at A.L. Bleeker auction)			

Year	Grantor	Grantee	Tax	Census	Directory
1788	Church	John Horne (21-yr lease)			
1790				Unable to find residents	⁶
1795					James Hepburn, mason
1797					Pierre Depeyster not on property
1796	Church	John Griswold (10-yr lease)			
1798					Pierre Depeyster, shipmaster
1799					Pierre Depeyster, shipmaster
1800				Pierre DePeyster (3 white males, 3 white females, 3 slaves)	Pierre Depeyster, shipmaster
1805	Church	A.L. Stewart (99-year lease)			Philip Grim, merchant; Pierre Depeyster not on property
1806		1796 lease expired			
1807			Philip Grim		
1808			Philip Grim		
1809		1788 lease expired	Philip Grim		
1810			Philip Grim	Philip Grim (5 white males, 4 white females, 2 free blacks)	Philip Grim, merchant
1812			Philip Grim		Philip Grim
1813			Philip Grim		
1815			Philip Grim		
1816				Philip Grim, 50, merchant (8 white males, 4 white females, 2 free black females); John Baddy, 24, sail maker and fireman (1 white male)	
1817			Philip Grim		
1818			Philip Grim		
1819			Philip Grim		

⁶ Stephen Cooper is listed as a tenant in 1792 (Survey of Streets, 1780-1800, Folders 20 and 21).

Year	Grantor	Grantee	Tax	Census	Directory
1820			Philip Grim	Philip Grim (9 white males, 5 white females)	Philip Grim, merchant, 30 Old Slip, h. 45 Vesey
1822			Estate of Philip Grim		
1823			Estate of Philip Grim		
1824			Estate of Philip Grim		
1825			Estate of Philip Grim		
1826			Estate of Philip Grim		
1827			Estate of Philip Grim		
1830			Estate of Philip Grim	Mrs. Grayhorn (4 white males, 6 white females)	No Grayhorn listed on property
1831			Estate of Philip Grim, Henry Salisbury, Ransom Brody		
1835			Nathaniel Bunn(?)		
1837-1839					Joseph Bell not listed on property
1840			Joseph T. Bell, Eliza Grim	Unable to find residents	
1845			Joseph T. Bell		Joseph T. Bell, military store, 186 Fulton, h. 45 Vesey
1847			Joseph T. Bell		
1848	Almet and Helen Reed	Thomas Cargill			
1848	Thomas and Harriet Cargill	Margaret Stephens			
1849	John J.V. Westervelt (sherrif), interest of Thomas Cargill	Almet Reed			Joseph T. Bell, military store, 186 Fulton, h. 45 Vesey
1849	Almet and Helen Reed	Thomas H. Beale			
1850	Thomas H. and Eliza Beale	John Lowerre	Thomas H. Beale	Unable to find residents	Bell not listed on property
1851					T.H. Beal, cabinet maker
1853	Thomas Carnley (sherrif), interest of Thomas H. Beale	Peter Lynch and George Harrison			

Year	Grantor	Grantee	Tax	Census	Directory
1855			T.H. Beal		Henry Ludwig, printer and publisher, 45 Vesey , h. 188 Grand; no Beal or Harrison on property; Peter Lynch listed for Lot 15
1904		1805 lease expired			

Block 85, Lot 14 (Lot 43 of Trinity Church Farm; 39 or 41 Vesey through the mid-1810s, then 43 Vesey afterwards)

Year	Grantor	Grantee	Tax	Census	Directory
1705		Church			
1758	Church	Catherine Francis (21-yr lease)			
1775	Church	"lease expired and vacant"			
1779		1758 lease expired			
1781	Church	"lease expired and vacant"			
1782	Church	Geo Hass (5-yr lease)			
1784	Church	Henry Sharp (sold at A.L. Bleeker auction)			
1786	Church	Joseph Devoe (21-yr lease)			
between 1786 and 1794	Church	John Heron (lease)			
1787		1782 lease expired			
1787	Church	Andrew Morris (H. Sharp) (sold at A.L. Bleeker auction)			
1790				Unable to find residents	
1792	Andrew Morris, Tallow Chandler Eleanor, his wife	David Pierson, House Carpenter ⁷			

⁷ David Pearson is listed as a tenant on the lot in this year (Survey of Streets 1780-1800, Folders 20, 21).

Year	Grantor	Grantee	Tax	Census	Directory
1794					David Pierson, house carpenter; James Piekton, house carpenter
between 1794 and 1805	Church	John Heron			
between 1794 and 1805	Church	Robert Penne (lease)			
between 1794 and 1805	Church	Trinity Church endowed Grace Church. Grace leased out lot and used the rent (lease)			
1795					John Bard not listed on property
1796	Church	John Griswold (10-yr lease)			John Bard, broker
1797					John Bard, broker
1798	Daniel Pierson, House Carpenter Hester, his wife	John Bard, Jr., Insurance Broker			John Bard, Jr.
1800				John Bard (2 white males, 3 white females, 1 free black)	John Bard; Grim not on property
1801					John Bard
1804	Anne Elder	Philip Grim			
1805	Church	William Paulding (99-yr lease)			Barrow not on property
1806		1796 lease expired			Barrow not on property
1807		1786 lease expired	William Barrow		
1808			Dr. William Barrow		
1809			Dr. William Barrow		
1810			John Keese	John Keese (4 white males, 5 white females, 2 free blacks)	John Keese, druggist; Rosa Keese, widow
1812			John Blagge, James Blagge		John Blagge
1813			John Blagge, Alex. Hamilton		

Year	Grantor	Grantee	Tax	Census	Directory
1815			John Blagge, Theodore V. Varick		
1816				John O'Dey, 30, merchant (1 white male, 6 white females, 1 male slave); Asa Worthington, 27, merchant (5 white males, 2 female slaves)	
1817	Church	Obadiah Holmes, assignment of lease	Mrs. Blagge, Richard Hamilton, Charles Douglas, Alex. McDonald, Edward Livingston		
1818			Mrs. Blagge, Jones, Robert Given		
1819			Nathaniel Pendleton, J. P. Schemmerhorn		
1820			Nath. Pendleton	Abraham Bussing (8 white males, 7 white females, 2 free black males, 1 free black female)	Abraham Bussing
1822			Estate of Nathaniel Pendleton		Abraham Bussing
1823			Estate of Nathaniel Pendleton		Abraham Bussing
1824			Nathaniel Pennington		Abraham Bussing
1825			Nathaniel Pendleton		Abraham Bussing not on property
1826			Nathaniel Pendleton		
1827			Nathaniel Pendleton		
1830			Estate of Nathaniel Pendleton, Henry Inman	Henry Inman (4 white males, 4 white females)	Henry Inman, portrait painter
1831			Estate of Nathaniel Pendleton, Dr. Grayson		
1832			Dr. Grayson		
1834	Church	Nicholas Slakor (lease expired)			
1835			Dr. Grayson		
1840			Dr. Grayson	Unable to find residents	

Year	Grantor	Grantee	Tax	Census	Directory
1845			Dr. Wm. Grayson		
1846					Grayson not listed on property
1847	Widow (Elizabeth Grim) and heirs (Philip and Augustus Grim, Maria and Isabella Schermerhorn) of Philip Grim	Almet Reed			Grayson not listed on property
1847	John Schernerhorn, assignee of George Schermerhorn	Almet Reed	John Boyd		
1850			Estate of Dr. Grayson	Unable to find residents	
1851					John Boyd, liquors
1855			Estate of Dr. Grayson		John Boyd, liquors, 45 Vesey, h. 45 Vesey
1904		1805 lease expired			

Block 85, Lot 15 (Lot 42 of Trinity Church Farm; 37 Vesey through the mid-1810s, then 41 Vesey afterwards)

Year	Grantor	Grantee	Tax	Census	Directory
1705		Church			
1760	Church	John Hendrick Gauthor (21-year lease)			
1762	Church	David Brewer, house carpenter (17-yr lease)			
1775	Church	"lease expired and vacant"			
1781	Church	"lease expired and vacant"			
1782	Church	John Besonet (19-yr lease)			
1783		1762 lease expired			
1786	Church	James Carter (21-yr lease)			
between 1786 and 1794	Church	James Westervelt (lease)			

Year	Grantor	Grantee	Tax	Census	Directory
1787	Corporation of Trinity Church	Hubert Van Wagenen (42R) (sold at A.L. Bleeker auction)			
1790				Unable to find residents	⁸
no later than 1794	Church	Benjamin Smith (lease)			
1794	James Renwick, James Nicholson, John Murray, Jr., James Watson, Matthew Clarkson, Henry Ten Broeck, Jacob Hallett, William W. Gilbert, Nicholas Cruger	Hubert Van Wagenen, Gentleman, Vestryman 1787-1806 (21-year lease)			
between 1794 and 1805	Church	Benj Smith (lease)			
between 1794 and 1805	Church	New Town Church (lease)			
1795					Van Wagenen not on property
1796	Church	John Griswold (10-yr lease)			Van Wagenen not on property
1800				John Mandebbee(?) (1 white male, 3 white females, 2 slaves)	
1801		1782 lease expired			
1803	William Pultney	David Grim, Samuel Mansfield, and Walter Bowne			Grim, Mansfield, and Bowne not on property
1804	David Grim, Samuel Mansfield, and Walter Bowne of the New York Bread Company	John Hyslop, baker			
1805	Church	William Paulding (99-yr lease)			Hyslop, Barrow, Depeyster, Grim not on property
1807		1786 lease expired	James Lloyd		Hyslop not on property
1808			John Hyslop		Hyslop not on property
1809			John Hyslop		Hyslop not on property

⁸ A “manufactory” is listed for Lots 15, 16, and the west half of 17 in 1792 (Survey of Streets 1780-1800, Folders 20, 21).

Year	Grantor	Grantee	Tax	Census	Directory
1810			Wm. Sandford	William Sandford (3 white males, 7 white females, 5 slaves)	William Sandford, merchant
1812			John Hyslop, Wm. Sandford, Mr. Sandford		Sandford not on property
1813			John Hyslop		Sandford not on property
1815			John Hyslop, William Cammyer		
1816				William Cammyer, 63, baker (5 white males, 5 white females); Thomas Dilks(?), 73, shoemaker (1 white male, 1 white female)	
1817	Church	Obadiah Holmes, assignment of lease	William Farrow		William Farrow, baker
1818			John Hyslop		William Farrow, baker
1819			Jno. Hyslop, John McKenzie		John McKenzie, baker
1820			John Hyslop, Jno. McKenzie	John McKenzie (6 white males, 4 white females)	John McKenzie, baker
1821	Jeremiah Drake, Master in Chancery	John Johnston			John McKenzie, baker
1822	John and Margaret Johnston	Alexander McKenzie	John McKenzie		John McKenzie, baker
1823			Alex. McKenzie, John Bruce, Edward Weir		John Bruce, baker; Edward Weir, tailor
1824			Alex. McKinsey		John Bruce, baker; Edward Weir, tailor; McKenzie not on property
1825	Alexander and Jane McKenzie	John Limberger	John Limberger, Nathaniel Pendleton		John Limberger, baker
1825	John and Mary Limberger	Michael Van Beuren	John Limberger		
1826			John Limberger		
1827			John Limberger		
1830			John Limberger	Jno. Limberger (12 white males, 6 white females)	John Limberger, baker
1831			John Limberger		
1834	Church	Nicholas Slakor (lease expired)			
1835			John Limber		

Year	Grantor	Grantee	Tax	Census	Directory
1837	Michael Van Beuren	John Limberger			
1837	John and Margaret Johnston	John Limberger			
1838-1839					John Limberger, baker
1840			Estate of John Limberger	Unable to find residents	Henry Sparks, baker; Sparks and Co.
1841					Henry Sparks, baker; Sparks and Co.
1842					Henry and Frederick Sparks, bakers
1843-1844					Samuel Conlon, fruiterer, 39 and 74 Vesey, grocer, 41 Vesey
1844	Executors of John Limberger	Joseph Harrison			
1845	Joseph Harrison	Peter and Daniel Lynch	P and D Lynch, Frederick Sparks		Frederick Sparks, baker
1847	Daniel Lynch	Peter Lynch			
1848	Abraham Frazee	George Youngs, assignment of lease			
1850			Peter Lynch	Unable to find residents	
1851					Peter Lynch, grocer
1855			Peter Lynch		Peter Lynch, grocer, 41 Vesey, h. 41 Vesey
1904		1805 lease expired			

Block 85, Lot 16 (Lot 41 of Trinity Church Farm; 35 Vesey until mid-1810s, 39 Vesey afterwards)

Year	Grantor	Grantee	Tax	Census	Directory
1705		Church			
1750	Church	Godfrey Wall, "gardner" (21-yr lease)			
1771		1750 lease expired			
1771	Church	Nicholas Slakor (63-yr lease)			

Year	Grantor	Grantee	Tax	Census	Directory
1786	Church	Ceasar Lispinard (21-yr lease)			
between 1786 and 1794	Church	Samuel Sneed (lease)			
1787	Corporation of Trinity Church	Hubert Van Wagenen, Vestryman 1787-1806 (41R) (sold at A.L. Bleeker auction)			
1790				Unable to find residents	Daniel Campbell, labourer⁹
1794	James Renwick, James Nicholson, John Murray, Jr., James Watson, Matthew Clarkson, Henry Ten Broeck, Jacob Hallett, William W. Gilbert, Nicholas Cruger	Hubert Van Wagonen, Gentleman, Vestryman 1787-1806 (21-year lease)			
1796	Church	John Griswold (10-yr lease)			
1800				Joseph H. Aikins (2 white males, 1 white female, 1 slave); Mark Lynch (1 white male, 4 white females)	Joseph Aikins, shipmaster; Mark Lynch, shipmaster
1801					Joseph Aikins, shipmaster
1803	William Pultney	David Grim, Samuel Mansfield, Walter Bowne			
1805	David Grim, Samuel Mansfield, Water Bowne of the New York Bread Company	Frederick DePeyster, Vestryman 1800-1812, and Philip Grim			Williams and Thorn not on property
1805	Church	Lem Well (99-yr lease)			
1806		1796 lease expired			
1807		1786 lease expired	Richard Berrian, Charles Deboy		
1808	Philip and Elizabeth Grim	Frederick DePeyster	William Williams		
1809	Frederick and Ann DePeyster	Thomas and Wilkinson Satterthwaite	Stephen Thorn, Jr.		Sands not on property

⁹ A “manufactory” is listed for Lots 15, 16, and the west half of 17 in 1792 (Survey of Streets 1780-1800, Folders 20, 21).

Year	Grantor	Grantee	Tax	Census	Directory
1810			Robert Sands	Robert Sands (4 white males, 4 white females, 1 free black)	Robert Sands
1811	Thomas and Catharine Satterthwaite	George A. Bibby			Sands not on property
1812	Ben Ledyard (Master in Chancery), Thomas Satterthwaite et al., defendants	Frederick DePeyster	Peter B. Van Beuren		No listing
1813			G. Van Buskirk, John Darby		
1814	David Grim, Samuel Mansfield, Walter Bowne of the New York Bread Company	Stephen Thorne, Jr.			
1815	Frederick and Ann DePeyster	James Farquhar	Stephen Thorn, Mr. Spader		
1816	Stephen Thorne, Jr.	Hannah Gerardt		John Gussner(?), 26, tin manufacturer and artillery (4 white males, 5 white females); William Woodruff, no age given, tailor (3 white males)	Gussner and Woodruff not listed on property
1817			Mrs. Wardell, Alex. Lefoy, Wm. A. Coffee (?)		
1818			Mrs. Wardel, Alex. Lefoy		No Lamont or Fowler listed on property
1819			Hammell, P.B. Lamont		P.B. Lamont, painter, etc.; Jane Fowler, widow
1820			Hammell, P.B. Lamont	P.B. Lamont (1 white male, 5 white females); Jane Fowler (2 white males, 3 white females)	P.B. Lamont, painter, etc.; Jane Fowler, widow
1822	Hannah Geraert	William Ovington	Wm. Ovington		No Lamont, Ovington or Bodin listed on property
1823			Wm. Ovington		
1824			Wm. Ovington, John Bodin		Jennet McDonald, boarding house
1825			William Ovington		Jennet McDonald, boarding house
1826			William Ovington		Jennet McDonald, boarding house

Year	Grantor	Grantee	Tax	Census	Directory
1827			Wm. Ovington		Jennet McDonald, boarding house
1830	William Ovington	John Jacob Astor	William Ovington	Mrs. McDonald (6 white males, 4 white females)	Jennet McDonald, boarding house
1831	James and Elizabeth Farquhar	Henry Kneeland (trust deed)	William Ovington		Jennet McDonald, boarding house
1833	Henry and Margaret Kneeland	Charles Kneeland			Jennet McDonald, boarding house
1834	Church	Nicholas Slakor (lease expired)			McDonald not on property
1835	John Jacob Astor	John Limberger	John Limber		
1835	Ogden Haggerty and Elizabeth S. Kneeland	Charles Kneeland			
1835	Henry Kneeland	Charles Kneeland			
1840			Charles Kneeland	Unable to find residents	
1843-1844					Samuel Conlon, fruiterer, 39 and 74 Vesey, grocer, 41 Vesey
1845			Charles Kneeland, Samuel Conlan		Samuel Conlan, grocer
1846-1847					Samuel Wilson Conlan, grocer, 39 Vesey, h. 39 Vesey
1850			Charles Kneeland	Patrick Rohan, 53, grocery, wife; James Rohan, laborer, unrelated female; Henry Sparks, 50, baker, 2 female family members, unrelated female; 3 other males, all bakers	
1851	Various Kneeland heirs	Benjamin M. Whitlock			Patrick Rohen, porter house; Henry Sparkes, baker
1855			John Jagger		
1904		1805 lease expired			

Block 85, Lot 17 (Lots 39 and 40 of Trinity Church Farm; 31-33 Vesey through the mid-1810s, then 35-37 Vesey afterwards)

Year	Grantor	Grantee	Tax	Census	Directory
1705		Church			
1750	Church	Godfrey Wall, "gardner" (21-yr lease)			
1771		1750 lease expired			
1771	Church	Nicholas Slakor (63-yr lease)			
1782	Church	Philip Linzie (lease) (east half only)			
1786	Church	Samuel Holloway (21-yr lease) (west half only), John V. Blarcum (21-yr lease) (east half only)			
1787	Corporation of Trinity Church	Hubert Van Wagenen, Vestryman 1787- 1806 (40R) (sold at A.L. Bleeker auction) (west half only), James Quackenbush (sold at A.L. Bleeker auction) (east half only)			
1790				Unable to find residents	
1792	Samuel Quackenbush, shopkeeper Leah, his wife	Christian Bourdett, blacksmith (west half only)			Richard Moore not listed ¹⁰
1793					Richard Moore, cooper
1794	James Renwick, James Nicholson, John Murray, Jr., James Watson, Matthew Clarkson, Henry Ten Broeck, Jacob Hallett, William W. Gilbert, Nicholas Cruger	Hubert Van Wagonen, Gentleman, Vestryman 1787- 1806 (west half only) (21-year lease)			Richard Moore, cooper
1794	Church	John Torbune (lease) (east half only)			
1794	Church	John Vanderhoof (lease) (east half only)			

¹⁰ A "manufactory" is listed for Lots 15, 16, and the west half of 17 in 1792, and Richard Moore is listed as a tenant on the west half of Lot 17 (Survey of Streets 1780-1800, Folders 20, 21).

Year	Grantor	Grantee	Tax	Census	Directory
1795	James and Rachel McIntosh	John Greenwood			Richard Moore, cooper
1796	Church	John Griswold (10-yr lease)			
1797					Richard Moore, cooper
1798					Richard Moore, cooper
1799					Richard Moore, cooper
1800	Christian and Closhey Bourdett	Richard Moore		Barvit Viesse (1 white male, 2 white females, 1 slave); Richard Moore (4 white males, 3 white females, 1 slave)	Richard Moore, cooper; Benoit Viensse, paper ruler
1801					Benoit Viuisse, paper ruler; Richard Moore not listed on property
1802	Richard and Catharine Moore	Richard Riker and Roger Strong			
1803	Richard Riker, Roger Strong, and Richard Moore	David Grim, Samuel Mansfield and Walter Bowne			
1805	Church	Trinity Church endowed Grace Church. Grace leased out lot and used the rent (lease)			No Viuisse or Roberts on property
1805	Church	Lem Wells (99-yr lease)			
1805	David Grim, Samuel Mansfield and Walter Bowne of the New York Bread Company	Frederick DePeyster and Philip Grim			
1806		1796 lease expired			
1807		1786 lease expired	Frederick DePeyster, James Bruen		
1808	Philip and Elizabeth Grim	Frederick DePeyster	Frederick Depajster (store), Mrs. English		John Roberts not on property
1809	Frederick and Ann DePeyster	Thomas and Wilkinson Satterthwaite	Thomas Satterthwaite (storehouse), John Roberts		
1810			Thomas Sutterthwaite (storehouse), John Roberts	John Roberts (1 white male, 1 white female)	John Roberts; Satterthwaite and Depeyster not on property

Year	Grantor	Grantee	Tax	Census	Directory
1811	Thomas and Catharine Satterthwaite	George Bibby			
1812	Ben Ledyard (Master in Chancery), Thomas Satterthwaite et al., defendants	Frederick DePayster	Thos. W. Saterthwait (store), Stephen Thorn, William Williams, Mr. Claude		Frederick Depeyster; G. Van Buskirk
1813			Thomas Sutterthwaite (storehouse), John Brown, George Brown, Christopher Wolfe, John Gesner, Samuel Rockwell, Mr. Hood		Satterthwaite and Depeyster not on property
1814	David Grim, Samuel Mansfield and Walter Bowne of the New York Bread Company	Stephen Thorne, Jr.			Augustus Cortilli
1815	Frederick and Ann DePeyster	James Farquhar	Frederick Depeyster, Stephen Thorn, Doctor Cortilli		Augustus Cortilli; Satterthwaite and Depeyster not on property
1816	Stephen Thorne, Jr.	Hannah Gerardt		Augustus Cortilli, 40, physician (3 white males, 2 white females)	Augustus Cortilli
1817			Jas. Farquar (store), Newton Platt		James Farquhar and Sons, wine merchant
1818			Jas. Farquar and Son (store), Newton Platt		
1819			Jas. Farquhar and Son (store), Mrs. Gerard, Alex. McKay		
1820			James Farquhar and Son (storehouse), Wm. Hammell, John Cos	Mary Coe (2 white males, 4 white females)	James Farquhar, wine merchant, home 34 Fourth; Widow Mary Coe
1822	Hannah Geraerdt	William Ovington	James Farquhar and Son (store), Wm. Ovington		
1823			James Farquhar and Son, Wm. Ovington, Andrew Mitchell		

Year	Grantor	Grantee	Tax	Census	Directory
1824			James Farquhar and Son, Wm. Ovington, Andrew Mitchell		Farquhar and Sons, wine merchants
1825			James Farquhar and Son (store), Alex. Welsh, chairmaker		Farquhar and Sons, wine merchants; Alex. Welsh, chair maker, 33 John, h. 37 Vesey
1826			James Farquhar and Son, Alex. Welsh		Farquhar and Sons, wine merchants; Alex. Welsh, chair maker, 33 John, h. 37 Vesey
1827			Estate of James Farquhar, Willam Ovington, Jeremiah Kershaw		Farquhar and Sons, wine merchants; Welsh and Kershaw not on property
1828-1829					Farquhar and Sons, wine merchants; Kershaw and Miller not on property
1830	William Ovington	John Jacob Astor	Estate of James Farquhar, Willam Ovington	Mrs. Miller (9 white males, 7 white females); Mrs. Dancy (9 white males, 5 white females)	Farquhar and Sons, wine merchants; Isaac Miller, portrait painter
1831	James and Elizabeth Farquhar	Henry Kneeland (trust deed)	Estate of James Farquhar, William Ovington		Farquhar and Sons, wine merchants
1832					Farquhar and Sons, wine merchants
1833	Henry and Margaret Kneeland	Charles Kneeland			Farquhar no longer listed on property
1834	Church	Nicholas Slakor lease expired			
1835	John Jacob Astor	John Limberger	William B. Astor, John Limber		
1835	Ogden Haggerty and Elizabeth S. Kneeland	Charles Kneeland			
1835	Henry Kneeland	Charles Kneeland			
1837					Nathaniel Paulding, 35 Vesey

Year	Grantor	Grantee	Tax	Census	Directory
1839	Executors of John Limberger	Charles Kneeland			Nathaniel Paulding, 35 Vesey
1840			Nathaniel Paulding, Charles Kneeland	Unable to find residents	Nathaniel Paulding, 35 Vesey
1843					Patrick Hogan, liquors, 37 Vesey
1845			Nathaniel Paulding, Charles Kneeland		Nathaniel Paulding, 35 Vesey; Patrick Hogan, liquors, 37 Vesey
1847			Patrick Hogan		Nathaniel Paulding, 35 Vesey; Patrick Hogan, liquors, 37 Vesey
1848					Nathaniel Paulding, 35 Vesey; Patrick Hogan, liquors, 37 Vesey
1850			Charles Kneeland, Patrick Hogan	Unable to find residents	Patrick Hogan, liquors, 37 Vesey; Paulding not on property
1851	Various Kneeland heirs	Benjamin M. Whitlock			Samuel Westcott, brewer; R. Hazard, agent; A.T. Van Liew, grocer; Patrick Hogan, grocer; Samuel Bennett, agent; James Cumberland, waiter; James Sullivan
1852-1853					Patrick Hogan, grocer
1855			L. and V. Kirby		Hogan no longer on property
1904		1805 lease expired			

Block 85, Lot 18 [the western portion is now part of modern Lot 17] (portions of Lot 38 of Trinity Church Farm; 29 Vesey through the mid-1810s, then 31 Vesey afterwards)

Year	Grantor	Grantee	Tax	Census	Directory
1705		Church			
1750	Church	George Young, silversmith Gardner (21-yr lease)			
1771	Church	Nicholas Slakor (63-yr lease)			
1787	Church	"Sold not accounted for"			
1788	Church	Samuel Holmes (21-yr lease)			
1790				Unable to find residents	
1794	Church	Rob Perin (lease)			
1795	James and Rachel McIntosh	John Greenwood			John Halliday, tailor
1796	Church	Joseph Griswold (10-yr lease)			Widow Catherine Holhaday
1800				Catherine Holladay (5 white females)	
1802	Joshua and Margaret Jones	John Greenwood			
1805	Church	Grace Church (lease)			
1807			A. Marthy Doret		
1810			Alex. McKenzie, Mr. Bogle ; John Vreeland, Wm. Clapp, Thomas Hood	Lewis Float (1 white male, 1 white female); Thomas Hood (1 white male, 2 white females)	
1812			John Adcock		Alex. McKensie, Chaplain widow; Benj. Elsdon; James Trivett
1813			Francis Bamulton(?), Peter Garrison		
1815			Anthony Hill		
1816				Anthony Hill, 42, shoe maker (8 white males, 3 white females)	
1817			John Greenwood		
1818			John Greenwood, Benjamin Elsdon		
1819			Mary Anderson		

Year	Grantor	Grantee	Tax	Census	Directory
1820			None listed	Unable to find residents	Benj. Elsdon, 31 Vesey; Mary Anderson, widow, washerwoman, 33 Vesey
1822			Estate of Jno. Greenwood, Elias Shipman		
1823			Estate of Jno. Greenwood		
1824			Estate of Jno. Greenwood		
1825			Isaac Greenwood		Greenwood not on property
1826			Isaac Greenwood		
1827			Isaac Greenwood		
1828-1829					Greenwood not on property
1830			Isaac Greenwood	Daniel Hogan (1 white male, 3 white females); Mrs. Hassoad (6 white males, 3 white females); Mr. Barry (6 white males, 2 white females); Mr. August (2 white males, 4 white females); Jas. Smith (2 white males, 3 white females, 1 free black female); Henry Monfontaine (3 white males, 9 white females, 1 free black male); Mrs. Williamson (6 white males, 6 white males, 1 free black male, 2 free black females); William Cairns (6 white males, 7 white females); Clarke Greenwood (3 white males, 9 white females)	Isaac and Clarke Greenwood, dentists
1831			Isaac Greenwood		Greenwood not on property
1832-1833					Greenwood not on property
1834	Church	Nicholas Skalor (lease expiration)			
1835			Isaac Greenwood		Greenwood not on property
1840			Isaac Greenwood	Unable to find residents	
1845	William Jones, Sheriff, interest of John S. Brown	John Brown	Isaac Greenwood		Margaret Henderson, grocer, 31 Vesey
1850			Isaac Greenwood	Unable to find residents	

Year	Grantor	Grantee	Tax	Census	Directory
1851					John Higham, porter house; G.B. Louck, exchange; Elihu Ayers, oysters
1852	Isaac Greenwood, et al.	Abel Thompson (lease)			
1855			Able Thompson		Thompson, Higham, Louck, Ayers not on property