

APPENDIX K.4

**TOPIC INTENSIVE ARCHAEOLOGICAL STUDY:
SOUTHERN SITE**

HISTORICAL
PERSPECTIVES INC.



TOPIC INTENSIVE ARCHAEOLOGICAL STUDY

**WORLD TRADE CENTER MEMORIAL AND
REDEVELOPMENT PROJECT SITE
BLOCK 56, LOTS 15, 20, AND 21
BOUNDED BY LIBERTY, WASHINGTON, CEDAR AND
WEST STREETS**

NEW YORK, NEW YORK

TOPIC INTENSIVE ARCHAEOLOGICAL STUDY

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SITE
BLOCK 56, LOTS 15, 20, AND 21
BOUNDED BY LIBERTY, WASHINGTON, CEDAR AND WEST STREETS
NEW YORK, NEW YORK

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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) that includes 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 Southern 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 Southern Site comprises Block 54, Lot 1 (the entire block) and Block 56, Lots 16, 20, and 21 (the northern half of the block). Block 54 is bounded by Greenwich, Liberty, Washington, and Albany Streets. The northern half of Block 56 is bounded by Washington, Liberty, Cedar and West Streets. The reconstruction project also will entail closing or modifying the section of Liberty Street between Greenwich and West Streets; the section of Albany Street between Greenwich and Washington Street; the section of Washington Street between Albany and Cedar Streets; the section of Cedar Street between Washington and West Streets; and closing the section of Washington Street between Liberty and Cedar Streets. The Area of Potential Effect (APE), as defined by the Phase IA report, constituted the footprint of planned construction and disturbance on the site. The APE was considered the entire Block 54 and northern half of Block 56 site, and those portions of Liberty, Washington, Cedar, and Albany Streets that will be excavated.

The Phase IA study determined that any precontact archaeological resources that may have once existed within the APE have almost certainly been destroyed by exposure to the elements along the ancient Hudson River shoreline. No archaeological field investigations were recommended for precontact resources.

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 in what were rear yards of Block 56.

Wharf and/or cribbing features may survive both under former basements on Block 56, and under active utilities within the Liberty Street, Washington Street, Cedar Street (between Washington and West Streets), and Albany Street portions of the APE. No historic period archaeological resources were concluded to survive under Block 54, which had been subjected to extensive subsurface disturbance from twentieth century construction of the 130 Liberty Street building and its associated plaza complex.

Based on these conclusions, archaeological field testing was recommended for nine former lots on Block 56. Two of the lots revealed evidence of subsurface wooden elements (thought to be remains of wharves and/or cribbing) in archival records. HPI recommended archaeological investigations occur within these two lots, and the lots located between them – for a total of nine lots, or slightly more than half of the lots on this part of the block, which was thought to afford a sufficient sample size. In conjunction with documenting wharf and/or cribbing features, which will require removal of up to 10 feet of overburden, HPI recommended that the presence of shaft features be investigated concurrently on these lots. Shaft features would be located in the rear portions of the lots, behind former street-fronting structures.

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 before the agency would consider the findings of the Phase IA report. Specifically, the LPC indicated that occupational histories of each lot flagged as archaeologically 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. Of note, research associated with this Topic Intensive Study has revealed that Lots 16 and 17 were combined as only one lot (Lot 16) during the period that this study covers. As such, the Topic Intensive Study will refer to the potentially sensitive lots as eight in number, rather than nine.

The Topic Intensive Study concluded that of these eight lots, three of them (Lots 19, 27, and 28) do not appear to possess archaeological significance, since they were occupied either by stables or by occupants who stayed on the lots for less than five years. The remaining five lots, however (Lots 15, 16, 18, 20, and 26) do appear to retain archaeological sensitivity, and are recommended for archaeological field testing. Two of these lots (Lots 16 and 26) were also the location of potential wharf and cribbing features, documented in historic records and described in the Phase IA study (Abell Horn 2003).

The Phase IA study also recommended field testing to document potential extant wharf and cribbing features under Liberty Street, Washington Street, Cedar Street (between Washington and West Streets), and Albany Street. These recommendations still stand, although depending on the sequence of the construction activities associated with the

project, if extant wharf and/or cribbing features are found under home lots on Block 56, resources under some of these streetbed locations may become redundant, and could conceivably be eliminated from testing, in consultation with the SHPO and the LPC.

The Phase IA study recommended that the field investigations within the APE consist of archaeological monitoring undertaken in conjunction with project construction, rather than pre-construction archaeological testing. Again, these recommendations still stand. Prior to any excavation within the APE, an archaeological monitoring plan should be developed by the archaeological consultant, in consultation with the SHPO and the LPC. Representatives from the undertaking agency, the developer, and the construction contractor may be consulted while developing the monitoring plan, and would need to agree to its terms. The monitoring plan should be prepared according to applicable archaeological standards (New York Archaeological Council 1994; NYAC/PANyc 2002; LPC 2002). As part of the monitoring plan, it may be necessary to establish a protocol between the archaeological consultant and the review agencies that determines a particular percentage (or sample) of the streetbeds that will be subjected to archaeological monitoring. 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.

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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) that includes 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 Southern 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 Southern Site comprises Block 54, Lot 1 (the entire block) and Block 56, Lots 16, 20, and 21 (the northern half of the block). Block 54 is bounded by Greenwich, Liberty, Washington, and Albany Streets. The northern half of Block 56 is bounded by Washington, Liberty, Cedar and West Streets. The reconstruction project also will entail closing or modifying the section of Liberty Street between Greenwich and West Streets; the section of Albany Street between Greenwich and Washington Street; the section of Washington Street between Albany and Cedar Streets; the section of Cedar Street between Washington and West Streets; and closing the section of Washington Street between Liberty and Cedar Streets. Figures 1 and 2 illustrate the location of the Southern Site and its relationship to the World Trade Center site.

The Area of Potential Effect (APE), as defined by the Phase IA report, constituted the footprint of planned construction and disturbance on the site. The APE was considered the entire Block 54 and northern half of Block 56 site, and those portions of Liberty, Washington, Cedar, and Albany Streets that will be excavated. Where pertinent, the term "Southern Site" was used to describe the APE as a whole. When only specific portions of the APE were being discussed, individual block and street names were used.

The Phase IA study determined that any precontact archaeological resources that may have once existed within the APE have almost certainly been destroyed by exposure to the elements along the ancient Hudson River shoreline. No archaeological field investigations were recommended for precontact resources.

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 in what were rear yards of Block 56. Wharf and/or cribbing features may survive both under former basements on Block 56, and under active utilities within the Liberty Street, Washington Street, Cedar Street (between Washington and West Streets), and Albany Street portions of the APE. No historic period archaeological resources were concluded to survive under Block 54, which had been subjected to extensive subsurface disturbance from twentieth century construction of the 130 Liberty Street building and its associated plaza complex.

Based on these conclusions, Phase IB archaeological field testing was recommended for nine former lots on Block 56. Two of the lots revealed evidence of subsurface wooden elements (thought to be remains of wharves and/or cribbing) in archival records. HPI recommended archaeological investigations occur within these two lots, and the lots located between them – for a total of nine lots, or slightly more than half of the lots on this part of the block, which was thought to afford a sufficient sample size. In conjunction with documenting wharf and/or cribbing features, which will require removal of up to 10 feet of overburden, HPI recommended that the presence of shaft features be investigated concurrently on these lots. Shaft features would be located in the rear portions of the lots, behind former street-fronting structures. Figure 3 illustrates the locations of the nine historic lots where Phase IB testing was recommended.

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 before the agency would consider the findings of the Phase IA report. Specifically, the LPC indicated that occupational histories of each lot flagged as archaeologically 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. Of note, research associated with this Topic Intensive Study has revealed that Lots 16 and 17 were combined as only one lot (Lot 16) during the period that this study covers. As such, the Topic Intensive Study will refer to the potentially sensitive lots as eight in number, rather than nine.

The HPI project team consisted of Tina Fortugno, M.A., who conducted the majority of the project research and wrote sections of this report; Julie Abell Horn, M.A., R.P.A., who assisted with and supervised the project research and wrote sections of this report; Sara Mascia, Ph.D., R.P.A., who provided comparative data for and wrote sections of the report; Nancy Dickinson, 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; and the New York Public Library.

The following specific resources were consulted:

- Deeds, leases, and other conveyances, available at the City Register.
- 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. Personal taxes, filed in tandem with the real estate taxes, indicate those individuals or businesses that were also living on the properties.
- New York City Jury Census records for 1819 and 1821, available on microfilm at the Municipal Archives of New York City.
- Federal Census records (1820, 1830, 1840, and 1850) available electronically at the New York Public Library.
- New York City Directories, available on microfiche at the New York Public Library. Of particular value was a “reverse directory,” where occupants were identified by location, rather than by name. This directory was published in 1851.
- *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. Early History of Block 56

The area that would become the northern half of Block 56 was originally under water, with the line of Greenwich Street marking the approximate shoreline. Development west of Greenwich Street began around the turn of the eighteenth century, as wharves were constructed out into the river; later landfill was placed around this first set of wharves to support new wharves extending further into the river.

By the late eighteenth century, the eastern border of Block 56, now Washington Street, had been constructed north of Cedar Street, and three wharves had been built within the northern half of Block 56 (Taylor-Roberts 1797). Albany Basin, within the southern half of Block 56 and just south of the current APE, had been constructed in 1791. Its northern pier, called “Lake’s Wharf” followed the modern line of Cedar Street. Just south of the line of Liberty Street, within the northern part of the APE, was Lindsay’s Wharf. The wharf appears to have extended into the northeastern corner of the APE as well.

In 1795 the Common Council again had passed an ordinance creating West Street (the first ordinance had been made in 1730), a 70 foot wide outer street, demarcating the western boundary of the city. The proposed creation of West Street was intended to compel landowners to pursue landfilling where they were granted water rights. In 1804 the Common Council increased the distance from Washington to West Street from 160 feet to 200 feet, lengthening the developed blocks between them by 40 feet (HCI 1983:153). Within the northern half of Block 56, the first water grants were made in 1804, no doubt in response to this legislation. Bernardus Swartwout, an entrepreneur associated with Albany Basin adjoining the APE to the south, was granted the water lots along the north side of Cedar Street, and George Lindsay, owner of Lindsay’s Wharf within the APE, obtained the water lots along the south side of Liberty Street. During the remainder of that decade, and into the 1810s, Swartwout’s Albany Basin piers were being filled in to help create West Street. It appears likely that a similar process was occurring within the northern half of Block 56, within the APE, during this period as well. By 1813, the Albany Basin Piers had been partially filled in to help create West Street (HCI 1983:241).

The following descriptions detail the early history of lots within the northern half of Block 56.

Cedar Street Development (Lots 15, 16, 18, 19, & 20)

As described above, the first water grant for Block 56 north of Cedar Street was made by Mayor Alderman to Bernardus Swartwout on February 10, 1804 for historic Lots 15-21½. In 1810, Swartwout sold his rights to this still undeveloped area to Andrew Morrell (Liber 86, 1810:349). This same year, the administrators of the estate of Andrew Morrell sold Lots 16-21½ to William Ogden and John R. Murray (Liber 86, 1810:352). Tax records do not indicate that any of these lots were landfilled or developed as lots prior to

1817-1818. Building records for Lot 16 do, however, indicate that “when a 4-story building was erected in 1896, the foundation was not placed on soil, but on wooden logs, measuring 7-10 inches in diameter and all oriented in the same direction” (Abell Horn 2003). The discovery of these wooden logs seems to confirm the presence of the wharves, undocumented in early tax records, which once existed along Cedar Street. Despite the discrete developments of each of these lots after 1818, many of them were still bought and sold as inclusive units in 1822 and 1825.¹

Liberty Street Development (Lots 26, 27, & 28)

The underwater area that represented historic Lots 22-28 was granted by Mayor Alderman to George Lindsay as a water grant on February 10, 1804. In 1807, George and Elizabeth Lindsay sold their rights to this still undeveloped area to Alexander Campbell (Liber 76, 1807:158). In 1810, the executors and trustees of the estate of Alexander Campbell sold Lots 22-28 to William Ogden and John R. Murray (Liber 86, 1810:357). Tax records from 1817 indicate that John Murray was assessed for stores, lots, and a wharf on Liberty Street. Prior to this year, this portion of Liberty Street does not appear in city tax records. Notably, building records for Lot 26 indicate that a structure erected on this property in 1909 “had its foundation laid on ‘wood piles’ (Abell Horn 2003). The presence of these subsurface wood piles further attest to the wharf that once existed along Liberty Street. Despite the discrete developments of each of these lots after 1817, they were still bought and sold as inclusive units in 1822 and 1825.¹

West Street Development

West Street first appears in 1818 tax records. At this time, the street stretched from the corner of Albany Basin to north of Liberty Street. Tax records indicate that from 1818 to 1826² the Mechanics Bank paid taxes on several lots on this street, including those that were between Cedar and Liberty Streets. In 1818 and 1819, the Mechanic Bank lots were referred to as Murray’s Wharf.³ Mrs. Murray paid taxes on the two lots north of Liberty Street, each of which was identified as half a pier and wharf. By 1820, the lots upon which the Mechanics Bank paid taxes were no longer identified as Murray’s Wharf. While the two lots to the north were still assessed as half a pier and wharf, the Mechanics Bank lots were assessed as lots. The assessments of West Street continued under these classifications until 1826 when corner stores opened up at the corners of West and Cedar Streets and of West and Liberty Streets, although the two lots on West Street in between these corner stores were still vacant in this year. Also, Mrs. Murray continued to pay taxes on a pier and wharf, and a half a pier and wharf north of Liberty Street. By 1827, tax records indicate that stores lined West Street from the corner of Cedar Street to the

¹ An 1822 transaction between the Mechanics Bank and James Patten included Lots 16-19 and Lots 26-28 (Liber 159, 1822:90). An 1825 transaction between James Hamilton (Master in Chancery) and the Mechanics Bank included Lots 16-28 inclusively. According to the record of this 1825 transaction, Lot 15 was mistakenly included as the subject mortgage in this sale (Liber 198, 1825:138). In fact, Lot 15 was not part of the subject property in this case, and, therefore, remained in the hands of the Morrell family.

² The 1825 tax record for West Street is illegible.

³ An 1807 directory notes that “Murray’s Wharf, is the first wharf east of Coffee-house slip, 1st Ward”. (Low 1807).

corner of Liberty Street. While portions of West Street to the west of the Block 56 APE were filled and developed by 1827, lots still existed to the south of Cedar Street, and piers and wharves to the north of Liberty Street as late as the 1830s.

B. Block 56 Lot Histories

The following section details the specific histories of the nine lots (now combined as eight lots) recommended as archaeologically sensitive in the Phase IA study (Abell Horn 2003). Tables summarizing deed, tax, census, and city directory data are included at the end of each lot history. Those individuals or businesses that occupied the lots are shown in bolded 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 Liberty and Cedar Streets in 1845, and under Washington Street in 1859 (Croton Aqueduct Department 1857:123; 1860:56).

Lot 15

Historic Lot 15 was located at the northwest corner of Cedar and Washington Streets. The lot measured 20 feet on the north (Cedar Street), 56 feet 4 inches on the east (Washington Street), 18 feet on the south, and 56 feet on the west. From 1817-1830, Lot 15 was known as both 98 Cedar Street and 130 Washington Street. In 1830-1831, the numbering changed to just 131 Cedar Street; and, after 1839, the lot became 145 Cedar Street. By 1847, it was known as 145 Cedar Street and as 148-150 Washington Streets (Assessed Valuation of Real Estate; Longworth 1818-1840; Doggett 1842-1852; Rode 1853-1855; Trow 1855-1859).⁴ Currently, this area is part of modern Lot 15 on Block 56.

The Cedar Street portion of historic Lot 15 appears to have been landfilled and developed by 1817, when John B. Clark began paying taxes for a store at 98 Cedar Street. The Washington Street portion of the lot supported development by 1818, when the Mechanics Bank first paid taxes on a “shop” at 130 Washington Street. While the Mechanics Bank paid taxes on this shop up until 1820-1821, it is unclear how the shop was used. On the other hand, from 1817-1833, John Clark was assessed for 98 Cedar Street, 130 Washington Street, and later 131 Cedar Streets. During this time, there was usually only one tax entry for this lot (as opposed to earlier, when there were usually two entries), suggesting that Clark was using the entire lot for his business. Clark appeared to be operating a grocery store on Lot 15 through 1829, after which he was listed as a beer merchant, until 1833-1834 (Longworth 1829-1834). From 1817-1833, the lot was owned by the Morrell family, and in 1833 it was sold to Israel Cook (Liber 295, 1833:131). During the period that Lot 15 was owned by the Morrell family, they never paid taxes on or occupied this property, but rented out Lot 15 instead; the lot appears to have been used

⁴ Tax records from 1858 and 1859 assessed Lot 15 as 145 Cedar Street rather than as a Washington Street address.

exclusively as commercial, rather than residential, space (Assessed Valuation of Real Estate).

From 1834-1837, Richard Wright, a brewer, paid taxes on and used 131 Cedar Street as his business address, presumably renting the lot from its owner, Israel Cook (Longworth 1834-1837). Again, the tax records only show one entry for the lot during this period, suggesting that Wright was using the entire lot for his business. The 1839 tax records are the first indication that Israel Cook began to pay taxes for a store on Lot 15.⁵ From 1839-1859 Cook owned and paid taxes on a store or, in some years, a house on Lot 15 (the notation of a house rather than a store is probably an error in the tax records), but never occupied this address. Rather, by 1842, the property was rented to grocer Henry Flaacke. From 1842-1850, Henry Flaacke, and later his business, H. & J.F. Flaacke, grocers, maintained the 145 Cedar Street address, and in later years, was listed for the 148-150 Washington Street addresses, as well (Doggett 1842-1850). It is probable that the multiple addresses referred to the same building, though. In 1847 Edward Seager, a blacksmith, was also associated with 150 Washington Street (Doggett 1846-1848). In subsequent years, Seager was identified with storefronts at 152 and 154 Washington Streets (on historic Lot 28; see discussion below). Beginning in 1851, John Witte and Co., grocers, operated by John Claus(s)en and John Witte, occupied both 145 Cedar and 148 Washington Streets; several tradesman, including William Ewalt, a shoemaker, held the 150 Washington Street address (Doggett 1851). Ewald vacated this address in 1859, but grocers Claus(s)en and Witte continued to occupy their store at 145 Cedar and 148 Washington Streets. From 1842 onward, the 145 Cedar Street/148 Washington Street store was rented to grocers (Doggett 1842-1852; Rode 1853-1855; Trow 1856-1859).

Block 56, Lot 15 (148-150 Washington Street)

Year	Grantor	Grantee	Tax	Census	Directory
1804	Mayor Alderman	Bernardus Swartwout			
1810	Bernardus, Jr. and Mary Swartwout	Andrew Morrell			
1817			John B. Clark, (98 Cedar)		John B. Clark, 98 Cedar
1818			Mechanics Bank (130 Wash); John B. Clark (98 Cedar)		John B. Clark, grocer, 98 Cedar
1819			Mechanics Bank (130 Wash); John B. Clark (98 Cedar)		John B. Clark, grocer, 98 Cedar
1820			Mechanics Bank (130 Wash); John B. Clark (98 Cedar)	No residents identified	John B. Clark, grocer, 98 Cedar, h. 75 Church

⁵ The 1838 tax records for the 1st ward of Manhattan are currently missing.

Year	Grantor	Grantee	Tax	Census	Directory
1822			John B. Clark (130 Washington)		John B. Clark, grocer, 98 Cedar c. Washington
1824			John B. Clark (130 Washington)		John B. Clark, grocer, 98 Cedar, h. 140 Washington
1825	James A. Hamilton ⁶ (Master in Chancery) William Ogden, et al, defendants	President, Directors, and Company of the Mechanics Bank in the City of New York	John B. Clark (130 Washington)		John B. Clark, grocer, 98 Cedar, h. 133 Washington
1826			John B. Clark (130 Washington)		John B. Clark, grocer, 98 Cedar
1828			John Clark (98 Cedar)		John B. Clark, grocer, 98 Cedar, h. 122 Liberty
1830			John B. Clark (131 Cedar)	No residents identified	John B. Clark, grocer, 98 Cedar, h. 391 Washington
1831	Andrew B. Morrell, heir of Andrew Morrell	Lucretia, Elizabeth, & Mary Morrell	John B. Clark (131 Cedar)		John B. Clark, beer merchant, 131 Cedar, h. 391 Washington
1832			John B. Clark (131 Cedar)		John B. Clark, beer merchant, 131 Cedar, h. 391 Washington
1833	Benjamin Clark (Master in Chancery; Isaac Wood, et al defendants)	Israel Cook	John B. Clark (131 Cedar)		John B. Clark, beer merchant, 131 Cedar, h. 391 Washington
1834			Richard Wright (131 Cedar)		John B. Clark, beer merchant, 131 Cedar, h. 391 Washington (1833-34)
1835			Richard Wright (129 Cedar)		Richard Wright, brewer, 131 Cedar, h. 197 Chambers

⁶ According to Liber 198:138, Lot 15 was mistakenly included in this transaction. Lot 15 remained in the hands of the Morrell family until 1833.

Year	Grantor	Grantee	Tax	Census	Directory
1836			Richard Wright (131 Cedar)		Richard Wright, brewer, 131 Cedar, h. 72 Hudson
1837					Richard Wright, brewer, 131 Cedar, h. 72 Hudson (no longer there in 1837-1838)
1839			Israel Cook (145 Cedar)		
1840			Israel Cook (145 Cedar)	No residents identified	
1842					Henry Flaacke, 145 Cedar
1843					Henry Flaacke, grocer, 145 Cedar, h. 160 Washington
1845			I. Cook (150 Washington)		Henry Flaacke, grocer, 145 Cedar, h. 160 Washington
1846					Henry Flaacke, grocer, 145 Cedar; John F. Flaacke, grocer, 145 Cedar, h. 145 Cedar (Flaacke, H. & J.F., grocers, 145 Cedar)
1847					Henry Flaacke, grocer, 145 Cedar, h. 10 c. W 19th; John F. Flaacke, 148 Washington; Edwin Seager, blacksmith, h. 150 Washington
1848					Henry Flaacke, grocer, 145 Cedar; H. & J.F. Flaacke, 148 & 150 Washington

Year	Grantor	Grantee	Tax	Census	Directory
1850			Israel Cook (150 Washington)	No residents identified	Henry Flaacke, grocer, 145 Cedar; Henry Flaacke, 150 Washington, h. 131 Greenwich
1851					John Wiite & Co., grocers, 145 Cedar & 148 Washington; John Peters, barber; William Ewalt, shoemaker; Albert Jacob, tailor; Thomas Scott, confectioner (150 Washington)
1852			Israel Cook (150 Washington)		John C. Claussen, grocer, 148 Washington & 155 Washington, h. 129 Greenwich, John H. Witte, grocer, 148 Washington & 155 Washington, h. 155 Washington; William Ewald, shoemaker, 150 Washington, h. 109 Cedar
1859			Israel Cook (145 Cedar) ⁷		John C. Claussen & Co., grocers, 148 Washington & 155 Washington; John H. Witte & Co., grocers, 148 Washington

⁷ 1859 tax records indicate that Cook paid taxes on a 5-story building at this address. This appears to be the same 5-story building that stood on the lot until being demolished in 1971, and had a 6-foot deep basement (Abell Horn 2003). They further note that the Washington Street entry of this address was assessed with 145 Cedar.

Year	Grantor	Grantee	Tax	Census	Directory
1885	Louisa S. Russell ⁸	Israel C. Russell			

Lot 16

Historic Lot 16 was located on the northern side of Cedar Street, 20 feet west of the northwest corner of Cedar and Washington Streets. The lot measured 38 feet 4 inches on north (Cedar Street), 56 feet on the east, 30 feet 6 inches on the south, and 55 feet 3 inches on the west. From 1818-1825, Lot 16 was known as 100 Cedar Street. By 1826, Lot 16 was identified with two adjacent addresses, 100 and 102 Cedar Street. In 1830, the numbering changed to 133 and 135 Cedar Street and after 1839, the lot became 147 and 149 Cedar Street (Assessed Valuation of Real Estate; Longworth 1818-1840). Currently, this area is part of modern Lot 15 on Block 56.

Historic Lot 16 was first landfilled and developed by 1818, when Michael Dally, a grocer, paid taxes for a house at 100 Cedar Street. From 1819-1821, the Mechanics Bank paid taxes on a store at 100 Cedar Street. During the time that the Mechanics Bank paid taxes on Lot 16, it is unclear how the store was used. While Lot 16 was owned by William Ogden and John Murray over this period (1818-1821), they appear to have rented the space for primarily commercial, but also some possible residential use (Assessed Valuation of Real Estate).

In 1822, when James Patten acquired Lot 16, along with Lots 18-19 and Lots 26-28, Henry Jones, a smith, paid taxes on and worked at a shop at 100 Cedar Street, although he lived elsewhere (Liber 159, 1822:90). Jones continued to pay taxes and occupy this shop up until 1824-1825, when ownership of the lot changed (Longworth 1822-1825). In 1825 John and James Van Nostrand became the owners of Lot 16, although various supplemental deeds were recorded involving this transaction through 1831. In 1826, the year after the Van Nostrands acquired the lot, two addresses are noted for the property rather than one, suggesting that upon taking ownership of the land, they constructed an additional structure next to the original building there. Although they paid taxes on this lot in 1825 and partially in 1828, they appear to have rented this space to a series of commercial enterprises, including one grocer. More specifically, grocer Theodorus Brett (& Co.) began to pay taxes on and occupy a store at 100 Cedar Street in 1826-1827, although he, too, lived off-site. He continued to pay taxes on a portion of Lot 16 up until 1840, and to work consecutively at 100 Cedar Street, 133 Cedar Street, 149 Cedar Street, and 147 Cedar Street through 1850. During this long period of commercial occupancy, the adjacent address on Lot 16 was rented sequentially by a mariner, a grocer, brewers, a spice factory, and a wine merchant, some of whom may also have been living on the property as well, although the records are unclear (Longworth 1825-1842; Doggett 1842-

⁸ According to Liber 1911: 228, Louisa S. Russell inherited Lot 15 from Israel Cook (see Will 153:157).

1851). Generally, these occupants also paid taxes on their respective stores during their years of use (Assessed Valuation of Real Estate). These renters, particularly Theodorus Brett, maintained their occupancy despite a change in the ownership of Lot 16 in 1831 (Liber 270, 1831:256). In 1850, Benjamin Lord sold the lot to the firm of Frothingham and Beckwith (Liber 535, 1850:76; Liber 534, 1850:253). During this same year, the firm operated an oils store at 149 Cedar Street. By 1851, their store was listed as a drugs store, with James Nelson operating a provisions store at 147 Cedar Street (Doggett 1851).

Block 56, Lot 16 (147-149 Cedar Street)

Year	Grantor	Grantee	Tax	Census	Directory
1804	Mayor Alderman	Bernardus Swartwout			
1810	Bernardus, Jr. & Mary Swartwout	Andrew Morrell			
1810	Andrew Morrell (Adms. Of)	William Ogden & John R. Murray			
1818			Michael Dally (100 Cedar)		Michael Dally, grocer, 100 Cedar
1819			Mechanics Bank (100 Cedar)		
1820			Mechanics Bank (100 Cedar)	No residents identified	
1822	President, Directors, and Company of the Mechanics Bank in the City of New York	James Patten	Henry Jones (100 Cedar)		Henry Jones, smith, 100 Cedar
1824			H. Long(?/H. Jones?) (100 Cedar)		Henry Jones, smith, 100 Cedar, h. 86 Cedar
1825	James & Elizabeth Patten	John & James Van Nostrand	John Van Nostrand (100 Cedar)		Henry Jones, smith, 100 Cedar, h. 84 Cedar
1825	James A. Hamilton (Master in Chancery, William Ogden, et al defendants)	President, Directors, and Company of the Mechanics Bank in the City of New York			
1826			John Edwards (102 Cedar); Theodorus Brett & Co. (100 Cedar)		
1827	James & Elizabeth Patten	John & James Van Nostrand			John Edwards, mariner, 102 Cedar; Theodorus Brett & Co., grocer, 100 Cedar, h. 3 Renwick

Year	Grantor	Grantee	Tax	Census	Directory
1828			John Van Nostrand (102 Cedar); Theodorus Brett (100 Cedar)		John Wiltse, grocer, 102 Cedar; Theodorus Brett & Co., grocers, 100 Cedar, h. Cortlandt
1829					Theodorus Brett & Co., grocers, 100 Cedar
1830			Oliver Holden (102 Cedar); Theodorus Brett (100 Cedar)	No residents identified	Theodorus Brett, grocer, 100 Cedar, h. 27 Charlton
1831	Lucretia Morrell	John & James Van Nostrand			
1831	John, Abigail, James, & Ann M. Van Nostrand	Benjamin Lord	Rufus Lord (135 Cedar); Theodorus Brett (133 Cedar)		Oliver, jr. Holden, 135 Cedar Theodorus Brett, grocer, 133 Cedar, h. 27 Charlton
1832			Vassar V. Co.(135 Cedar); Theodorus Brett (133 Cedar)		Theodorus Brett, grocer, 133 Cedar, h. 27 Charlton
1833					Matthew Vassar & Co., brewers, 135 Cedar; Theodorus Brett, grocer, 133 Cedar
1834			Vassar V. Co. (135 Cedar); Theodorus Brett (133 Cedar)		Matthew Vassar & Co., brewers, 135 Cedar; Theodorus Brett, grocer, 133 Cedar, h. 316 Washington
1835			Vassar V. Co. (135 Cedar); Theodorus Brett (133 Cedar)		Matthew Vassar & Co., brewers, 135 Cedar; Theodorus Brett, grocer, 133 Cedar, h. 316 Washington

Year	Grantor	Grantee	Tax	Census	Directory
1836			Vassar V. Co. (135 Cedar); Theodorus Brett (133 Cedar)		Matthew Vassar & Co., brewers, 135 Cedar; Theodorus Brett, grocer, 133 Cedar, h. 316 Washington
1838					Matthew Vassar & Co., brewers, 135 Cedar; Theodorus Brett, grocer, 133 Cedar
1839			Theodorus Brett (149 Cedar); H.B. Blair, (147 Cedar)		Theodorus Brett, grocer, 135 Cedar, h. Washington; Henry B. Blair & Co., spice factory, 133 Cedar, h. 8 Carlisle
1840			Theodorus Brett (149 Cedar); H.B. Blair, (147 Cedar)	No residents identified	Theodorus Brett, grocer, 135 Cedar, h. 316 Washington; Henry B. Blair & Co., spice factory, 133 Cedar, h. 8 Carlisle
1842			Benjamin Lord (147-149 Cedar)		Theodorus Brett, grocer, 149 Cedar, h. 316 Washington; Henry B. Blair & Co., spice factory, 147 Cedar, h. 8 Carlisle
1843			Benjamin Lord (147-149 Cedar)		Theodorus Brett, flour, 149 Cedar, h. 316 Washington; Henry B. Blair & Co., spice factory, 147 Cedar, h. 8 Carlisle
1844					Theodorus Brett, flour, 149 Cedar, h. 316 Washington

Year	Grantor	Grantee	Tax	Census	Directory
1845			Benjamin Lord (147-149 Cedar)		Charles Newmann & Co., wines, 149 Cedar, h. 311 Henry; Theodorus Brett, flour, 147 Cedar, h. 316 Washington
1848					Charles Newmann & Co., wines, 149 Cedar, h. 311 Henry (last year in directory); Theodorus Brett, flour, 147 Cedar, h. 316 Washington
1850	Benjamin Lord	Washington Frothingham & Townsend Beckwith (Firm of Frothingham & Beckwith)			
1850	Benjamin & Anna Lord	Washington Frothingham & Townsend Beckwith (Firm of Frothingham & Beckwith)	Benjamin Lord (147-149 Cedar)	No residents identified	Washington Frothingham & Beckwith, oils, 149 Cedar; Theodorus Brett, flour, 147 Cedar, h. 316 Washington
1851					Frothingham & Beckwith, drugs, 149 Cedar; James Nelson, provisions, 147 Cedar

Lot 18

Historic Lot 18 was located on the northern side of Cedar Street, 58 feet 4 inches west of the northwest corner of Cedar and Washington Streets. The lot measured 22 feet on the north (Cedar Street), 55 feet 3 inches on the east, 22 feet on the south, and 55 feet 3 inches on the west. From 1818-1825, Lot 18 was known as 102 Cedar Street. By 1826, Lot 18 was identified as 104 Cedar Street. In 1830, the numbering changed to 137 Cedar Street; and, after 1839, the lot became 151 Cedar Street (Assessed Valuation of Real

Estate; Longworth 1818-1840). Currently, this area is part of modern Lot 15 on Block 56.

Historic Lot 18 was first landfilled and developed by 1818, when Sylvester Marius, a city weigher, was taxed for and lived in a house at 102 Cedar Street. In 1819, Marius was, at 63, the head of a household of four white males and two white females residing at 102 Cedar Street (NYC Jury Census 1819). Although the ownership of Lot 18 changed between 1818 and 1825, Marius continued to pay taxes and live and head a household at this address up until 1825, implying that he was able to rent this space despite new ownership (Assessed Valuation of Real Estate; Longworth 1818-1826).

From 1826-1827, James English, a grocer, paid taxes on and possibly resided at 104 Cedar Street. However, directory information also lists Edwards as residing at 108 Cedar Street in 1826 (Longworth 1826-1827; see discussion of historic Lot 20 below). Due to the illegibility of certain tax record entries, it is unclear who was paying taxes on and residing at Lot 18 from 1828-1830. From 1831-1834, Adam Dotter, a victualler, resided at and, in at least some years, paid taxes on 137 Cedar Street (Assessed Valuation of Real Estate; Longworth 1831-1834). Census records from 1830 note that Adam Dotar was head of a household of four white males and three white females on Cedar Street, suggesting that he and his household may have moved onto the lot prior to his first appearance in the city directories (1830 Federal Census).

From 1835-1837⁹, Herman Kothe paid taxes on a store at 137 Cedar Street; he operated a tavern at this address up until 1839 (Assessed Valuation of Real Estate; Longworth 1835-1839). In 1839, Henry Bick began to pay taxes on a store on Lot 18. By 1840, it appears that Lot 18 was rented in combination with Lot 19 (see historic Lot 19 discussion below). In this year, Bick was paying taxes for houses and operating a tavern at both 151 and 153 Cedar Street. Census records from this year indicate that Bick was also running a boarding house at this address, heading a household of 43 individuals (1840 Federal Census). While the owner of the property, James Patten, paid taxes on Lot 18 from 1842-1849, Bick maintained his tavern/boarding house on Cedar Street until 1845. From 1845-1851, William Wallace ran a porterhouse/liquors store at 151-153 Cedar Street (Doggett 1842-1851). Aside from the 1840 census data, it is unclear whether Bick or Wallace resided on Lot 18. It is apparent, however, that the owners of the lot, particularly James Patten who owned the lot from 1822 onwards, rented this property for both residential and commercial uses.

Block 56, Lot 18 (151 Cedar Street)

Year	Grantor	Grantee	Tax	Census	Directory
1804	Mayor Alderman	Bernardus Swartwout			
1810	Bernardus, jr. & Mary Swartwout	Andrew Morrell			
1810	Andrew Morrell (Adms. Of)	William Ogden & John R. Murray			

⁹The 1838 tax records for the 1st Ward of Manhattan are missing.

Year	Grantor	Grantee	Tax	Census	Directory
1818			Sylvester Marius (102 Cedar)		Sylvester Marius, city weigher, 102 Cedar
1819			Sylvester Marius (102 Cedar)	Sylvanus Marius household (4 white males and 2 white females)	Sylvester Marius, city weigher, 102 Cedar
1820			Sylvester Marius (102 Cedar)	Sylvanus Marius household (4 white males and 2 white females)	Sylvester Marius, city weigher, 102 Cedar
1821				Sylvester Marius household (4 white males)	
1822	President, Directors, and Company of the Mechanics Bank in the City of New York	James Patten	Sylvester Marius (102 Cedar)		Sylvester Marius, city weigher, 102 Cedar
1824			Sylvester Marius (102 Cedar)		Sylvester Marius, city weigher, 102 Cedar
1825	James A. Hamilton (Master in Chancery, William Ogden, et al, defendants)	President, Directors, and Company of the Mechanics Bank in the City of New York	Sylvester Marius (102 Cedar)		Sylvester Marius, city weigher, 102 Cedar
1826			James English (104 Cedar)		James English, grocer, 104 h. 108 Cedar
1827					James English, grocer, 104 Cedar
1828			John Saxton(?) (104 Cedar)		
1830			John Ledelow(?) (137 Cedar)	Adam Dotar(?) household (4 white males and 3 white females)	
1832			John Ludlow(?) (137 Cedar)		Adam Dotter, victualler, 137 Cedar
1834			Adam Dotter (137 Cedar)		Adam Dotter, victualler, 137 Cedar
1835			Norman Kolt(?) (137 Cedar)		
1836			Herman Kothe (137 Cedar)		Herman Kothe, tavern, 137 Cedar
1839			Henry Bick (151 Cedar)		Herman Kothe, tavern, 137 Cedar

Year	Grantor	Grantee	Tax	Census	Directory
1840			Henry Bick (151 & 153 Cedar)	Henry Bick household (21 white males, 20 white females, 2 free black females)	Henry Bick, tavern, 151 & 153 Cedar
1842			John Patten (151 & 153 Cedar)		Henry Bick, tavern, 151 Cedar
1843			John Patten (151 & 153 Cedar)		Henry Bick, boarding, 151 Cedar
1845			James Patten (151 & 153 Cedar)		William Wallace, liquors, 153 Cedar
1850			I. Patterson(?) (151 & 153 Cedar)	No resident indicated	William Wallace, liquors, 153 Cedar
1851			James Patten (151 & 153 Cedar)		William Wallace, liquors, 151 & 153 Cedar
1879	Margaret A. & James H. Harger, Betsy S. Simpson, Mary E. & David Bingham, & George A. Simpson	Thomas Patten			

Lot 19

Historic Lot 19 was located on the northern side of Cedar Street, 80 feet 4 inches west of the northwest corner of Cedar and Washington Streets. The lot measured 22 feet on the north (Cedar Street), 55 feet 3 inches on the east, 22 feet on the south, and 55 feet 3 inches on the west. From 1818-1824, Lot 19 was known as 104 Cedar Street. By 1825, Lot 19 was identified as 106 Cedar Street. In 1830, the numbering changed to 139 Cedar Street; and, after 1839, the lot became 153 Cedar Street (Assessed Valuation of Real Estate; Longworth 1818-1839). Currently, this area is part of modern Lot 15 on Block 56.

Historic Lot 19 was first taxed in 1818 when William B. Parsons, a lumber merchant, was assessed for two lots on Cedar Street (104 and 106). Although he did not own Lot 19, Parsons continued to pay the taxes for the lot on 104 Cedar Street until 1820. It is unclear how Lot 19 was used between 1821 and 1823. Within this period, James Patten acquired Lot 19, along with Lots 16, 18, and 26-28, and began paying the taxes on it (Liber 159, 1822:90). The year 1824 was the first in which a structure was listed for Lot 19, when James Patten was noted as paying taxes for a house on 104 Cedar Street (Assessed Valuation of Real Estate). In 1825, Patten paid both real estate and personal taxes for stables on Lot 19, suggesting he may have maintained some sort of a house on the lot as well. From 1826-1828, John G. Hughes operated a livery stable at 106 Cedar Street (Longworth 1826-1828). During roughly the same years, 1825-1827, John G. Hughes also paid taxes on a stable at Lot 27 on Liberty Street (see discussion, below).

James Patten owned Lots 19, 27, and 28 at this time; the proximity of Lots 19, 27, and 28 to one another, in addition to the presence of Hughes' livery stables on 106 Cedar Street when he was also paying taxes on stables at Lot 27, suggests that Hughes was using the three lots for his stables from roughly 1825-1828 (see discussions of Lots 27 and 28 below).

From 1829-1838¹⁰, there are further suggestions that Lots 19, 27, and 28 were all used as joint stables. James Patten continued to pay taxes on the stables on 139 Cedar Street up until 1839. However, it is uncertain who was operating these stables immediately after John G. Hughes. Most likely, though, James Patten's relative John Patten was the proprietor. John Patten paid taxes on stables at 138 (Lot 28) and 140 Liberty (Lot 27) from 1829-1840s. In addition to paying these taxes, John Patten also operated stables on Lot 19 from at least 1834 (Longworth 1830-1840). As noted above, the proximity of Lots 19, 27, and 28, combined with the fact that all three lots were owned by James Patten and taxed as stables during the same time period, suggests that John Patten used the three lots as stables from 1829-1838. In 1839, however, James Patten was taxed for a house on Lot 19.

By 1840, Lot 19 was rented in combination with Lot 18 (see discussion of Lot 18 above). In this year, Henry Bick was paying taxes for houses and operating a tavern at both 151 and 153 Cedar Street. Census records from this year indicate that Bick was also running a boarding house at this address, heading a household of 43 individuals (1840 Federal Census). While the owner of the property, James Patten, paid taxes on Lot 19 from 1842-1849, Bick maintained his tavern/boarding house on Cedar Street until 1845. From 1845-1851, William Wallace ran a porterhouse/liquors store at 151-153 Cedar Street (Longworth 1840-1842; Doggett 1842-1851). Aside from the 1840 census data, there is no other evidence as to whether Bick or Wallace resided on Lot 19. However, it is apparent that after 1839, James Patten's stables were demolished in order to develop the lot into commercial and/or residential buildings.

Block 56, Lot 19 (153 Cedar Street)

Year	Grantor	Grantee	Tax	Census	Directory
1804	Mayor Alderman	Bernardus Swartwout			
1810	Bernardus, Jr. & Mary Swartwout	Andrew Morrell			
1810	Andrew Morrell (Adms. Of)	William Ogden & John R. Murray			
1818			William B. Parsons (104 & 106 Cedar)		William B. Parsons, lumber merchant, 104 Cedar, h. 302
1819			William B. Parsons (104 Cedar)		William B. Parsons, lumber merchant, 104 Cedar, h. 302

¹⁰The 1838 tax records for the 1st Ward of Manhattan are missing.

Year	Grantor	Grantee	Tax	Census	Directory
1820			William B. Parsons	No residents indicated	William B. Parsons, lumber merchant, 104 Cedar , h. 376 Greenwich (no longer there in 1821)
1822	President, Directors, and Company of the Mechanics Bank in the City of New York	James Patten	James Patten (104 Cedar)		
1824			James Patten (104 Cedar)		
1825	James A. Hamilton (Master in Chancery, William Ogden, et al defendants)	President, Directors, and Company of the Mechanics Bank in the City of New York	James Patten (106 Cedar)		
1826			James Patten (106 Cedar)		J.G. Hughes, livery stables, 106 Cedar
1828			James Patten (106 Cedar)		J.G. Hughes, livery stables, 106 Cedar (not there in 1829)
1830			James Patten (139 Cedar)	No residents indicated	James Patten, Liberty c. Washington ¹¹
1832			James Patten (139 Cedar)		
1834			James Patten (139 Cedar)		John Patten, stables, 134 Liberty(?) ¹² , hotel 71 & 73 Cortlandt
1836			James Patten (139 Cedar)		John Patten, stables, 134 Liberty(?) ¹³ , hotel 71 & 73 Cortlandt
1839			James Patten (153 Cedar)		John Patten, stables, 140 Liberty ¹⁴ , hotel 71 & 73 Cortlandt
1840			Henry Bick (151 & 153 Cedar)	Henry Bick household (21 white males, 20 white females, 2 free black females)	Henry Bick, tavern (151 & 153 Cedar)

¹¹ See above discussion for the occupancy connection between Lots 19, 27, and 28.

¹² See above discussion for the occupancy connection between Lots 19, 27, and 28.

¹³ See above discussion for the occupancy connection between Lots 19, 27, and 28.

¹⁴ See above discussion for the occupancy connection between Lots 19, 27, and 28.

Year	Grantor	Grantee	Tax	Census	Directory
1842			John Patten (151 & 153 Cedar)		Henry Bick, tavern, 151 Cedar
1843			John Patten (151 & 153 Cedar)		Henry Bick, boarding, 151 Cedar
1845			James Patten (151 & 153 Cedar)		William Wallace, 153 Cedar
1848					William Wallace, porterhouse, 153 Cedar
1850			I. Patterson(?) (151 & 153 Cedar)		William Wallace, porterhouse, 153 Cedar
1851			James Patten (151 & 153 Cedar)		William Wallace, liquors (151 & 153 Cedar)
1879	Margaret A. & James H. Harger, Betsy S. Simpson, Mary E. & David Bingham, & George A. Simpson	Thomas Patten			

Lot 20

Historic Lot 20 was located on the northern side of Cedar Street, 179 feet 8 inches west of the northwest corner of Cedar and Washington Streets. The lot measured 22 feet on the north (Cedar Street), 55 feet 3 inches on the east, 22 feet on the south, and 55 feet 3 inches on the west. From 1818-1819, Lot 20 was known as 106 Cedar Street. By 1820, Lot 20 was identified as 108 Cedar Street. In 1830, the numbering changed to 141 Cedar Street; and, after 1839, the lot became 155 Cedar Street (Assessed Valuation of Real Estate; Longworth 1818-1840). Currently, this area is still Lot 20 on Block 56.

Historic Lot 20 was first taxed in 1818 when William B. Parsons, a lumber merchant, was assessed for two addresses on Cedar Street (104 and 106, or Lots 19 and 20). In 1819, the Mechanics Bank sold the lot to Abraham Paul, a printer (Liber 134, 1819:522). This same year, Jacob Lockman, a relative of Paul's, began paying taxes for a house at 106 Cedar Street. Census records from 1819 and 1820 document that Jacob Lockman, age 40, was a lumber inspector and head of a household at 108 Cedar Street (1819 NYC Jury Census; 1820 Federal Census). This household consisted of four white males, four white females, and one free black female. Additionally, the 1819 records indicate that a copper plate printer, Isaac P. Lockman, age 21, also lived at this address. By 1821, Jacob Lockman was listed as both an inspector of lumber and a grocer. From 1825-1850, Lockman paid taxes for a house and, in some alternate years, for a store on Lot 20. Lockman lived and possibly worked at this address from 1819-1846 (Longworth 1819-1842; Doggett 1843-1846). Notably, Jacob and Catherine Lockman did not officially

acquire Lot 20 until 1832, when the heirs of Abraham Paul divided and settled his estate (Liber 286, 1832:386).

In addition to Jacob Lockman, two other individuals resided on Lot 20 for short periods during the 1820s. In 1826, John English, a grocer, resided at 108 Cedar Street; and, from 1827-1828, John D. Wilson, a baker, resided at this same address (Longworth 1826-1828). While Lockman continued to own and pay taxes on Lot 20 after 1846, it is unclear who occupied 155 Cedar Street until 1851. In 1851, it appears that Lockman rented this space to Thomas Trevors for his liquors store (Doggett 1851).

Block 56, Lot 20 (155 Cedar Street)

Year	Grantor	Grantee	Tax	Census	Directory
1804	Mayor Alderman	Bernardus Swartwout			
1810	Bernardus, Jr. & Mary Swartwout	Andrew Morrell			
1810	Andrew Morrell (Adms. Of)	William Ogden & John R. Murray			
1818			William B. Parsons (104 & 106 Cedar)		William B. Parsons, lumber merchant, 104 Cedar, h. 302
1819	Presidents, Directors, and Company of the Mechanics Bank in the City of New York	Abraham Paul, printer	Jacob Lockman (106 Cedar)	Jacob Lockman household, lumber inspector (4 white males, 4 white females, & 1 free black female); Isaac P. Lockman, copper plate printer (1 male, artillery)	
1820			Jacob Lockman (108 Cedar)	Jacob Lockman household (7 white males, 4 white females, & 1 free black female)	
1821					Isaac P. Lockman, copper plate printer, 182 Washington, h. 108 Cedar; Jacob Lockman, inspector of lumber & grocer, 108 Cedar
1822			Jacob Lockman (108 Cedar)		Isaac P. Lockman, copper plate printer, 108 Cedar
1824			Jacob Lockman (108 Cedar)		Jacob Lockman, inspector of lumber & grocer, 108 Cedar

Year	Grantor	Grantee	Tax	Census	Directory
1825	James A. Hamilton (Master in Chancery, William Ogden, et al defendants)	President, Directors, and Company of the Mechanics Bank in the City of New York	Jacob Lockman (108 Cedar)		Jacob Lockman, inspector of lumber & grocer, 108 Cedar
1826			Jacob Lockman (108 Cedar)		Jacob Lockman, lumber inspector & grocer, 108 Cedar; John English (?), grocer 104 h. 108 Cedar
1827					Jacob Lockman, lumber inspector & grocer, 108 Cedar; John D. Wilson (?), baker 69 Fulton, h. 108 Cedar
1828			Jacob Lockman (108 Cedar)		Jacob Lockman, lumber inspector & grocer, 108 Cedar; John D. Wilson (?), baker 69 Fulton, h. 108 Cedar (not there in 1829)
1830			Jacob Lockman (141 Cedar)	Jacob Lockman household (6 white males, 4 white females, 1 female slave, 1 free black female)	Jacob Lockman, lumber inspector & grocer, 108 Cedar
1832	Hannah Ascough, Elizabeth Paul, & Catherine & Jacob Lockman (heirs of Abraham Paul)	Catherine Lockman	Jacob Lockman (141 Cedar)		Jacob Lockman, lumber inspector & grocer, 141 Cedar
1834			Jacob Lockman (141 Cedar)		Jacob Lockman, lumber inspector & grocer, 141 Cedar
1835			Jacob Lockman (141 Cedar)		Jacob Lockman, lumber inspector & grocer, 141 Cedar

Year	Grantor	Grantee	Tax	Census	Directory
1836			Jacob Lockman (141 Cedar)		Jacob Lockman, lumber inspector & grocer, 141 Cedar
1839			Jacob Lockman (155 Cedar)		Jacob Lockman, lumber inspector & grocer, 141 Cedar
1840			Jacob Lockman (155 Cedar)	Jacob Lockman household (3 white males, 4 white females)	Jacob Lockman, lumber inspector & grocer, 155 Cedar
1845			Jacob Lockman (155 Cedar)		Jacob Lockman, inspector of lumber, 155 Cedar
1846					Jacob Lockman, inspector of lumber, 155 Cedar
1847	Catharine & Jacob Lockman	John T. Wilson			
1847	John T. Wilson	Jacob Lockman			
1850			Jacob Lockman (155 Cedar)	No resident indicated	
1851					Thomas Trevor, liquors, 155 Cedar

Lot 26

Historic Lot 26 was located on the southern side of Liberty Street, 70 feet 4 inches west of the southwest corner of Liberty and Washington Streets. The lot measured 25 feet 1 inch on the north (Liberty Street) and on the south, and 55 inches on the east and on the west. From 1818-1823, Lot 26 was known as 5-6 Liberty Street. By 1824, Lot 26 was identified as 126 Liberty Street. In 1830, the numbering changed to 142 Liberty (Assessed Valuation of Real Estate; Longworth 1818-1830). Currently, this area is part of modern Lot 15 on Block 56.

The exact year when Lot 26 was first landfilled and developed is not clear. Tax records indicate that in 1817 John Murray owned stores, three lots (including this lot), and a wharf on Liberty Street. By 1818, however, the Mechanics Bank was specifically paying taxes for a store on Lot 26, suggesting that at least by this year the lot had been filled and built upon. The Mechanics Bank paid taxes on this store up through 1819-1820, although

it is unclear who was using it. In 1820, the Bank sold Lot 26 to Stephen Allen, who began to pay taxes on a store at 5, and later, 126 Liberty Street until 1825 (Liber 146, 1820:300). The only indication as to who might have used this store during these years is an 1821-1822 directory listing for an “Allen, widow” at 6 Liberty Street (Longworth 1822). In fact, despite changes in tax payers for the 126 Liberty Street store and several land title transactions in 1822 and 1825, it is unclear who was using this lot before 1827.

In 1827, the company of Tenbroeck and Wilson, grocers, began to not only pay taxes, but also to occupy the store on Lot 26. They maintained this address until 1829 when Bloom and Jones, grocer, began paying the taxes and took over the occupancy of the lot, now numbered 142 Liberty Street. From 1830-1831, N. and J. Seaman, a liquor store, replaced Bloom and Jones as taxpayer and occupant of 142 Liberty Street, with Samuel Wilson, a merchant, replacing N. and J. Seaman in 1832. The longest occupation of Lot 26 began in 1834 when John or Michael McAviney started paying taxes on the property. McAviney continued to pay taxes and operate a porterhouse/tavern on Lot 26 until 1842 (Assessed Valuation of Real Estate; Longworth 1827-1842; Doggett 1843-1845).

From 1844-1850, Stephen Allen resumed payment of taxes on the lot. The reappearance of his name in the tax records implies that Stephen Allen remained the primary owner of Lot 26 from 1820 onward. Therefore, it appears that he rented this space to a series of commercial occupants beginning in at least 1827. While Allen began to pay taxes on Lot 26 in 1844, he continued to rent the space to different commercial, and possibly one residential, occupants.¹⁵ In fact, by 1848, several merchants were sharing use of 142 Liberty Street.

Block 56, Lot 26 (142 Liberty Street)

Year	Grantor	Grantee	Tax	Census	Directory
1804	Mayor Alderman	George Lindsay			
1807	George & Elizabeth Lindsay	Alexander Campbell			
1810	Alexander Campbell (Exrs & Trus of John Forsyth, Robert Blake, & Garret Hyer (Trustees)	William Ogden & John R. Murray			
1817			John Murray (Stores, lots, & wharf on Liberty)		
1818			Mechanic Bank (5 Liberty?)		
1819			Mechanic Bank (5 Liberty?)		
1820	Presidents, Directors, and Company of the Mechanics Bank in the City of New York	Stephen Allen	Mechanic Bank, “Stephen Allen” (5 Liberty?)		

¹⁵ Directory listings from 1846-1847 indicate that James Cody(ey), liquors, worked and resided at 142 Liberty Street. Later directory listings for Cody(ey) do not indicate whether he lived at this address.

Year	Grantor	Grantee	Tax	Census	Directory
1822	Presidents, Directors, and Company of the Mechanics Bank in the City of New York	James Patten	Stephen Allen		Allen, widow, 6 Liberty
1824			Stephen Allen (126 Liberty)		
1825	James A. Hamilton (Master in Chancery, William Ogden, et al defendants)	President, Directors, and Company of the Mechanics Bank in the City of New York	George Dummer (126 Liberty)		
1826			T. Constantine & Co. (126 Liberty)		
1827			Tenbroeck(?) & Wilson (126 Liberty)		Tenbroeck & Wilson, grocers, 126 Liberty
1828					Tenbroeck & Wilson, grocers, 126 Liberty
1829			Bloom & Jones (126 Liberty)		Tenbroeck & Wilson, grocers, 126 & 128 Liberty
1830			N. & J. Seaman (142 Liberty)		Bloom & Jones, grocer, 142 Liberty
1831			N & J Seaman (142 Liberty)		N. & J. Seaman, liquor store, 142 Liberty
1832			Samuel Wilson (142 Liberty)		Samuel Wilson, merchant, 142 Liberty
1834			John McAviney (142 Liberty)		Michael McAviney, porterhouse, 142 Liberty
1835			John McAviney (142 Liberty)		Michael McAviney, porterhouse, 142 Liberty
1836			John McAviney (142 Liberty)		Michael McAviney, porterhouse, 142 Liberty
1839			Mich McAviney (142 Liberty)		Michael McAviney, porterhouse, 142 Liberty
1840			M. McAviney (142 Liberty)		Michael McAviney, porterhouse, 142 Liberty

Year	Grantor	Grantee	Tax	Census	Directory
1842					Michael McAviney, porterhouse, 142 Liberty (last year)
1845			Stephen Allen (142 Liberty)		Bernard Mulligan, tavern, 142 Liberty
1846					Bernard Mulligan, tavern, 142 Liberty
1847					James Cody(ey), liquors, 142 Liberty, h. 142 Liberty
1848					James Cody, liquors, 142 Liberty; Isaac Reckhow, pickles, 142 Liberty, h. 101 Cedar
1849					James Cody, liquors, 142 Liberty; Isaac Reckhow, pickles, 142 Liberty, h. 101 Cedar; L. & H. Crampton (Levi H.), shipjoiners, 142 Liberty
1850			Stephen Allen (142 Liberty)		James Cody, liquors, 142 Liberty; Isaac Reckhow, pickles, 142 Liberty, h. 101 Cedar; L. & H. Crampton (Levi H.), shipjoiners, 142 Liberty
1851					James Cody, liquors, 142 Liberty; R.I. Decker, cooper, 142 Liberty; Isaac Reckhow, pickles, 142 Liberty; L. & H. Crampton, joiners, 142 Liberty

Year	Grantor	Grantee	Tax	Census	Directory
1888	John Lowery	William A. Duer			
1888	William A. & Ellen T. Duer	Ellen L. Lowery			

Lot 27

Historic Lot 27 was located on the southern side of Liberty Street, 20 feet 4 inches west of the southwest corner of Liberty and Washington Streets. The lot measured 50 feet on the north (Liberty Street) and on the south, and 55 inches on the east and on the west. From 1818-1821, Lot 27 was known as 6 Liberty Street. The lot did not have a street number from 1822-1829. In 1830, the numbering changed to 140 Liberty Street (Assessed Valuation of Real Estate; Longworth 1818-1831). Currently, this area is part of modern Lot 15 on Block 56.

The exact year when Lot 27 was first landfilled and developed is not clear. Tax records indicate that in 1817 John Murray owned stores, three lots (including this lot), and a wharf on Liberty Street. From 1818-1820, the Mechanics Bank paid taxes on a lot at 6 Liberty Street, but sold Lots 27 and 28 to Herman Vinson in 1819 (Liber 137, 1819:68). While the Mechanics Bank continued to pay taxes on the property despite the 1819 sale, it is unclear whether Lot 27 was developed or used at this time. With the Mechanics Bank's 1822 sale of several lots, including Lot 27, to James Patten, come the first clear indications of the development of the lot (Liber 159, 1822:90). Specifically, in 1822 James Patten began to pay taxes for a stable on Lot 27. While Patten continued to pay taxes on this stable through 1824, it is unclear who operated them during this time.

In 1825, the Vinson family sold their title to Lots 27 and 28 to James Patten (Liber 198, 1825:142). That same year, John G. Hughes began to pay taxes on the Lot 27 stables. He continued to pay taxes on these stables until 1827. As described above, from 1826-1828, John G. Hughes operated a livery stable at 106 Cedar Street, historic Lot 19 (Longworth 1826-1828; see discussion of Lot 19 above). Lots 19, 27, and 28 were also owned by James Patten during this period. As the previous discussion of Lot 19 noted, the relative proximity of Lots 19, 27 and 28, in addition to the fact that all of the lots shared the same owner and a connection to John G. Hughes, suggests that from roughly 1825-1828, these lots were simultaneously rented, used, and combined by Hughes for his livery stable.

From 1829-1838¹⁶, there are further suggestions that Lots 19, 27, and 28 were used as joint stables. John Patten began to pay taxes on 138 (Lot 28) and 140 Liberty Street (Lot 27) in 1829. He continued to pay taxes on 138 Liberty Street until 1842, and on 140 Liberty Street until 1850 (Assessed Valuation of Real Estate). In addition to paying these taxes, John Patten also operated stables on Lots 27 and 28 beginning in at least 1834. On the other hand, James Patten continued to pay taxes on the Lot 19 stables up until 1839. The proprietor of the stables is uncertain from 1829-1838, but as noted above, it was

¹⁶The 1838 tax records for the 1st Ward of Manhattan are missing.

probably John Patten (Longworth 1829-1840). John Patten continued to pay taxes on and operate stables at Lot 27 until 1844.

After 1844, although John Patten still paid taxes on the stables at 140 Liberty Street, he seems to have ceded proprietorship. It is unclear who operated these stables until 1850, when John Cavin became associated with the operation. Despite the 1851 sale of Lots 27 and 28, it appears that Cavin was still able to rent Lot 27 and run these stables in 1851 (Doggett's 1850-1851; Liber 578, 1851:33).

Block 56, Lot 27 (140 Liberty Street)

Year	Grantor	Grantee	Tax	Census	Directory
1804	Mayor Alderman	George Lindsay			
1807	George & Elizabeth Lindsay	Alexander Campbell			
1810	Alexander Campbell (Exrs & Trus of John Forsyth, Robert Blake, & Garret Hyer (Trustees))	William Ogden & John R. Murray			
1817			John Murray (Stores, lots, & wharf on Liberty)		
1818			Mechanic Bank (6 Liberty?)		
1819	Presidents, Directors, and Company of the Mechanics Bank in the City of New York	Herman Vinson	Mechanic Bank (6 Liberty?)		
1820			Mechanic Bank (6 Liberty?)		
1822	Presidents, Directors, and Company of the Mechanics Bank in the City of New York	James Patten	James Patten, stable, no street number		
1824			James Patten, stable, no street number		
1825	James A. Hamilton (Master in Chancery, William Ogden, et al defendants)	President, Directors, and Company of the Mechanics Bank in the City of New York	John Hughes, stable, no street number		
1825	Margaret Ann, John Herman, & William (Gdn) Vinson	James Patten			
1826			John G. Hughes, stable, no street number		John G. Hughes, livery stables, 106 Cedar¹⁷

¹⁷ See above discussion for the occupancy connection between Lots 19, 27, and 28.

Year	Grantor	Grantee	Tax	Census	Directory
1827			John G. Hughes, stable, no street number		John G. Hughes, livery stables, 106 Cedar ¹⁸
1828			Ira Clark(?), stable, no street number		John G. Hughes, livery stables, 106 Cedar ¹⁹
1829			John Patten (140 Liberty)		
1830			John Patten (140 & 138 Liberty)		James Patten, Liberty c. Washington
1832			John Patten(140 & 138 Liberty)		
1834			John Patten(140 & 138 Liberty)		John Patten, stables, 134 Liberty(?); hotel 71 & 73 Cortlandt
1835			John Patten(140 & 138 Liberty)		John Patten, stables, 134 Liberty(?); hotel 71 & 73 Cortlandt
1836			John Patten(140 & 138 Liberty)		John Patten, stables, 140 Liberty; hotel 71 & 73 Cortlandt
1839			John Patten(140 & 138 Liberty)		John Patten, stables, 140 Liberty, h. 151 Washington
1840			John Patten(140 & 138 Liberty)		John Patten, stables, 140 Liberty
1844					John Patten, stables, 140 Liberty, h. 128 Cedar
1845			A.(?) Patten (140 Liberty)		
1850			John Patten (140 Liberty)		John Cavin, stables, 140 Liberty, h. 145 Greenwich
1851	John & Mary Patten	James S. Thayer & Edmund Griffin			John Cavin, stable, 140 Liberty
1854	Mary Hewer (formerly Vinson, widow of Herman Vinson)	Edmund Griffin & James S. Thayer	E. Griffin & Others (140-138 Liberty)		

¹⁸ See above discussion for the occupancy connection between Lots 19, 27, and 28.

¹⁹ See above discussion for the occupancy connection between Lots 19, 27, and 28.

Lot 28

Historic Lot 28 was located on the southwest corner of Liberty and Washington Streets. The lot measured 20 feet 4 inches on the north (Liberty Street), 57 feet on the east (Washington Street) and on the west, and 33 feet 11 inches on the south. From 1818-1826, Lot 28 was known as 132-134 Washington Street. Beginning in 1827, Lot 28 was no longer numbered as a Washington Street address. Rather, from 1827-1830²⁰, Lot 28 appears to have been included within the unnumbered Liberty Street address for Lot 27. Between 1832 and 1842, Lot 28 was known as 138 Liberty Street, its front adjacent to 140 Liberty Street (Lot 27). In 1843, the numbering for the lot changed back to a Washington Street address—152 and 154 Washington Street. From 1853 onward, Lot 28 was known as both 138 Liberty Street and as 152 and 154 Washington Streets (Assessed Valuation of Real Estate; Longworth 1818-1842; Doggett 1843-1852; Rode 1853-1855; Trow 1855-1859). Currently, this area is part of modern Lot 15 on Block 56.

The exact year when Lot 28 was first landfilled and developed is not clear. Tax records indicate that in 1817 John Murray owned stores, three lots (including this lot), and a wharf on Liberty Street. From 1818-1820, though, the Mechanics Bank paid taxes on a shop at 132 Washington Street, suggesting that the lot had definitely been created by this time. While the Mechanics Bank paid taxes on this shop, it is unclear who used the property. During this same period, George Wahlers and Co., a grocer, paid taxes on and resided at 134 Washington Street (Assessed Valuation of Real Estate; Longworth 1818-1820). Census records from 1819 indicate that George Wahlers, age 29, was the only resident at 134 Washington Street (1819 NYC Jury Census). Also in 1819, Herman Vinson purchased Lots 27 and 28 from the Mechanics Bank (Liber 137, 1819:68). Thus, it appears that George Wahlers was able to rent 134 Washington Street despite changes in the ownership of the lot. In 1820 and 1821, Edward Moore, a grocer, paid taxes on a house at 134 Washington Street, and lived there until 1822 (Assessed Valuation of Real Estate; Longworth 1820-1822). Census records from 1821 reflect the fact that Edward Moore was the only person residing at 134 Washington Street (1821 NYC Jury Census).

In 1822, when James Patten purchased several lots, including Lot 28, from the Mechanics Bank, 132 Washington Street was a vacant house and lot. By 1823, Patten started to pay taxes for a store on this property. From 1822-1824, a series of different individuals, none of whom resided or worked at this space, paid taxes on a house at 134 Washington Street (Assessed Valuation of Real Estate). Rather, between 1823 and 1825, L.P. Deluze, a merchant, worked at 134 Washington Street (Longworth 1823-1825). It seems that Deluze rented this space from James Patten or from another taxpayer. After the Vinson family sold Lots 27 and 28 in 1825, and up until 1850, James or John Patten consistently paid taxes on Lot 28 (Assessed Valuation of Real Estate).

Beginning in 1827, tax records indicate that Lot 28 was no longer known by a Washington Street address. Rather, from 1827-1830, it appears that Lot 28 was included in the unnumbered Liberty Street address for Lot 27. Furthermore, from 1831-1842, John

²⁰The 1831 tax record entries for Washington Street are illegible.

Patten paid joint taxes on stables at both 138 (Lot 28) and 140 Liberty Street (Lot 27) (Assessed Valuation of Real Estate). Thus, the occupational history for Lot 28 from 1827-1842 was the same as the history of Lot 27 from this time. Namely, in 1827-1828, John G. Hughes operated livery stables on Lots 19, 27, and 28 and, from, at least 1834-1839, John Patten operated and paid taxes for his own stables on the three lots (see previous discussions of Lot 19 and 27). He maintained his joint stables on Lots 27 and 28 through 1842.

From 1843-1850, John Patten continued to pay taxes on Lot 28, being assessed for two stores on 152-154 Washington Street. It is unclear who was using these stores until 1844 when James Gaven was listed as operating a porterhouse on 152 Washington Street (Doggett 1842). After this occupation, it is further unclear who was using Lot 28 until 1848, when Edward Seager, a blacksmith, began working at 152 Washington Street. By 1849, Seager not only worked at this address, he also resided at 154 Washington Street. In 1851, Seager, along with a few other tradesmen, continued to rent Lot 28 (Doggett 1848-1851).

In 1851 and 1854, Edmund Griffin and James Thayer acquired Lots 27 and 28 (Liber 578: 1851, 33; Liber 653, 1854:417). During 1852, Griffin and Thayer sold some of their interest in Lot 28 to George Fulton (Liber 599, 1852:656). From 1852-1859, Fulton never paid taxes for this property (Assessed Valuation of Real Estate). Rather, his relationship to Lot 28 may be reflected by the fact that Andrew Fulton, a blacksmith, operated his business at 154, and in some years 152, Washington Street from 1854 through 1859. During this time, it is unclear whether Fulton used both Washington Street stores simultaneously or whether he moved from one store to the other. Alternatively, in 1852, E. Griffin paid taxes for houses on 152 and 154 Washington Street.²¹ By 1853, he was assessed for stables at 138 and 140 Liberty Street, Lots 28 and 27, respectively. After this year, Griffin and unnamed others paid taxes on two stores, one at each Liberty Street address. Beginning in 1855, it appears that Griffin and others rented 138 Liberty Street to grocers Hoppock and Mooney. Until 1858, Hoppock, Mooney, and Co. occupied 138 and, in some years, 140 Liberty Street. Also in this case, it is unclear whether Hoppock, Mooney, and Co. was continuously using both Lots 27 and 28 under one street address (Rode 1853-1855; Trow 1855-1859).

It is apparent, however, that from 1818-1859, Lot 28 was rented to both residential and commercial occupants, with the owners of the property also using it as part of their own stable grounds for roughly a decade. When not used as a stable, the property was primarily used by grocers and blacksmiths.

Block 56, Lot 28 (152-154 Washington Street; 138 Liberty Street)

Year	Grantor	Grantee	Tax	Census	Directory
1804	Mayor Alderman	George Lindsay			

²¹ The Washington Street addresses for Lot 28 disappear from tax records after 1852. While 152 and 154 Washington still appeared as street addresses in directories, tax assessments were made on 138 Liberty Street.

Year	Grantor	Grantee	Tax	Census	Directory
1807	George & Elizabeth Lindsay	Alexander Campbell			
1810	Alexander Campbell (Exrs & Trus of John Forsyth, Robert Blake, & Garret Hyer (Trustees))	William Ogden & John R. Murray			
1817			John Murray (Stores, lots, & wharf on Liberty)		
1818			Mechanics Bank (132 Wash), George Wahlers & Co. (134 Washington)		George Wahlers, grocer, 134 Washington
1819	Presidents, Directors, and Company of the Mechanics Bank in the City of New York	Herman Vinson	Mechanics Bank (132 Wash), George Wahlers & Co. (134 Washington)	George Wahlers household (1 white male (alien))	George Wahlers, grocer, 134 Washington
1820			Mechanics Bank (132 Wash), Edward Moore, 134 Washington		George Wahlers, grocer, 134 Washington
1821			R. Perkinson, 132 Washington; Edward Moore, 134 Washington	Edward Moore household (1 white male)	Edward Moore, grocer, 134 Washington
1822	Presidents, Directors, and Company of the Mechanics Bank in the City of New York	James Patten	Vacant (132 Wash), Barney Doley(?) (134 Wash)		Edward Moore, grocer, 134 Washington
1823			James Patten, 132 Washington; Benjamin Hewer, 134 Washington		L.P. Deluze, merchant, 134 Washington, h. Greenwich c. Cedar
1824			James Patten, 132 Washington; George Cox, 134 Washington		L.P. Deluze, merchant, 134 Washington, h. Greenwich c. Cedar
1825	James A. Hamilton (Master in Chancery, William Ogden, et al defendants)	President, Directors, and Company of the Mechanics Bank in the City of New York			
1825	Margaret Ann, John Herman, & William (Gdn) Vinson	James Patten	James Patten, 132 & 134 Washington		L.P. Deluze, merchant, 134 Washington, h. Greenwich c. Cedar

Year	Grantor	Grantee	Tax	Census	Directory
1826			James Patten (132-134 Washington)		George Smith Cox, 134 Washington (last entry)
1827			John G. Hughes, stable, no street number		John G. Hughes, livery stables, 106 Cedar²
1828			Ira Clark(?), stable, no street number		John G. Hughes, livery stables, 106 Cedar²
1830			Part of Patten on Liberty?	No resident identified	James Patten, Liberty c. Washington
1831			John Patten (140 & 138 Liberty)		James Patten, 157 Washington
1832			John Patten (140 & 138 Liberty)		
1834			John Patten (140 & 138 Liberty)		John Patten, stables, 134 Liberty(?); hotel 71 & 73 Cortlandt
1835			John Patten (140 & 138 Liberty)		John Patten, stables, 134 Liberty(?); hotel 71 & 73 Cortlandt
1836			John Patten (140 & 138 Liberty)		John Patten, stables, 140 Liberty; hotel 71 & 73 Cortlandt
1839			John Patten (140 & 138 Liberty)		John Patten, stables, 140 Liberty, h. 151 Washington
1840			John Patten (140 & 138 Liberty)	No resident identified	John Patten, stables, 140 Liberty
1843			James Gaven?, 154 Washington; Edwin Seager, 152 Washington		
1844			John Patten (154-152 Washington); A. Nixon (154 Wash.), E. Seager (152 Wash)		James Gavin, porterhouse, 152 Washington
1845			John Patten (154-152 Washington)		

Year	Grantor	Grantee	Tax	Census	Directory
1847					Edwin Seager, blacksmith, h. 150 Washington?
1848					Edwin Seager, blacksmith, 152 Washington, h.r. 103 Greenwich
1850			John Patten (154-152 Washington)	No resident identified	Edwin Seager, blacksmith, 152 Washington, h. 154 Washington
1851	John & Mary Patten	James S. Thayer & Edmund Griffin	John Patten (154-152 Washington)		Edwin Seager, blacksmith; H. Silverstein, clothing; C.H. Ducker, grocer, 154 Washington
1852	James S. & Medora Thayer, Edmund & Eliza Griffin	George Fulton	Edmund Griffin (154-152 Washington)		Christian H. Ducker, grocer, 138 Liberty & 154 Washington, h. 138 Liberty
1853			Edmund Griffin (140-138 Liberty)		
1854	Mary Hewer (formerly Vinson, widow of Herman Vinson)	Edmund Griffin & James S. Thayer	E. Griffin & Others (140-138 Liberty)		Andrew Fulton, blacksmith, 154 Washington, h. 271 Greenwich
1855			E. Griffin & Others (140-138 Liberty)		Hoppock & Mooney, grocers, 138 Liberty; Andrew Fulton, blacksmith, 154 Washington, h. 271 Greenwich

Year	Grantor	Grantee	Tax	Census	Directory
1856			E. Griffin & Others (140-138 Liberty)		Moses A. Hoppock, grocer, 138 Liberty, h. 34 W 14; Hoppock & Mooney, grocers, 138 Liberty; Andrew Fulton, smith, 154 Washington, h. 271 Greenwich
1857			E. Griffin & Others (140-138 Liberty)		Hoppock, Mooney, & Co., grocers, 138 & 140 Liberty; Andrew Fulton, smith, 154 Washington, h. 271 Greenwich
1858			E. Griffin & Others (140-138 Liberty) ²²		Hoppock, Mooney, & Co., grocers, 140 Liberty; Andrew Fulton, smith, 152 Washington, h. 271 Greenwich
1859			James Scrymser (140-138 Liberty)		Andrew Fulton, smith, 152 Washington, h. Jersey City
1875	Jane Fulton (Gdn of)	George Hamilton Fulton, Annie J. Kent, Ellen F. Palmer, and Henry G Julian, jr.			

C. Summary of Archival Results

The archival research pertaining to the eight historic lots, 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 table, below. Where occupancy

²² 1858 tax records indicate that E. Griffin and others paid taxes on two 5-story buildings, one on each of these lots. These buildings were later replaced with 6- or 7-story buildings that were demolished in 1971, and had 10-foot deep basements (Abell Horn 2003).

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.

Lot	Years of occupation	Occupants
15	1817-1834	John B. Clark, grocer, 1817-1830; beer merchant, 1830-1834
15	1834-1837	Richard Wright, brewer
15	1842-1850	Henry Flaacke, grocer
15	1851- past 1859	John Witte & Co., grocer, John Claus(s)en & Co., grocer
15	1851-1858	William Ewald(It), shoemaker
16	1822-1825	Henry Jones, smith
16	1827-1850	Theodorus Brett (& Co.), grocer, 1827-1842; flour, 1843-1850
16	1833-1838	Matthew Vassar & Co., brewers
16	1839-1843	Henry B. Blair & Co., spice factory
16	1845-1848	Charles Newmann & Co., wines
16	1850-past 1851	Frothingham & Beckwith, oils, 1850; drugs, 1851
18	1818-1825	Resident: Sylvester Marius, city weigher, household
18	1830-1834	Resident: Adam Dottar(ter), victualler, household
18	1836-1839	Herman Kothe, tavern
18,19	1840-1844	Henry Bick, boardinghouse/ tavern; resident?
18,19	1845-past 1851	William Wallace, liquors; resident?
19	1818-1820	William B. Parsons, lumber merchant—Note: lot was assessed as <i>lots</i> , no indications of structures on property at this time
19, 27, 28 ²³	1826-1828 (Lots 19 & 27); 1827-1828 (Lot 28)	John G. Hughes, livery stables
19, 27,28²⁴	1830(?) -1839 (Lot 19); 1830(?) -1842 (Lot 27); 1830(?) -1844 (Lot 28)	John Patten, stables
20	1819-1845	Resident & business address: Jacob Lockman, lumber inspector & grocer, household
26	1834-1842	Michael or John McAviney, porterhouse
26	1847-past1851	James Cody(ey), liquors; resident?
28	1818-1820	Resident & business address—George Wahlers (& Co.), grocer, household
28	1821-1822	Resident & business address—Edward Moore, grocer, household
28	1823-1825	L.P. Deluze, merchant
28	1848-1851	Edwin Seager, blacksmith; resident?
28	1854-past 1859	Andrew Fulton, blacksmith
28	1855-1858	Hoppock & Mooney (& Co.), grocers

²³ See discussions of Lots 19, 27, & 28 for the occupancy connection between the three lots.

²⁴ See discussions of Lots 19, 27, & 28 for the occupancy connection between the three lots.

D. 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 patterns (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.

Waterfront Resources

Throughout the eighteenth and nineteenth centuries the construction of wharves and fill-retaining structures was constant in New York City. Initially, the three different types of wharves constructed were made of stone, timber, and, in a few cases, the remains of ships (Heintzelman 1986: 125-132). Although stone wharves were built during the colonial period, the most common type of wharf constructed was made of timber. The two types of timber wharves are "crib" and "cobb." Crib wharves are made out of rough timbers that are placed in alternating rows of "headers" (running lengthwise) and "stretchers" (spanning the width). In most cases a floor is built at the base to support the fill placed

within. The cobb wharf is an openwork variant of the crib wharf. Its name comes from the cobblestone fill used to fill and sink the wharf. The least common wharf is that made out of wrecked or burned ships. After securing the ship in the desired place, the framework of the hull is filled in much the same manner as the cobb wharf. While the primary function of these wharves was to provide docking space, in some cases they were later used as bulkheads for the continuing landfill along the waterfront. In some cases timber bulkheads were driven into the river bottom.

During the nineteenth century, the shift from sail to steam power changed the construction of large cargo ships and the location of the City's major docks. Longer, wider, and faster boats were now being built to ship goods in and out of New York City. An increase in the volume of shipping traffic also amplified the difficulty of docking at the older, narrow piers on the East River. The new ships began to use the western side of Manhattan, on the much wider Hudson River, for new berth space. Originally submerged, the project area was filled and used for wharf space. Because of the ambiguous nature of the ever-changing waterfront, it is difficult to determine the exact boundaries of former wharves and bulkheads. The examination of historical maps has shown that waterfront resources once present within the project site may have been protected by the subsequent landfilling that occurred in this location.

By the late twentieth century, Manhattan was approximately 33% larger than when the Dutch arrived in the seventeenth century (Buttenwieser 1987:21). The intense amount of landfilling that took place over the centuries ultimately claimed a large section of the Hudson River waterfront. One difficulty when researching filled land is the inability to determine, in most cases, where the fill came from. Another problem is determining what features were left intact in the area as it was filled. In general, large features, such as piers and wharfs, were not removed prior to filling in the area.

One of the major sites in New York City where these large waterfront features have been studied was at Old Slip and Crugers Wharf. In 1969 an entire block of filled land was removed for development. When large sections of the wharf and colonial waterfront were exposed the developer allowed the New York State Historic Trust (now the Division for Historic Preservation in the SHPO) to conduct limited controlled excavations at the site. In his discussion of the construction excavations, Paul Huey found that in some cases artifacts could be correlated with episodes of land filling as well as harbor activity in neighboring areas. He further found that:

Waterfront sites in New York City such as Cruger's Wharf and Old slip, as archaeological resources, include not only landfill deposits but also deeper strata that were evidently deposited on the harbor bottom before and perhaps during the initial land filling process.

In his discussion of comparative sites, Huey found that the "land filling process demonstrated at New York, Boston, and many other American and European port cities is a nearly universal one" (1984: 32). Although he points out that excavations at nearby sites in New York City have added to the body of knowledge about these waterfront

features he believes that additional work is necessary. The study of the sites that might contain these waterfront resources should be considered of high significance.

If such sites are properly studied, they may hold the key to understanding New York not only as a colonial distribution center reaching far inland but also its relation to other ports along the eastern seaboard. Through careful analysis of types and specific attributes of artifacts retrieved from stratified, dateable river bottom layers such as under of near Cruger's Wharf, it may be possible to determine changing patterns of trade involving the goods imported to New York by geographical distribution based on comparison with data from other sites (1984: 24).

IV. CONCLUSIONS

Archival research pertaining to specific histories of the eight lots determined potentially significant in the Phase IA study has revealed a series of occupants on each of the lots, generally beginning in about 1817. The research was discontinued in about 1851 for lots on Cedar and Liberty Streets (public water was available on these streets in 1842, and public sewers in 1845), and in about 1860 for lots abutting Washington Street (where sewers were not laid until 1859).

The documentary record revealed that all of the lots had one occupancy spanning at least five years (and in most cases, many more years) before the introduction of the first public utilities in 1842. Lots 15, 16, and 20 each contained grocery stores maintained by a single proprietor (Lot 15 was later a beer store and Lot 16 a flour store). On Lots 16 and 17, the proprietor did not live on the premises, but on Lot 20 the proprietor did. Lot 18 was a residence only. Lot 26 contained a porterhouse (which was similar to a beer house), with the proprietor living elsewhere. Lots 19, 27, and 28 contained livery stables.

Of the eight lots studied as part of this research, the three that contained livery stables (Lots 19, 27, and 28) appear not to possess any particular archaeological significance, as the buildings and grounds would not leave much of an archaeological footprint, and any wells associated with watering horses on the property probably would not contain deposits that could be associated with known households or businesses.

However, the remaining five lots included in this study (Lots 15, 16, 18, 20, and 26) appear to possess potential archaeological significance. Each of the lots was occupied by a single household or business for an extended period of time (ranging from 7 years to 23 years before the introduction of piped water in 1842) spanning the 1810s through the 1840s. The lots were used for both residences (Lot 18), small businesses (Lots 15, 16, and 26), and a combination of residences and businesses, where the proprietor lived and worked at the same location (Lot 20). Additionally, the businesses represented on the block share similarities: three of the four business-related lots contained groceries or other types of commodities stores, and on two of the four lots during the 1830s, alcoholic beverages were available for sale.

Archaeological resources associated with occupations on these five 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 first half of the nineteenth century. The presence of several grocers on these lots is not surprising, given the proximity of the large wholesale market, the Washington Market, located just two blocks to the north, on the block bounded by Fulton, Vesey, Washington and West Streets. The Washington Market was built in 1813, and replaced a series of earlier markets in the same general area (including the Bear Market [circa 1771-1812] and the Buttermilk Market [circa 1793-1812]) (De Voe 1867). The blocks surrounding Washington Market were home to many marketmen associated with the large market, as well as numerous independent grocers during this period. Households and businesses associated with grocers, particularly from this part of lower Manhattan and for this time

period, have not been well documented in the archaeological record, and the presence of several grocers on a single block would afford the opportunity both to further investigate resources associated with a specific occupational group, and potentially to produce comparative archaeological assemblages from similarly composed households or businesses.

Taken together, the study lots also provide a cross-section of business and residential occupations. Several of the lots were used strictly as businesses, others were used for both businesses and residences, and one lot was only a residence. The early nineteenth century represented a transition period when the separation of home and work spaces was becoming more pronounced. Prior to this period, most businesses and residences were located in the same building. Later in the century, with the advent of improved urban transportation systems, businesses and residences usually were no longer situated in the same space. Studies addressing archaeological resources as they relate to the separation of home and work have been conducted in Manhattan (e.g., DiZerega Wall 1994); these study lots would afford comparative data for a portion of Manhattan and for an occupational group that has not been extensively investigated to date.

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 Block 56, 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 Block 56 extended 10 feet below grade or less, while the historic water table is believed to have been about 15 feet below grade, leaving at least 5 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 nine historic home lots should be subjected to archaeological field testing. The current study has consolidated these nine lots into eight lots, as one of the lots (Lot 17) was considered part of Lot 16 during the period under investigation. Archival research has documented that of these eight lots, three of them (Lots 19, 27, and 28) do not appear to possess archaeological significance, since they were occupied either by stables or by occupants who stayed on the lots for less than five years. The remaining five lots, however (Lots 15, 16, 18, 20, and 26) do appear to retain archaeological sensitivity, and are recommended for further Phase IB investigations. Two of these lots (Lots 16 and 26) were also the location of potential wharf and cribbing features, documented in historic records and described in the Phase IA study (Abell Horn 2003).

Figure 4 illustrates the locations where these potential archaeological resources may exist, and where HPI proposes further field investigations. Within Block 56, those lots where subsurface wooden elements (thought to be remains of wharves and/or cribbing) have been identified in archival records again are indicated. In conjunction with documenting wharf and/or cribbing features, which will require removal of up to 10 feet of overburden, HPI recommends that the presence of shaft features be investigated concurrently on the five lots determined by the current investigation to retain archaeological sensitivity for the presence of rear yard shaft features.

The Phase IA study also recommended archaeological field testing to document potential extant wharf and cribbing features under Liberty Street, Washington Street, Cedar Street (between Washington and West Streets), and Albany Street. These recommendations still stand, although depending on the sequence of the construction activities associated with the project, if extant wharf and/or cribbing features are found under home lots on Block 56, resources under some of these streetbed locations may become redundant, and could conceivably be eliminated from testing, in consultation with the SHPO and the LPC.

The Phase IA study recommended that the archaeological field investigations within the APE consist of archaeological monitoring undertaken in conjunction with project construction, rather than pre-construction archaeological testing. Again, these recommendations still stand. Both potential shaft features and wharf/crib features are expected to be found at depths up to 10 or 15 feet below the current grade. OSHA regulations require stepping or shoring if excavations extend below 3 feet. Within the APE, where large amounts of soil and other overburden (such as concrete basement elements on former home lots and active utilities within streetbeds) will need to be removed before reaching the archaeological resource zone, it will be most practical (and cost effective) to undertake these excavations in tandem with project construction, which can provide the large-scale excavation and soil removal operations necessary, shore up the site to facilitate deep excavation, and provide dewatering equipment if the water table interferes with archaeological resource recovery. Draft guidelines addressing the use of

archaeological monitoring on urban sites (NYAC/PANyc 2002) indicate that monitoring may be appropriate where archaeological testing is found to be not feasible. HPI feels that this criterion applies in this situation.

Prior to any excavation within the APE, an archaeological monitoring plan should be developed by the archaeological consultant, in consultation with the SHPO and the LPC. Representatives from the undertaking agency, the developer, and the construction contractor may be consulted while developing the monitoring plan, and would need to agree to its terms. The monitoring plan should be prepared according to applicable archaeological standards (New York Archaeological Council 1994; NYAC/PANyc 2002; LPC 2002). As part of the monitoring plan, it may be necessary to establish a protocol between the archaeological consultant and the review agencies that determines a particular percentage (or sample) of the streetbeds that will be subjected to archaeological monitoring. 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.

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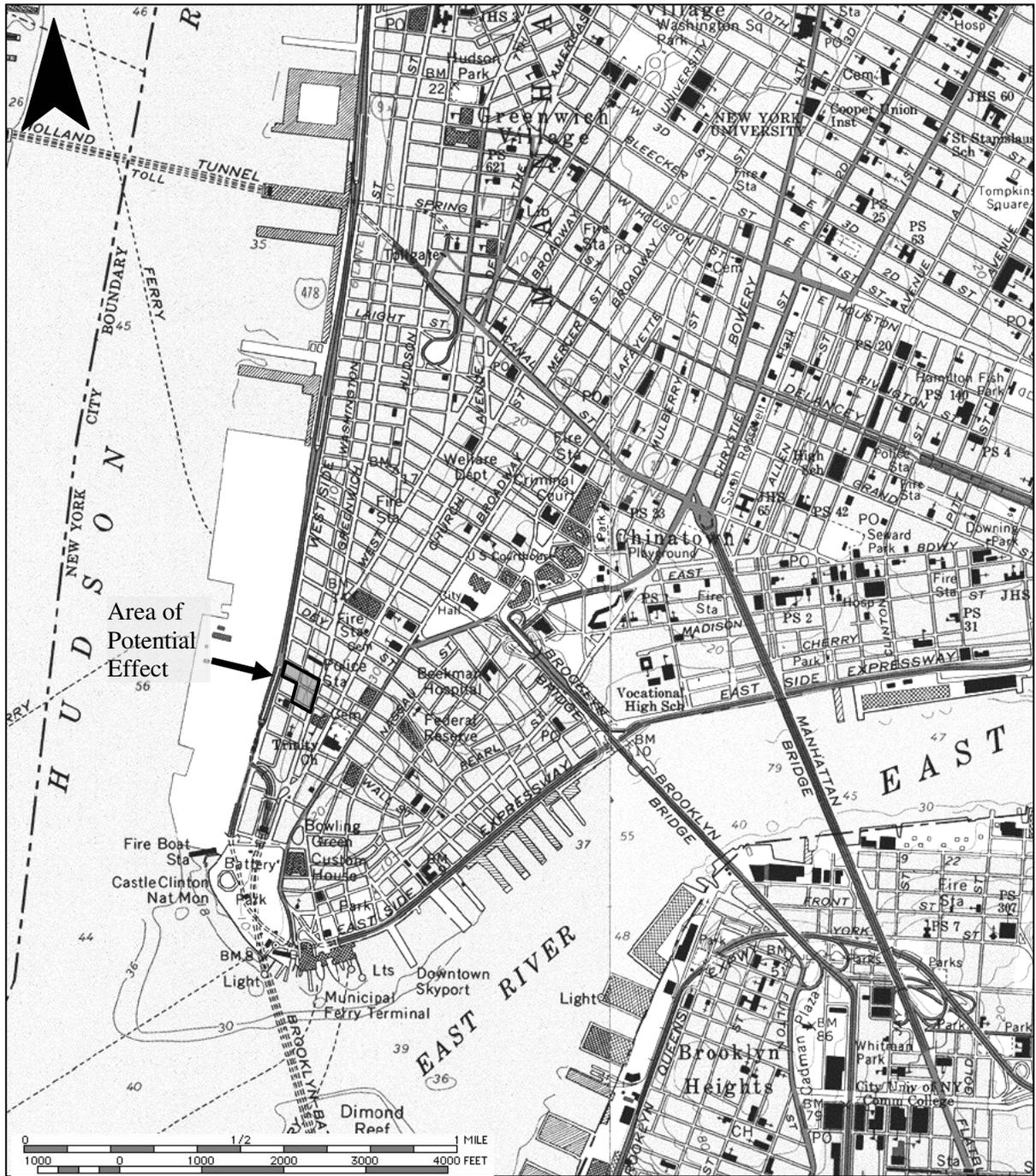


FIGURE 1

*USGS Jersey City, NJ and Brooklyn, NY Quadrangles.
United States Geological Survey, 1976 and 1995.*

Southern Site (Blocks 54 and 56).

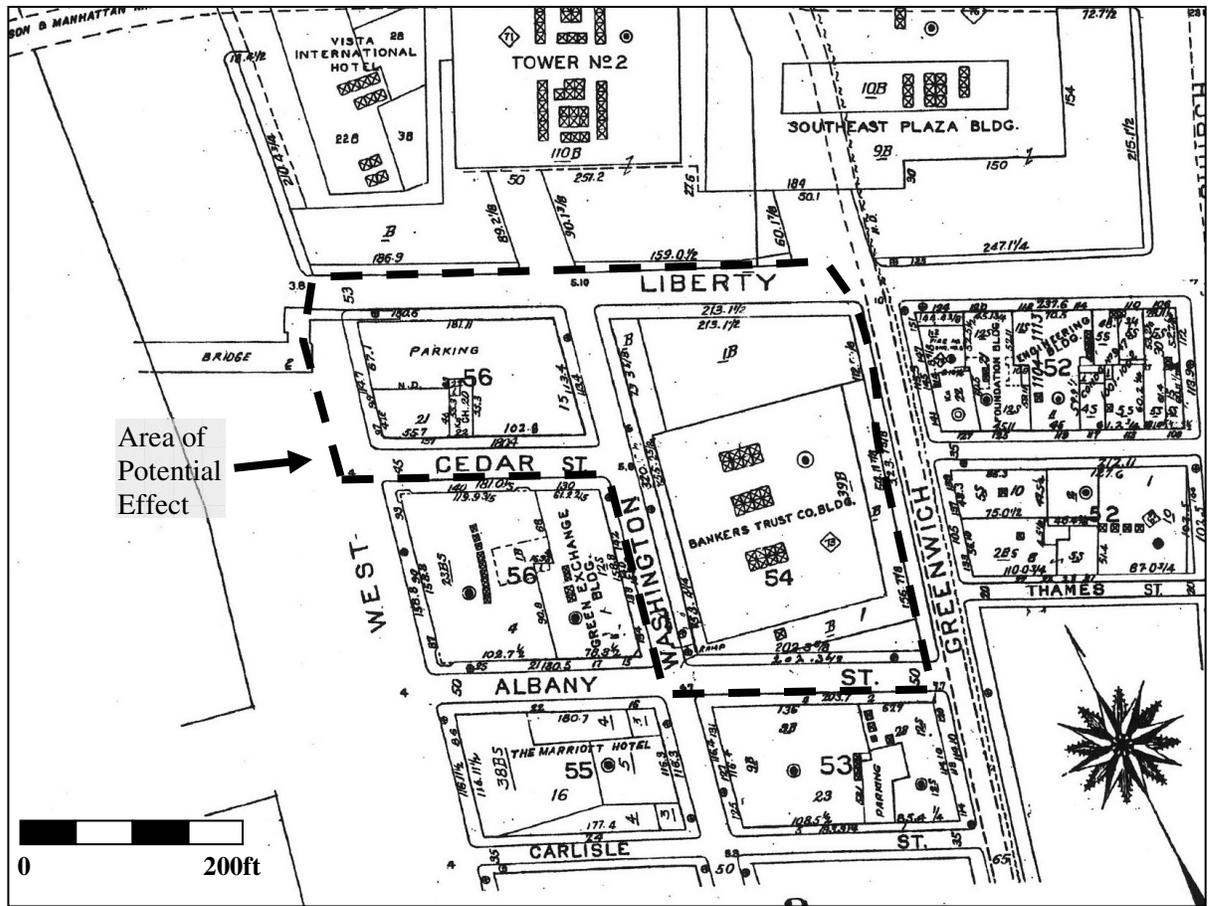


FIGURE 2

Area of Potential Effect.
Sanborn 2001.

Southern Site (Blocks 54 and 56).

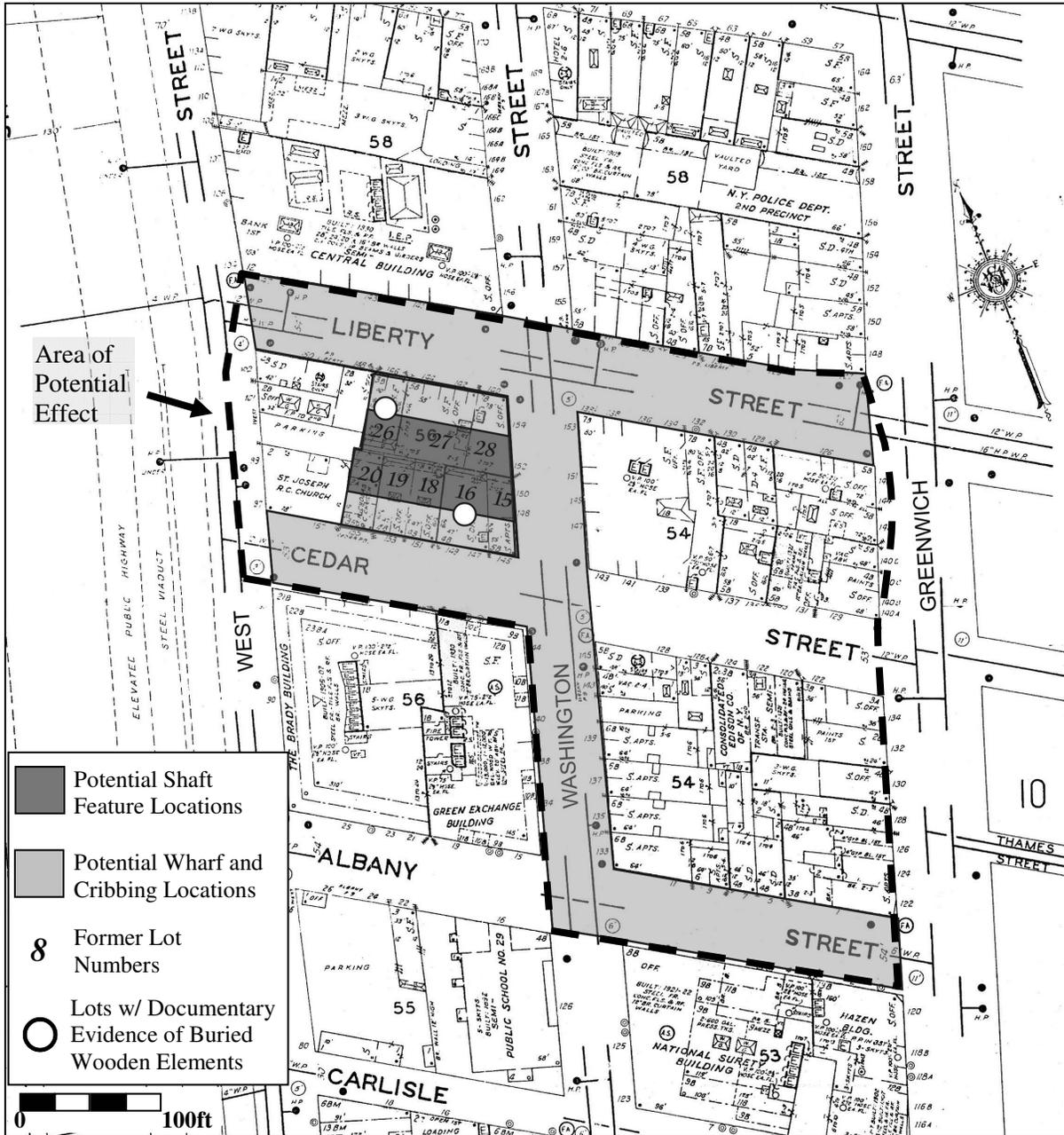


FIGURE 3

*Proposed Archaeological Investigations (from Phase IA Study).
Southern Site (Blocks 54 and 56).
Sanborn 1951.*

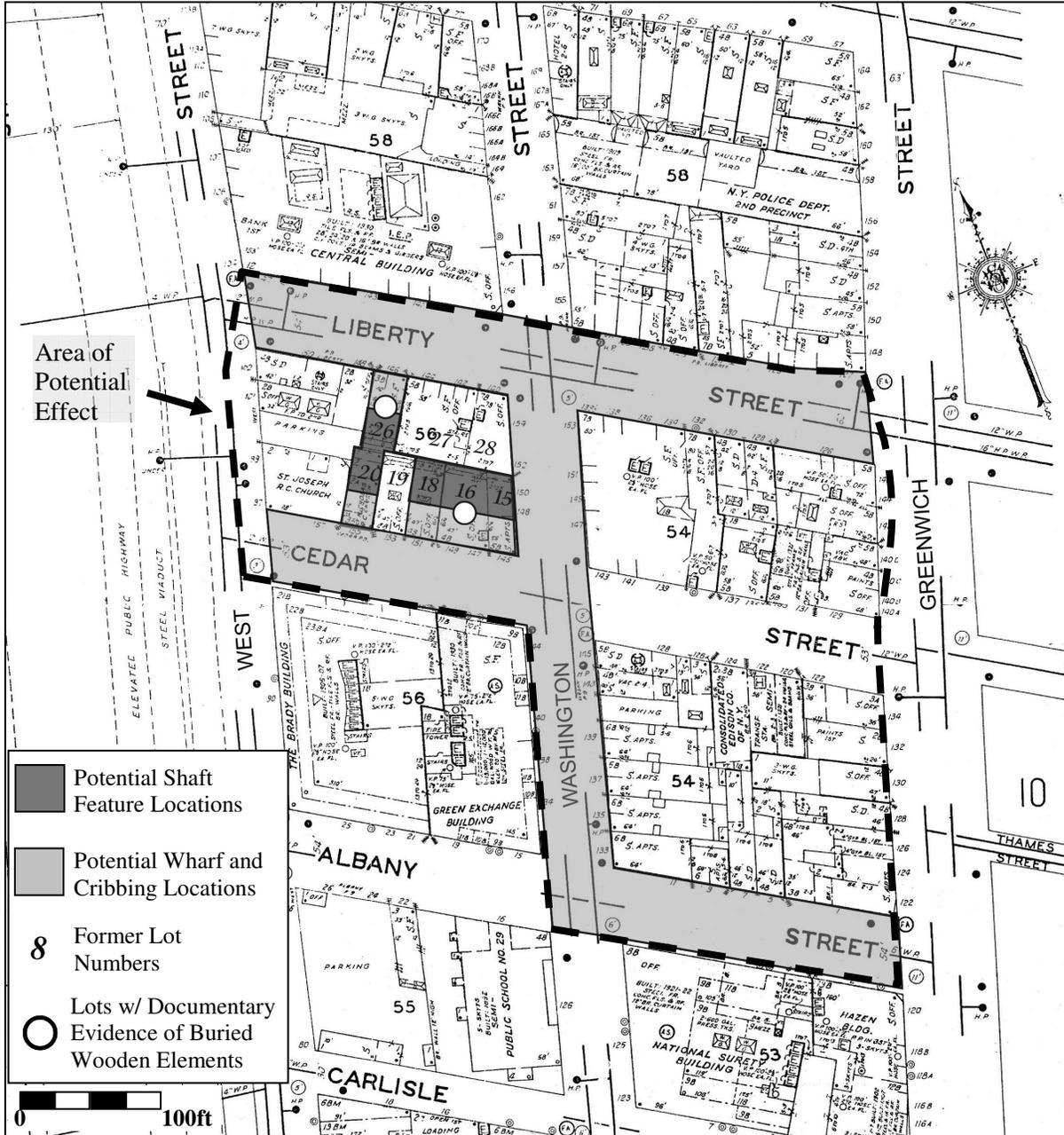


FIGURE 4

*Revised Archaeological Sensitivity.
Southern Site (Blocks 54 and 56).
Sanborn 1951.*