

FEHA.007

CRBIB# 012755

377/130932

APPENDIX

DOCUMENTATION FOR HISTORICAL BASE MAP
FEDERAL HALL NATIONAL MEMORIAL

MAY 1962

Volume III, Section D
Natural History and
Historical Background
Page 4

APPENDIX

DOCUMENTATION FOR
HISTORICAL BASE MAP

I. THE PALISADES AND DAMEN'S LAND

In 1653 the City of New Amsterdam extended from the Battery to a line just north of Wall Street. Wall Street received its name from a wall, or line of palisades, built in that year under the administration of Director-General Peter Stuyvesant for protection against the English colonists of Connecticut and the Indians. The palisades extended from the North (Hudson) River to the East River at a point approximately 40 feet north of the present Wall Street. The palisades consisted of posts approximately 12 feet high and about 7 inches in diameter. Each post was driven 3 feet into the ground.

Directly to the south of the line of palisades, just 2 or 3 feet behind and running parallel to it, there was a small ditch used for drainage. The dirt removed from the ditch was thrown up against the palisades, thus forming a platform sufficiently high for the guard to overlook the stockade. To the south of the ditch extending across the island was a strip of vacant land approximately 80 feet in width variously known as the Parade Ground, Walk, or Cingel. The southern boundary of this Parade Ground marks the south side of the present Wall Street.¹ The palisades and the ditch have been described at some length because of their significance in a firm understanding of land titles on Wall Street.

The earliest record of title to land north of the present Wall Street is dated April 25, 1644. At this time, Jan Jansen Damen, a Dutch landowner, received from Director-General William Kieft a grant of land extending east from the North River to the present Pearl Street, and south from Maiden Lane to a point approximately 44 feet north of the present Wall Street. The eastern boundary of this land was irregular, touching as it did a number of small grants.² The Damen grant, which later passed to his heirs, was confirmed by the English colonial governor, Richard Nicolls, on October 3, 1667, soon after the English

May 1962

captured New Amsterdam.³

II. GOVERNOR DONGAN'S ACQUISITION OF LAND

In 1685 and 1686 occurred a series of real estate transactions of great importance to the history of the area. In several deeds dated December 14, 1685 Damen's heirs conveyed their property to Captain John Knight, an agent of the English colonial governor, Thomas Dongan. The total extent of this property was nearly 1,000 feet in length by 80 feet in depth, from where the present New Street begins to a point east of the present William Street.⁴ For purposes of this study, we need concern ourselves only with the land situated at a point beginning at New Street and ending just east of the present Sub-Treasury building. This land adjoined the ditch, and it is for this reason that the ditch is of such importance to the understanding of titles to this property. The ditch is mentioned in each conveyance of land to John Knight, one of which reads in part as follows:

Conveys premises on the northeasterly side of the City of New York, at the easterly side of Town Gate joining City Fortifications, being in depth from ditch 80 feet, front by ditch, in rear 77 feet 4-1/2 inches, bounded as follows: Westerly by land of P. Stoutenburgh; Northerly by land of I. Kipp; Easterly by land of L. Tienhoven; Southerly by Wall Street.⁵

From these deeds we can formulate three conclusions: first, the ditch fronted on these lots; second, the ditch was used as a boundary in measuring these lots and therefore was an important landmark; and third, the land was bounded on the south by Wall Street. It may be of interest to note that the vacant land lying to the south of Damen's land and generally referred to as the Parade Ground, Walk, or Cingel, had also by this time assumed the name of Wall Street after the wall or palisades which it paralleled.

The Parade Ground, as we have said, was approximately 80 feet in width, varying at different points. It was bounded on the north by the palisades and on the south by a row of small houses forming the southern building line of the present Wall Street. Anticipating the eventual razing of the town palisades, Governor Dongan, by a warrant issued on December 15, 1685 (only one day after Knight had acquired

title to Damen's land), directed Leo Beckwith, a surveyor, to lay down the north side of what was later to become the present Wall Street. Beckwith had instructions to cut off a considerable portion of the Parade Ground. With unusual speed, Beckwith surveyed the street, and on the following day, December 16, 1685, reported his results. The width of the new Wall Street was laid out at 36 feet between New Street and Pearl Street. Wall Street was measured from the south side of the Parade Ground, leaving that side unaffected. The survey cut off approximately 44 feet from the Parade Ground, narrowing the new Wall Street essentially to its present width. A depth of about 44 feet of vacant land running east to west between New Street and Pearl Street was left fronting the 80-foot lots acquired by John Knight.⁶

On February 10, 1685/86,* Governor Dongan confirmed the transfer of title to land conveyed from Damen's heirs to John Knight. On the same day Dongan conveyed to Knight all that land formerly a part of the Parade Ground and consisting of approximately 44 feet in width.⁷

On March 9, 1685/86, in two separate conveyances, John Knight transferred all his land north of Wall Street to Governor Dongan. In the first of these conveyances Knight transferred all that land acquired from Damen's heirs. This land consisted of 908 feet, 7 inches, in length by 80 feet in depth.⁸ The second conveyance transferred all that vacant land, including all land between the ditch and/or palisades and the northern building line of the present Wall Street cut off by the survey, from Knight to Dongan.⁹ To avoid the possibility that Damen's heirs might claim some interest in the vacant land cut off by the survey, Governor Dongan, on March 15, 1685/86, obtained from them a quit-claim deed.¹⁰

III. THE DEPEYSTER-BAYARD PROPERTY AND THE SECOND CITY HALL

With Damen's land and that portion of the Parade Ground cut off by the survey safely in his possession, Governor Dongan proceeded to sell. Adding that land formerly a part of the Parade Ground to the

*Until 1752 the English year began on March 25. January, February, and March were the last months of the year. Thus, anything dated between January 1 and March 24 was usually recorded as follows: February 10, 1685/86. When the Gregorian calendar was adopted in 1752, the year began January 1.

land acquired from Damen's heirs Dongan now had real estate amounting to approximately 124 feet in depth. On May 25, 1689, Dongan conveyed all that land north of the newly surveyed Wall Street between New Street and William Street (then Queen Street) to Abraham DePeyster and Nicholas Bayard, two leading citizens. Although the deed to this property is dated May 25, 1689, for some unknown reason it was not recorded until February 1, 1724/25, some 36 years later.¹¹ This conveyance is extremely important, since many titles to land on Wall Street date back to this deed. It is also important, because the deed makes reference to the laying-out of two new streets north of Wall Street, namely, Queen Street (now William Street) and Kip's Street (now Nassau Street).

The years 1685-1700 were a period during which New York City made several strides in expansion northward on Manhattan Island. Governor Dongan, who had presented the city with its first charter (The Dongan Charter), had foreseen the expansion of the city beyond the line of fortifications, which it was felt had outlived their usefulness. In 1688 Dongan found the line of fortifications in such a state of ruin that he, as well as municipal officials, may have then entertained the idea of demolishing and removing it.¹²

Toward the end of the 17th Century municipal officials were contemplating the removal of the old City Hall, which had been known in Dutch times as the Stadt Huys and had been located at the site of the present 70 Pearl Street, and the establishment of a new one. The old City Hall was in such decay by 1696 that it was no longer deemed a safe place for municipal officials to meet. Although the question of building a new city hall had been broached in 1696, it was not until 1699 that the foundations of a new municipal building were laid. The site selected for the structure was at a point on Wall Street where the present Nassau Street meets Broad.¹³ A committee appointed to select the new site found that "the Upper end of the broad Street A proper place for ye Building A new Citty Hall"¹⁴

In order to erect a new building it was necessary to tear down the remaining ruins of the fortifications, which ran along a line on land selected for the new City Hall. To achieve this, the city petitioned Lieutenant Governor John Nanfan requesting the removal of the fortifications and, in addition, requesting that the stones of the bastion, which was located near to the site chosen for the new City

Hall, be appropriated for the construction of the new building.¹⁵

In their petition to Nanfan the municipal officials referred to the new City Hall, whose foundation was at about this time (August 1699) being laid, as "fronting to the aforesaid line of fortifications."¹⁶ This statement would tend to imply that the City Hall was to stand just in front of the fortifications. Actually, this was not the case, because the City Hall was built in the middle of the present Wall Street facing Broad Street, and the line of fortifications ran somewhat to the north or rear of the structure. If the words of the petitioners were to be taken literally, it would mean that the fortifications ran some 30 to 40 feet from the southern line of the Cingel or the present Wall Street. This is difficult to conceive, since it is well known that the fortifications were some 80 to 100 feet north of the southern line of the present Wall Street and that Leo Beckwith, the surveyor, had marked out Wall Street in 1685 from the south line at approximately 36 feet. Hence, it is impossible to imagine the new City Hall as "fronting" the fortifications. Since the foundation of the City Hall was just being laid, it may have been that the petitioners were misled in-to considering the rear as fronting the fortifications and worded their petition accordingly.

The new City Hall was not completed until 1704, although there is evidence that the Common Council occupied the building on October 14, 1703.¹⁷

In the story of the establishment of the second City Hall, one of the greatest difficulties has been the lack of records of how the city legally came into possession of the land upon which the building was erected. Other than references to selection and adequacy of the site, the Minutes of the Common Council are strangely silent.

It should be recalled that in 1689 Governor Dongan sold his land, which was situated between New Street and William Street north of Wall Street, to DePeyster and Bayard. The City Hall was erected partly in the middle of Wall Street and Nassau Street and partly on land belonging to DePeyster and Bayard. The paucity of records has led many writers, including Mary J. Lamb, John W. Leonard, Fremont Rider, and James Grant Wilson, to conclude that the land was "donated" or "given" to the city by Abraham DePeyster. Unfortunately, none of these writers cite any sources for their conclusion, and it is likely that all of the later

historians merely accepted Mrs. Lamb's word.¹⁸ The "Abstract of Title" is inclined to agree with Lamb, but adds that since the land was jointly owned, it was probably a gift from both DePeyster and Bayard.¹⁹

Documents uncovered in recent researches at the New York City Municipal Archives would seem to indicate that the land was not donated, as the above writers were led to believe. In a petition dated August 20, 1713 Abraham DePeyster and Samuel Bayard, son of Nicholas Bayard, requested the Common Council to appoint a committee to study a claim for payment of land which they believed was occupied by the City Hall. The petitioners cited a law recently passed which called upon the citizenry to clarify property ownership and providing that on or after September 1, 1713 persons in possession of land for a period of 10 years were to be considered the lawful owners.²⁰ This petition is mentioned in the Minutes of the Common Council, and on August 26, 1713, the Council appointed a committee to "inspect the Title of the Petitioners and to make diligent search and Enquiry how the City Hall came to be built upon the said Ground."²¹ Nothing more appears in the minutes until September 29, when the Council ordered the Recorder to represent the city at the next meeting of the Supreme Court to answer an "Action of Ejectment" brought by Abraham DePeyster and Samuel Bayard.²² Apparently, the report of the committee appointed by the Council had been unfavorable to the petitioners and, as a result, the latter brought an action against the city.

Unfortunately, no mention is made in the minutes of the results of this case, and a search of the "Minutes of the Supreme Court of Judicature of the Province of New York" (which sat in City Hall) in the County Clerk's Office, Hall of Records, have been of little help in solving this problem. Many of the minutes for this period are missing and those which are not, are too illegible.

The "Abstract of Title" does not mention this claim. Although O. G. Villard, in his The Early History of Wall Street, cites the "English Records," which were the manuscript collection of the Minutes of the Common Council, he is in error when he states that the Recorder appointed to represent the city "successfully defended" the suit. A search of the "English Records" gives no indication of the results of this case.²³

It is probable that some settlement was made between the city and the petitioners, but whether the court found in favor of the claimants

or whether the city was able to prove just title to the land cannot be determined, since the records are silent. At any rate, the action of ejectment brought against the city seems to prove that the land was not donated as Lamb and others have stated.

In attempting to find a solution to this question of title, I. N. Phelps Stokes has presented a most logical and persuasive argument. Stokes says that the sale of the 44-foot strip of land eliminated from the Cingel with the laying-out of Wall Street was really a private transaction. Since the land belonged to the city, Governor Dongan had no legal right to acquire it. Stokes, therefore, concludes that when the city built the new City Hall ten years later, it is possible that it did not recognize the validity of any private claim to this strip.²⁴

The property bought by DePeyster and Bayard in 1689 was held jointly, or at least such seemed to be the case in 1713 when the action of ejectment was brought against the city. In 1718, Abraham DePeyster and Samuel Bayard divided their property into building lots, each taking certain ones. This division is recorded in an "Indenture of Partition" dated January 3, 1718/19, to which is attached a map. An excellent copy of this map (see Appendix A), but more legible than the original one, was drawn by Frederic DePeyster on April 15, 1825.²⁵

There are several oversimplified and inaccurate versions of this map available, greatly adding to confusion in the study of the site. One map, which is included in Lamb's History of the City of New York,²⁶ lists the wrong dimensions on the east and west sides of the City Hall. Actually, according to the original map, these figures represent the depth of the building from a point beginning on the northwest and northeast corners to an imaginary point on the sides of the building in line with the side of Lot #21 and Lot #14 fronting Wall Street. Moreover, Lamb's map fails to show certain dimensions found in the original. The same map appears in a later work written by Lamb.²⁷ The "Abstract of Title" makes use of Lamb's version.²⁸ Although the source is not given, it is obvious that a map found in the Map Division of the New York Public Library was also copied from Lamb.

Lamb is not the only writer to have taken certain liberties with the DePeyster-Bayard map. In David T. Valentine's Manual of The Corporation of the City of New York for 1860 appears a map containing several errors and omissions. One very glaring discrepancy is the

identification of Kip's Street as "King Street." Dimensions are also omitted.²⁹ Frederick Trevor Hill, in his Story of a Street, obviously has copied from Valentine, since the same mistakes are present.³⁰ A copy of this map, drawn in 1914 and citing Hill's work, is filed in the Hall of Records, New York City.³¹

Some attempt should be made at this point to evaluate the deed and original map of 1718/19 and the Frederic DePeyster map of 1825. Although the deed and map of 1718/19 show the dimensions of Lots #16, 17 and 18 (lots which were ultimately acquired by the city) as being 67 feet in length, the 1825 map fails to indicate this, but the width of each lot is mentioned, in this case being 25 feet. Both maps fail to give the complete dimensions of City Hall. The width of the building is given as 92 feet; however, figures cited on the east side (26 feet, 8 inches) and west side (28 feet, 3 inches) of the building are misleading as to depth. Many authors, some of which have been mentioned above, have taken these figures to mean the depth of the City Hall. This is not so. The figures represented on the two maps are actually the depth of that portion of the City Hall which rested on what DePeyster and Bayard felt was their land. A further comparison of the two maps will show one or two other discrepancies but since they are not concerned with land involved in this base map study there is no need to pursue the issue further.

The deed of January 3, 1718/19 refers to the land upon which the City Hall is located and the land surrounding it as being undivided between the two parties. Both the deed and the maps cite several very pertinent dimensions which show the City Hall's position in relation to the surrounding land. Some of the more significant measurements indicated on the maps besides the dimensions of lots are cited herewith: the width of City Hall is given as 92 feet; the depth of that portion of City Hall on what was believed to be DePeyster's and Bayard's land is given as 28 feet, 3 inches on the west side, and 26 feet, 8 inches on the east side; the distance from the corner of Lot #21 to the west side of City Hall is given as 16 feet; the distance from Lot AP to the north side of City Hall is given as 21 feet and from Lot #18 to the north side of City Hall as 21 feet, 4 inches; the distance from Lot #14 to the east side of City Hall is given as 27 feet, 9 inches; the distance from the southwest corner of City Hall to the south side of Wall Street is given as 27 feet; finally, the distance from the southeast side of City Hall to the south side of Wall Street is given

as 30 feet. The dimensions 16 feet, 21 feet, and 27 feet, 9 inches, represent a narrow strip of land left vacant for an approach to both Kip's Street and the rear of City Hall. The effects of this passage appear to this date in the form of a jog in the building line of the Bankers Trust Company building on the northwest corner of Wall and Nassau Streets. This passage, which circled the City Hall, was consistent with the customs of the time when municipal buildings were constructed in the center of a broad street.

IV. THE ACQUISITION OF ADDITIONAL PROPERTY AND CONVERSION TO FEDERAL HALL

In attempting to show the history of the acquisition of land, which eventually culminated in the conversion of City Hall to Federal Hall, first seat of the Federal Government, in 1789, extensive use will be made of the DePeyster-Bayard map, particularly in identifying lots. In fact, almost all deeds to property directly related to Federal Hall National Memorial hark back to this map. Therefore, the map's importance to a base map study of this site cannot be minimized. Unfortunately, not all deeds to lots are available, and although the "Abstract of Title" is a valuable source of information, much is left unclarified. Certainly, the "Abstract of Title" fails to establish when and how many titles to lots passed into the possession of the city.

There is sufficient proof in deeds that Lots #17 and 18, directly behind City Hall and fronting Kip's Street, were sold by Samuel Bayard to Gulian Verplanck on January 13, 1738.³² There are no deeds to show how the title to these two lots passed from Verplanck to the city; however, there is other quite reliable evidence to show that not only Lots #17 and 18, but also Lot #16 and part of Lot #15, were sold to the city in 1774. In the Bancker Papers at the New York Public Library was found a sketch of a survey drawn by Gerard Bancker, a city surveyor, on April 6, 1772, at the request of Samuel Verplanck, son of Gulian.³³ The survey depicts four lots, and although the sketch is brief and without lot numbers, it is obvious that the four lots correspond to Lots #15, 16, 17, and 18 on the DePeyster-Bayard map. Kip's Street is shown on one side of the lots and City Hall on another. Meanwhile, the measurements of the lots are almost identical with those on the DePeyster-Bayard map. This manuscript would tend to prove that not only were Lots #17 and 18 in the possession of Verplanck by 1772, but also Lots #15 and 16.

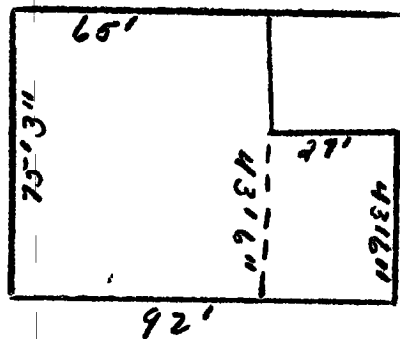
A map found in the Register's Office, Hall of Records, which is actually a copy of a map entitled "A Plan of the Ground Contiguous to the City Hall, Made 1 July 1773, by G. Bancker [sic]," substantiates the earlier survey. In this map we find that Lots #15, 16, 17, and 18 were the property of Samuel Verplanck. This copy was drawn in 1914. The original of this map could not be found.³⁴

With Lots #15, 16, 17, and 18 securely under his belt, Samuel Verplanck then proceeded to purchase Lot #14 from the heirs of Abraham DePeyster on February 6, 1773.³⁵ This lot fronted on Wall Street and was adjacent to the alley or street on the east side of City Hall. It measured 25 feet in width by 122 feet in depth. Incidentally, the deed to this transaction mentions Lot #15, which bordered on Lot #14, as already in the possession of Verplanck at the time he acquired Lot #14.³⁶

With Verplanck's ownership of Lots #14, 15, 16, 17, and 18 fairly well established, it now remains to show when and how the title to these lots passed into the hands of the city. To repeat, there are no deeds available to show this, but the Minutes of the Common Council and the Bancker Papers help to shed some light on these conveyances. According to the minutes of May 20, 1773 the Common Council agreed to pay Samuel Verplanck the sum of 450 pounds for the purchase of "three lots of Ground belonging to him, in the rear of the City Hall."³⁷ The actual description of these lots is not given. In a later entry in the minutes, February 17, 1774, we find that Samuel Verplanck turned over a deed "for the ground he agreed to sell in the rear of the City Hall" to the Common Council, which in turn directed the mayor to issue a warrant on the treasurer to pay Verplanck the sum of 557 pounds, 9 shillings, 8 pence, to cover the amount mentioned in the deed.³⁸

From the above minutes we should conclude three things: (1) the sum eventually paid to Verplanck for the lots was greater than the sum agreed upon in May 1773; (2) in both entries in the minutes reference was clearly made to land at the rear of the City Hall; (3) although the minutes of May 1773 refer specifically to three lots, the later minutes refer only to "the ground he [Verplanck] agreed to sell in the rear of the City Hall." With these points in mind we can now proceed to examine a manuscript found in the Bancker Papers. Although this manuscript is undated, it is entitled "Corporation's Purchase from Mr. Saml Verplank [sic] at the Rear of the City Hall."³⁹ The manuscript deals with a survey performed by Gerard Bancker of land belonging to

Verplanck. Although no lot numbers are mentioned, the survey describes in some detail land which is unmistakably that of Lots #16, 17, 18, and part of Lot #15. A simple sketch, with dimensions, of this property accompanies the survey and is shown herein for ease of reference:



The 75 feet, 3 inches, on the left represents the total width of the three lots (#16, 17, 18) fronting Nassau Street. The 92 feet at the bottom represents the depth of Lot #18 (65 feet) plus the width (27 feet) of Lot #15. The following description of this plot of ground in the Bancker manuscript will confirm the conclusion that the land consisted of Lots #16, 17, 18, and part of Lot #15:

All that parcel of ground situate in the North Ward of the City of N. York at the Rear of the City Hall beginning in Nassau Street at the West corner of a lot of ground belonging to Mr. Evert Byvank and [sic] then South Easterly along the Rear of Mr. Byvank's ground and along the Rear of ground belonging to William Miller and others, to ground belonging to the said Samuel Verplank, 65 feet thence along Mr. V. P. ground as follows S. Westerly 32 feet 6 inches South Easterly 27 feet South Westerly 43 feet 6 inches to a street which separates the ground hereby granted, from the City Hall, thence North Westerly along the said Street 92 feet, to Nassau Street aforesaid thence North Easterly along Nassau Street 75 feet 3 inches to the place of Beginning.⁴⁰

It may be of some interest to point out that the manuscript contains a number of mathematical calculations on the side showing an attempt to estimate the number of square feet of the property. In so doing, the surveyor estimated the number of square feet in the combined Lots #16, 17, and 18, referring to this plot as "The 3 Lots," and then estimated the number of square feet in the southern half of Lot #15, referring to this small plot as "The half lot."⁴¹

There seems to be no question that the land described in this manuscript consists of Lots #16, 17, 18, and part of Lot #15. The title of the manuscript is clear: it suggests the purchase of land by the city from Verplanck. The manuscript substantiates the Minutes of the Common Council in that both refer to land at the rear of City Hall. The differences in the two sets of minutes as to the cost of the property and the quantity of ground purchased have a logical explanation. It would appear that when Verplanck first suggested that the city buy his land, he had only intended to sell three lots, namely, Lots #16, 17, and 18. The price he demanded was 450 pounds. But, between May 1773, when this offer was made, and February 1774, when payment for the land was finally ordered by the Council, the city agreed to buy also a little more than half (or the southern portion) of Lot #15. The additional plot of ground accounted for the additional sum paid in February 1774.

The only reason that might be suggested as to why Verplanck should sell only a portion of Lot #15 to the city is the fact that since he had stables situated on Lot #15, he preferred to retain a portion of that lot. Another rough sketch drawn by Gerard Bancker of all lots on Wall Street, beginning with Lot #15 and ending with Lot #2 near William Street, notes that Verplanck had stables situated on Lot #15. Although this sketch contains no date, it was obviously drawn when Lot #15 belonged to Verplanck.⁴²

It was not until 1789 that the city purchased the lot "adjoining the City Hall" from Verplanck in order "to enlarge the space on that side."⁴³ In the minutes of September 24, 1789, the Common Council ordered the treasurer to pay the balance due Verplanck from the lot between his house and the City Hall "lately purchased of him."⁴⁴ Thomas E. V. Smith, in writing about the purchase of a lot by the city in 1789 situated "on the east side of Federal Hall," states that it cost the city 434 pounds, 13 shillings, but he cites no authority for

his information.⁴⁵ It is quite probable that the lot purchased at this time by the city was Lot #14, which according to the DePeyster-Bayard map measured 25 feet in width by 122 feet in depth. It should be noted that from the wording of the Minutes of the Common Council⁴⁶ it would appear that the word "adjoining" applies to Lot #14, since it was the first lot just east of City Hall. As for the remainder, or northern portion, of Lot #15 one can only speculate that it may have been purchased together with Lot #14 as one plot of ground.

Without the presence of a deed, evidence of transfer of title to Lot #14 as well as the remainder of Lot #15 is inconclusive, but we do know that the city was in possession of Lot #14 some time before 1812. In fact, we know that the city was in possession of all that land known as Lots #15, 16, 17, and 18 before 1812, and an agreement entered into by Samuel Verplanck and the city on March 2 of that year mentions all that land covered by Lots #14, 15, 16, 17, and 18 as being in the possession of the city.⁴⁷ This deed also brings to light the existence of a right of way from Wall Street to the rear of Verplanck's property, evidently a means of getting to and from his stables at the rear. This right of way was probably granted to Verplanck when Lot #14 was sold to the city in 1789. The agreement of 1812 surrendered this right to this alley in return for a right of way on Lot #16 at the rear of Federal Hall. In a diagram annexed to the agreement we can see that the new right of way was a ten-foot wide alley extending from Nassau Street and running behind Federal Hall to Verplanck's property.⁴⁸

The purchase of Lot #14 was in consonance with the conversion of City Hall to Federal Hall in 1789. The City Hall was remodeled by Major Charles Pierre L'Enfant so that it was almost an entirely new building. The width of the building remained the same but the rear was evidently extended to some point on Lot #16, although this cannot be definitely established.⁴⁹ The absence of L'Enfant's plans to this structure makes it difficult, if not impossible, to establish the exact northern extent of the building in the years 1789-1790. Contemporary maps and accounts of the new structure, however, have provided sufficient evidence to establish with some certainty the position of the south, west, and east walls.⁵⁰

Up to this point in our narrative we have analyzed title to land either belonging to City Hall or land adjacent to it at the rear and east side. Little has been said concerning land adjacent to the build-

ing on the west side. It should be recalled that the City Hall was built in the middle of Wall Street fronting the head of Broad Street, with Nassau Street at the rear. A narrow strip of land, approximately 16 feet wide, connected Wall Street to Nassau Street on the west side of City Hall. This strip of land was actually an extension of Nassau Street. The City Hall, situated as it was, caused a jog in the building line of that property bounded by Lot #21 and Lot AP on the DePeyster-Bayard map. When City Hall was converted to Federal Hall in 1789 and the building was extended to the rear, it was also necessary to extend the narrow street on the west side of Federal Hall in order to maintain its connection with Nassau Street. Consequently, the jog no longer began at Lot AP, as pointed out in the DePeyster-Bayard map, but at Lot #19 on the same map. At this point in our story a tale unfolds which leads to the questioning of ownership of that part of Nassau Street which ran along the west side of Federal Hall.

In 1808 the First Presbyterian Church presented a petition to the Common Council claiming that portion of Nassau Street on the west side of Federal Hall and that portion of land upon which the west end of the building stood. The petition stated that "one of the Lots [viz. Lot AP] & a part of one other of the Lots [viz. Lot #20] southeasterly of Kings Hotel [which was situated on Lot #21] are in part used as a Street and some part of the Federal Hall stands on a part of one of the Lots." In making this claim the church produced in evidence a map drawn by Adolphus Loss, a surveyor.⁵¹

The Counsel of the Board and Street Commissioner to whom the Common Council referred the matter submitted a lengthy report which rejected all claims of the church.⁵² The report with its map (see Appendix B) is extremely important in a study of the base map plan of Federal Hall National Memorial for several reasons: (1) it reviews deeds to land claimed by the church, and consequently it describes the land and how it is bounded; (2) it reviews the history of City Hall and later Federal Hall; (3) the map provides an outline of the west side of Federal Hall and the street running alongside it; (4) the map provides, albeit simplified, an outline of the rear of Federal Hall when it was constructed in 1789.

Since the Loss map could not be located, it could not be said with any certainty which lots the petitioners were referring to, but allowing for some interpolation of the petition and utilizing the detailed

report of the Counsel, it can be fairly well determined that the petitioners were referring to Lot #20 and Lot AP on the DePeyster-Bayard map. According to the Counsel's report the Loss map depicted Lot AP as extending to Wall Street and fronting on that street, thereby making it a corner lot. If the Loss map was correct, then a portion of the west side of Federal Hall and the street running alongside of it were situated on that lot and on Lot #20.⁵³

The Counsel found that the Loss map was erroneous in depicting Lot AP as fronting on Wall Street and cited extracts from deeds pertaining to Lot AP. In describing this lot, these deeds show that Lot AP fronted on Nassau Street with its south side bordering on a street along which ran Lot #21. According to the Counsel's report the deeds were unmistakable in identifying Lot AP in the foregoing manner.⁵⁴ Moreover, as the Counsel's report points out, a deed conveying Lot #21 in 1746 showed Nassau Street as running through to Wall Street as far back as 1718 when these lots were first divided between DePeyster and Bayard.⁵⁵

The Counsel's report went even further to prove that the Loss map was in error by citing early maps and plans of the city. One such plan was the Lyne Survey of 1730. Another map was the Maerschallck Survey of 1755. Finally, there was the Bernard Ratzer Map of 1767. These maps, according to the report, clearly distinguish the street running alongside City Hall and the land surrounding it.⁵⁶

An examination of the Ratzer Map of 1767 and the Maerschallck Map of 1755 supports the Counsel's conclusion. This map depicts City Hall in relation to its surroundings. The jog in the building line on the west side is clearly evident.⁵⁷ Other maps in the New York Historical Society, for example, the Montessor Map of 1776 and Grim's Map, drawn from memory, also support the Counsel's position.⁵⁸

The Counsel's report concluded that "no part of Nassau Street, under any reasonable pretense whatsoever, can be claimed by the Memorialists to the South of the Southerly line of the lot AP."⁵⁹ As for the claim that the street ran through part of Lot #20 and all of Lot AP, the Counsel had some rather interesting comments to make:

It is a question yet undecided by the Board whether compensation ought to be made in any case for Streets voluntarily laid out by the Proprietors of ground, after they had sold lots and bounded them upon such streets. And if the Corporation, under these circumstances, should admit the right to compensation in the present case, although part of the present Street is covered by the exhibited title, it would undoubtedly subject the Board to numerous and perplexing applications of a similar nature, many of which would probably be founded on fairer claims, in point of possession, than those of the present Memorialists; nor would the circumstance of this application, coming as it does, from a respectable religious Association, be considered as a barrier to its becoming a troublesome and dangerous precedent.⁶⁰

It should be recalled that in 1713 title to land upon which the City Hall stood was questioned by Abraham DePeyster and Samuel Bayard.⁶¹ Now, almost one hundred years later, title to a section of this land

was again being questioned. In this latter case, the Counsel concluded that "no doubt seems to have existed" in the minds of city officials "of the right to build [the City Hall] where it stands" nor "do any applications to any individuals for ground for that purpose appear to have been made."⁶² It is interesting to note that nowhere in this report is reference made to that earlier claim of 1713. Still, the issue involved was essentially the same in 1713 as in 1808. The concluding remarks of the Counsel just quoted might well have applied in that earlier claim of 1713.

Although the language of the report was clear, the claim was referred to a committee appointed by the Common Council for further review. The committee, however, declared itself unqualified and preferred not to render an opinion on the matter. Instead, it proposed that three referees be appointed, one to be selected by the First Presbyterian Church, a second to be selected by the Common Council, and a third, presumably a disinterested party, to be selected by the above two. The Committee made this recommendation on June 5, 1809.⁶³ From this point onward the records are silent, and it appears that the matter was dropped.

V. FEDERAL HALL IS DEMOLISHED AND ITS LAND SOLD

It was somewhat ironic that while every effort was being made to justify upon legal grounds the validity of ownership of land upon which Federal Hall stood, plans were already underway to build a new city hall. The city had grown so rapidly that Federal Hall on Wall Street was no longer considered adequate to house the various municipal agencies that had developed. Moreover, the growth in importance of Wall Street as a financial district made Federal Hall, which extended into the middle of that street and almost blocked Nassau Street, an unwelcome structure in the area.

On August 12, 1811, the new City Hall was in such a state of completion that the Common Council held its first regular meeting there.⁶⁴ It was not until April 1812, however, that all municipal agencies were moved out of Federal Hall. Its last recorded use was in April 1812, when the managers of the State Lottery were granted permission to use the building until it was sold.⁶⁵ In March 1812, it was determined that the building and the lots upon which it stood and adjacent to it should be sold. After several postponements, the property was sold

at auction on May 13, 1812.⁶⁶

Allowing a portion of the site for the widening of Nassau Street, the Common Council divided the remaining land into four lots. A map dated February 1813, drawn by William Bridges, a surveyor (see Appendix C), depicts these four lots as Lots #1, 2, 3, and 4. Lot #1, located at the northeast corner of Wall and Nassau Streets measured 112 feet by 23.6 feet. Lot #2 measured 112 feet by 23 feet. Lot #3 measured 112 feet by 26.6 feet. Lot #4 measured 112 feet by 27 feet. To the rear of these lots was the ten-foot wide alley leading to Verplanck's property.

Two other maps, (see Appendixes D & E) almost identical and drawn by Stephen Ludlam on the occasion of the widening of Nassau Street, depict these four lots in relation to the surrounding land.⁶⁸ These two maps are extremely important not only because they depict the four lots sold by the city but because they identify the outlines of Federal Hall, whose foundation still remained at the time these maps were drawn. Federal Hall was completely razed by August 10, 1812, and in December 1812, the Street Commissioner was directed to enclose the lots and pave the street where the building once stood.⁶⁹

When the auction was held on May 13, 1812, Lot #1 and the old Federal Hall building were sold to Joel Post and John B. Lawrence - the lot for \$9,500, the building, soon to be demolished, for \$425.⁷⁰ The sale of the remaining three lots was postponed until February 23, 1813, at which time Lot #2 was sold to Thomas Kirk, James Eastburn and John Downes.⁷¹ Lot #3 was sold to Garrit Storm,⁷² and Lot #4 to George Griswold.⁷³ In the meantime, Lot #1, which had originally been sold to Joel Post and John B. Lawrence, was sold to Kirk, Eastburn, and Downes, owners to be of Lot #2, on January 29, 1813.⁷⁴

In the conveyance of each of the four lots the new owners were permitted a right of way with Samuel Verplanck to the ten-foot wide alley at the rear as indicated in the Bridges and Ludlam maps.

VI. THE FEDERAL GOVERNMENT BUYS LAND AND BUILDS A CUSTOM HOUSE

The owners of Lots #1 and 2 erected a building on their property in 1814, to be used primarily as a bookstore and reading room.⁷⁵ This building did not remain long in use as a bookstore, however, for two

years later the United States Government purchased the first section of land on the present site of Federal Hall National Memorial. This purchase, which was for the sum of \$70,000, included Lots #1 and 2 and the building thereon. The two lots measured 51 feet on Wall Street by 112 feet in depth. The right of way at the rear was, of course, part of the sale.⁷⁶ The building was to be used as a Custom House.⁷⁷

With the expansion of commerce in New York City, the Custom House within a few years became entirely inadequate for its purposes. It was then decided to build a much bigger Custom House on the same site. In order to do so, however, it was necessary to purchase the two dwellings east of the Custom House, which were on Lots #3 and 4 of the Bridges map, plus the four lots at the rear fronting Pine Street.⁷⁸

On December 10, 1832, Lot #3, which had been sold by Garrit Storm in 1825, was bought by the United States Government from the Delaware and Hudson Canal Company for \$47,000.⁷⁹ During the following month, January 1833, Lot #4, which had passed into the hands of several owners since it was first sold by the city in 1813, was purchased by the United States Government from the Directors and Company of the National Bank for \$43,000.⁸⁰ In both these conveyances the Government was entitled to a right of way to the ten-foot wide alley at the rear.

With Lots #1, 2, 3, and 4 in its possession, the United States Government now owned practically all that land formerly occupied by the old Federal Hall, with the exception of that portion of land on Wall Street where part of the building once stood and that land taken by the city for the widening of Nassau Street. It now remained for the Government to purchase the four lots fronting Pine Street. These lots were approximately 75 feet in depth by 23 feet in width. These lots were not land originally a part of the DePeyster-Bayard property; therefore, there are few records available to trace the titles. Moreover, the "Abstract of Title," which we must largely resort to in describing the history of these lots, fails to trace all lines of ownership.⁸¹ In tracing the ownership of these lots, it may be well to use both the Ludlam map, already mentioned, and a map drawn by Edward Doughty in 1832 (see Appendix F).⁸²

Prior to the widening of Nassau Street in 1813 there existed a lot on the southeast corner of Pine and Nassau Streets (indicated on the Ludlam map) which was owned at the time by Thomas Stevenson. This

lot was approximately 73 feet deep by 22 feet, 6 inches, wide. Stevenson came into possession of this lot in January 1800, and at the time, the lot was described in the deed as bounded "in the rear by [a] gore belonging to [the] corporation of New York adjoining [the] rear of City Hall."⁸³ This "gore" at the rear of Stevenson's lot was that triangular piece of land adjoining the rear of City Hall. The gore is clearly identified on the Ludlam map. After 1803, when the lot was transferred, the "Abstract of Title" is unable to trace the ownership of the lot into the hands of the city.⁸⁴ It is safe to say, however, that the land came into the possession of the city when Nassau Street was widened in 1813. According to the Ludlam map most of this lot, a quantity of ground measuring 73 feet on both the east and west sides and 22 feet on Pine Street and 18 feet on the south side, was apparently purchased by the city to be utilized for the widening of Nassau Street. The remainder of the lot, a very narrow strip measuring 75 feet, 10 inches, on both the west and east sides, and 10 inches on Pine Street and 4 feet, 3 inches, on the south side, was sold by the city to Adam D. Mount in October 1821.⁸⁵

The lot just east of the narrow strip of land purchased by Mount, which is marked "Miller" on the Ludlam map, presumably after the owner in 1813, came into the possession of Adam D. Mount on September 28, 1820.⁸⁶ Mount then sold this lot and the small narrow strip of land to the west of it to Henry W. Warner on October 31, 1821 as two separate conveyances.⁸⁷ From this moment onward both parcels of land were considered as one lot and sold as such. The lot was described in deeds as land "at the southeast corner of Pine and Nassau Streets," and is shown on the Doughty map as in the possession of a certain Seymour who had acquired the lot in 1827.⁸⁸

Seymour's lot and the three lots to the east of it on the Doughty map, which were owned by Isaac L. Kip, Edmund Elmendorf, and George Griffin, respectively, were then acquired by Charles Hoyt during the period 1831-1832.⁸⁹ On December 7, 1832, the United States Government acquired all four lots from Charles Hoyt for the sum of \$110,000. According to the deed this land measured 88 feet, 10 inches, on Pine Street, 75 feet, 10 inches, on Nassau Street, 92 feet, 11 inches, at the rear fronting the alley, and 79 feet, 2 inches, at the easternmost point of these lots.⁹⁰

To build the new Custom House the Government needed only a ten-

foot wide parcel of land adjacent to the easternmost lot purchased from Hoyt. This ten-foot wide parcel of land, which fronted on Pine Street, was approximately 75 feet in depth. This land was purchased from Richard M. Blatchford on December 17, 1833.⁹¹

There still remained one more legal transaction to accomplish before the Custom House could be built. It should be recalled that a ten-foot wide alley in common existed between the Wall Street lots and Pine Street lots leading to Samuel Verplanck's property on the east. This right of way was created by an agreement between Verplanck and the city in 1812.⁹² In 1822 this right of way was transferred to the Bank of the United States, which became the owner of the Verplanck property.⁹³ On August 9, 1834, the United States Government entered into an agreement with the Bank of the United States whereby the bank was to abandon its right of way on Nassau Street in exchange for a right of way on Wall Street. The new alley was located on the eastern part of the ground purchased for the Custom House and was to run along the side of the new building. The alley was ten feet wide and 120 feet deep.⁹⁴

By 1834 the Government had acquired title to a rectangular plot measuring approximately 102 feet on Wall Street, 99 feet on Pine Street, and 198 feet on both the Nassau Street side and east side (See Appendix G).⁹⁵ Construction of the Custom House began in 1834 and ended in 1842 when the building was completed.⁹⁶ According to a blueprint plan of the Sub-Treasury Building prepared in 1912 (see Appendix H) the building was approximately 90.3 feet in width on both Wall and Pine Streets. The length of the building was 192 feet from the edge of the "pilaster" on Wall Street to the edge of the "pilaster" on Pine Street, excluding portions of the steps that jutted out beyond these points.⁹⁷ Although the blueprint makes reference to the term "pilaster," it is more likely that the surveyor had intended this to mean a plinth.⁹⁸

In 1863 the Custom House was remodeled to become the Sub-Treasury and in later years structural changes were made to accommodate various governmental agencies. With the exception of the erection on the front steps in 1883 of the J.Q.A. Ward statue of George Washington, these were internal changes which did not affect the dimensions of the building.

This additional land, unaccounted for in deeds, eventually raised a question of doubt as to title. Until 1912 no one, apparently, had ever questioned the title to land absorbed by the areaway and steps on Wall Street. In fact, as late as 1913 surveys still used the property lines delineated by deeds. In 1912, however, the Secretary of the Treasury requested an opinion of the Attorney General "to ascertain the exact limits of the Subtreasury site, whether acquired by purchase or adverse possession, and to know whether the United States had acquired title by adverse possession to the portion of Wall Street and Nassau Street occupied by the structures connected with the Subtreasury."^{98A} The Attorney General's opinion, made six months later, concluded that there was no record of a purchase of the land in question, but maintained that whether the United States had obtained the land by conveyance or by adverse possession, it had "good title" to it. To support his opinion he cited a number of precedents whereby land held adversely remained in possession of the occupant if after a protracted period of time no action was brought against him.^{98B} Thus, the Attorney General's opinion was unequivocal in supporting the belief that even if the land which was occupied by the areaway and by the steps were adversely possessed (as he seems to hint was the case), the Federal Government had, nevertheless, acquired good title to the land.

Soon after this opinion was rendered, a revised plat of the Sub-Treasury property appeared in May 1914. This plat fixed the property line on Nassau Street on a line with the outer wall of the areaway, and on Wall Street on a line with the bottom step. In all other respects property lines conformed with the deeds.^{98C} In 1939 the Secretary of the Interior declared the Sub-Treasury Building a National Historic Site, describing the land with reference to the 1914 plat.^{98D}

In 1934, the areaway was eliminated in response to a request from the City of New York which sought to widen the sidewalk on Nassau Street.^{98E} There was no transfer of property in this action; the National Park Service merely gave the city authority to eliminate the areaway but retained rights to the land.^{98F} The areaway was approximately 5 feet wide, extending the full length of the building, and the Federal Government retained title to that portion of the sidewalk resulting from this change.

Another action occurred in 1953, which, if it did not make any changes on the structure itself, had some effect on property lines.

In an exchange of property, the Federal Government conveyed the passageway on the east side of the Sub-Treasury Building and the Old Assay Office site just to the east of the passageway to the Seamen's Bank for Savings in return for property situated in the Borough of Brooklyn. The deed, which was dated April 13, 1953, refers to the passageway as being 8 feet wide. The original passageway, particularly towards the Wall Street side, was somewhat wider than this, but the Assay Office, as a Government building, had been permitted to project somewhat into it, so that the passageway was narrowed to approximately 8 feet. As one of the conditions affecting this exchange, the deed created an easement which gave the United States, and specifically the National Park Service, the right of access to the passageway.^{98G}

With the exception of the passageway, which is now owned by the Seamen's Bank for Savings, today the property line of the Sub-Treasury Building consists of that property delineated in the plat of 1914 and described in the order designating Federal Hall National Memorial.^{98H}

VII. THE BASE MAP

In drawing the base map of Federal Hall National Memorial, resort has been made to several property maps, most of which have already been mentioned. These maps may be listed as follows:

1. The DePeyster-Bayard Map of 1718 (Appendix A). This map shows dimensions of City Hall, streets, and lots. It is drawn to scale: 20 feet to an inch.
2. Map appended to the Street Commissioner's Report of 1808 (Appendix B). This map shows the dimensions of a section of City Hall and Federal Hall. It is drawn to scale: approximately 25 feet to an inch.
3. The Stephen Ludlam Maps of January 7 and January 9, 1813 (Appendix D & E). These maps show almost the complete dimensions of Federal Hall, surrounding streets, and lots. The two maps are almost identical, varying only in some few respects. They are drawn to scale: approximately 20 feet to an inch.
4. The William Bridges Map of February 1813 (Appendix C). This map shows the dimensions of lots and streets. It compares very favor-

ably with the Ludlam maps as a source of information. It is drawn to scale: 20 feet to an inch.

5. The Joseph F. Bridges Map of July 19, 1836. (Appendix G). This map gives the dimensions of the property acquired for the construction of the Custom House. It is drawn to scale: approximately 20 feet to an inch.

6. The Charles W. Mapes blueprint of September 1912 (Appendix H), which shows in considerable detail dimensions of the Custom House - Sub-Treasury Building. It is drawn to scale: 10 feet to an inch.

In addition to these, other maps have been used, as cited in footnotes. However, it should be said that the Ludlam maps, because of the amount of detail contained therein, including the shape and size of Federal Hall and dimensions of lots and streets, have been used extensively as a basis for the drawing of the base map.

As the base map will show, the three major structures memorialized on this site did not occupy the same exact location, but they did overlap to a large extent.

The shape, size, and position of City Hall can be fairly well determined from the evidence that is available. The DePeyster-Bayard map depicts City Hall as being oblong in shape with wings at both the east and west ends in the form of an "H". The center of the structure was therefore narrower in depth than the ends. A drawing, from memory, of City Hall in 1745 by David Grim is the only record we have that depicts the exterior before 1763 when a third story was added. This drawing gives a front view of the building and identifies the wings projecting at both ends.⁹⁹ This drawing also contains a floor plan of the building clearly showing the wings.¹⁰⁰

David Grim has left us a map of New York City, depicting (albeit on a very small scale) City Hall as an oblong, wing-shaped structure.¹⁰¹ This map was also drawn from memory. There are several other maps in existence, perhaps even more reliable than the Grim map since they were not drawn from memory, which show the characteristic "H" shape of the City Hall.¹⁰² A manuscript found in the Bancker Papers also corroborates the above evidence. This manuscript, which is a plan of Wall Street

in 1774, gives no dimensions of the building, since it was primarily concerned with the ownership of property.¹⁰³ William Smith, writing in 1736, describes City Hall as being "in the shape of an oblong, winged with one at each end, at right angles with the first."¹⁰⁴

Like its shape, City Hall's dimensions can also be fairly well determined from the wealth of data that is available. The DePeyster-Bayard map, which is the earliest property map of Wall Street drawn after City Hall was erected, depicts the structure as being 92 feet long. Although the width is not given, it can be determined because the map is drawn to scale. Thus, we can safely say that the building was approximately 50 feet wide at each end where the wings stood. David Grim in his floor plan, which is drawn to scale -- 16 feet to an inch -- supports the DePeyster-Bayard map.¹⁰⁵ There is additional evidence in the form of a copy of a map drawn by Gerard Bancker in 1773 which, in general, also agrees with these dimensions. Since this map is drawn to scale -- 20 feet to an inch -- we can estimate the size of the building as being approximately 90 by 50 feet.¹⁰⁶

It is remarkable how these earlier descriptions of City Hall, before the building was converted to Federal Hall in 1789, fit a description given in 1808. The Street Commissioner's map of 1808, which was used as the basis for rejecting the claim of the First Presbyterian Church, specifically states that the width of City Hall was 52 feet, 8 inches, and to support the validity of this claim, the report states that the addition to the building in 1789, is "plainly visible and easily distinguished from the East and West walls of the old work."¹⁰⁷

There is no indication in the Minutes of the Common Council that the City Hall was materially changed to affect its length and width between the time when it was completed in 1703 and the time when it was converted into Federal Hall. Although a third story was added in 1763, it did not affect the building's length and width.

In addition to the shape and size of City Hall, the DePeyster-Bayard map gives us some valuable information as to the relative position of the structure with surrounding streets. Thus, the west wall of the building is fixed at 16 feet from the nearest lot on that side. The southwest corner of the building was set at 27 feet from the building line on the south side of Wall Street, and the southeast corner of the building at 30 feet from the building line across from it. Meanwhile,

the east wall of City Hall was fixed at 27 feet, 9 inches, from the nearest lot on that side.

The measurements noted in the DePeyster-Bayard map are remarkably similar to those in the Ludlam maps of 1813. These maps show the west wall to be a distance of 16.4 feet from the nearest lot on that side. The distances from the Southwest and southeast corners of the building to the opposite side of Wall Street were set at 27.6 and 33 feet, respectively.

The construction of Federal Hall in 1789 was actually an enlargement of City Hall. Federal Hall was created by alterations and additions to the old structure. The Wall Street or south side of the new building resembled the old one in plan, except that an ornamental gallery now filled the space between the wings. Without the L'Enfant plans we cannot say just how the building really looked from the outside in the brief interval of 1789-1790; however, there is sufficient evidence available to provide us with a fair description of its dimensions in later years, at least until it was demolished in 1812.

Perhaps the earliest evidence we have of the manner in which the City Hall was extended is an engraving by Cornelius Tiebout. This view of Wall Street looking towards Trinity Church shows almost the complete east side of Federal Hall. Wings are clearly discernible at the rear. The engraving is in such great detail that one cannot help but observe a semi-octagonal shape at the rear of one of these wings.¹⁰⁸ Stokes believes that the drawing was made either between 1789 and 1793 or between 1796 and 1799, since Tiebout's name was continuously seen in New York directories. During 1793 and 1796 he was in London. Since "City" and not "Federal" Hall was used as a title to his work, Stokes believes that the view must have been made after December 6, 1790 when the Federal Government moved to Philadelphia.¹⁰⁹

There is a side view of Federal Hall in the year 1798, an original watercolor painting, which was drawn by Archibald Robertson, but, since the rear is blocked off by trees, this painting only gives the extended portion of the main body of the building without a view of the rear wings. Hence, this painting is not too important for this study.¹¹⁰

There are two maps of New York City, the Goerck-Mangin Plan of 1799 and the William Bridges Map of 1811, both prepared when Federal Hall was

still in existence. Although both maps are drawn to a very small scale, they plainly show wings protruding from the rear of the building.¹¹¹

The most conclusive evidence we have concerning the shape and size of Federal Hall is the Ludlam maps of 1813. In his maps Ludlam included the outlines of Federal Hall. These maps were drawn after Federal Hall was demolished, but the lots upon which the building once stood were still clearly discernible, since the Common Council had a fence built around them.¹¹² As a street surveyor, it is true he was principally concerned with the widening of Nassau Street, but his dimensions of the ground upon which Federal Hall once stood are so much in detail and compare so favorably with other maps that we should accept them as a basis for preparing a base map. The maps show the wings at the rear of the building and the splayed end of the octagonal wing, which Stokes and Haskell believe was that part of the building known as the Hall of Representatives.¹¹³

There is other evidence to support the Ludlam maps. Moreover, this additional evidence also tends to support the belief that Federal Hall remained essentially the same in its outward appearance during the 12 years before it was razed. The Tiebout engraving, which is purported to have been done either between 1789 and 1793 or between 1796 and 1799, is a good source, since it depicts the wings and semi-octagonal shape at the north end of the building. The Goerck-Mangin Plan and Bridges Map also reveal the existence of wings in the years 1799 and 1811. A deed dated January 31, 1800 describes a lot situated at the corner of Pine and Nassau Streets as being bounded "southwesterly in rear by gore belonging to corporation of New York adjoining rear of City Hall."¹¹⁴ A glance at the Ludlam maps will clearly identify this gore, which was formed by the semi-octagonal shape of the wing at the rear.

Perhaps the most convincing evidence to support the Ludlam maps is the map appended to the Street Commissioner's Report of 1808. This map shows that part of the building added to City Hall when it was converted to Federal Hall. What is extremely significant in the absence of L'Enfant's plans is that the map specifically states that both the addition to the main body of the building and the semi-octagonal wing were constructed in 1789. It is also interesting to observe that the dimensions cited in this map are almost identical to those in the Ludlam maps. The manner in which the Street Commissioner's Report is

worded leads one to the conclusion that its authors were convinced of the validity of their findings.

After evaluating all the evidence that has been accumulated, and if we assume that Tiebout did his engraving as late as 1799, we should conclude that the size and shape of Federal Hall was essentially the same in 1799 as it was in 1812 just before the Ludlam maps appeared. Without the L'Enfant plans, however, one can only say that in all probability Federal Hall was essentially the same in 1789 as when Ludlam depicted it in 1812.

William Hindley, who in the 1930's had accomplished a considerable amount of research on the appearance of Federal Hall in 1789, has maintained that the wings were not a part of the L'Enfant plans, and, although not denying their existence, has concluded that they were built after the Federal Government left New York.¹¹⁵ Hindley, whose background was essentially in architecture, was no historian, and he gave no references to sources of information. His deep admiration for L'Enfant led him to a number of doubtful conclusions. Hence, he has implied that L'Enfant could not possibly have included the wings in his plans, because they were not the kind of architecture that one would associate with him. In referring to the wings Hindley says, "these were additions after the government had left [New York] as we have no mention of their existence." He states at the top of one of his drawings that "the rear building [wings] . . . is never mentioned by any observers [therefore] it was not a part of Federal Hall." Such uncorroborated assertions fail to take into consideration that although there are several contemporary descriptions of the internal appearance of the building, there are, to this writer's knowledge, no contemporary accounts which describe Federal Hall's total external appearance in 1789. This, however, does not exclude the possibility that the wings may have existed in that year. Again, Hindley adds in the same drawing, "It must always be remembered that there was only a certain amount of money to be had, even if it stretched somewhat -- so that semi-octagonal building at the North could not have been included in the original layout." This is a non-sequitur and need not delay us.

Hindley was careless in the use of his source material. While using the Ludlam map of January 9, 1813 (Appendix E), he mistook the width of the west wall of the main section of Federal Hall to be 104 feet. Actually, according to the map it should have been 81.6 feet.

This figure is largely supported by the Street Commissioner's map of 1808, which, if one adds the width of the old City Hall to the width of the extended portion of the west wall, arrives at the figure 83.4 feet. This figure is much closer to 81.6 feet than Hindley's figure.

There may be an explanation for Hindley's mistake. Due to the worn condition and illegibility of the Ludlam map of January 9, 1813, there are certain figures cited which might be confusing. Although the map cites the figure 81.6 feet immediately to the left and on the line of the west wall, it also cites the figure 104 feet above this point and a little off to the left of the west wall. If we extend the building line on Wall Street so that it meets a line drawn from the corner of the jog on Nassau Street, the distance from the point at which they meet to the corner of the jog will measure approximately 104 feet. In citing this figure it is probable that Ludlam was making various calculations for the widening of Nassau Street. In any event, 81.6 feet appears to be the more accurate figure, and Hindley was, therefore, in error.

An examination of the Minutes of the Common Council to determine whether Federal Hall had undergone further changes in its exterior after 1790 proved to be in vain. Although the minutes refer to a considerable amount of repair work and, indeed, some major internal remodeling done to the building, there is no indication that the exterior had undergone any major change that would lead one to believe that the wings were added after 1790 as Hindley believed.¹¹⁶

Ludlam has provided us with several measurements of Federal Hall. Unfortunately, he has not left us with a complete measurement of the rear wings and east wall. The east wall of the building was equal to the west wall on the Ludlam maps. Since we know the length of the west wall, we can say that the east wall was approximately 81.6 feet. In the absence of figures in both Ludlam maps, the dimensions of the wings can only be estimated according to scale. The width of Federal Hall, according to the Ludlam maps, was 94.5 feet. If the semi-octagonal wing of Federal Hall is correctly placed in the Ludlam maps, then we can estimate that the building was approximately 145 feet in depth.

In concluding this study a few words should be said concerning the relationship of Federal Hall to the Custom House - Sub-Treasury building. According to the Ludlam maps, the distance from the south-

west corner of the westernmost lot on Wall Street to the west wall of Federal Hall, measured on a building line, was 45.8 feet. (The Bridges map of 1813 refers to this lot as Lot #1.) This is the same as saying that the distance between the southwest corner of the Custom House to the west wall of Federal Hall was 45.8 feet, since, according to the Mapes map of 1912, the Custom House and Lot #1 coincided at this point.

Ludlam also indicates the extent to which the southeast corner of Federal Hall projected into Wall Street from the property line that was created with the sale of the four lots on that street. This protrusion can be estimated to be 23.9 feet. Since the front of the Custom House on Wall Street was not built to coincide with this property line but was built approximately 4 feet behind it, ¹¹⁷ calculated at the center, it can be said that the southeast corner of Federal Hall was approximately 28 feet from the Custom House, at a point in front of the center of the base of the George Washington Statue.¹¹⁸

NOTE

The site now occupied by Federal Hall National Memorial has a long and interesting history, with significant associations reaching far back into the Colonial period and continuing into the recent past. Three important public buildings have occupied this site: (1) City Hall (1699-1788); (2) Federal Hall (1789-1812); and (3) Custom House-Sub-Treasury (1842-present). The numerous historic events associated with these buildings, particularly those which are related to the Federal Hall period, make this one of the outstanding sites in American History.

The City Hall was the home of the Common Council of the City Of New York, Colonial Assembly, State Legislature, and sundry courts, chief among them being the Supreme Court of Judicature. During the period 1785-1788 it was also the last meeting place of the Continental Congress. Some of the more significant historical events associated with this building were the trial of John Peter Zenger in 1735, the meeting of the Stamp Act Congress in 1765, and the passing of the Land Ordinances of 1785 and 1787.

In 1788-89 City Hall was converted to Federal Hall in order to

May 1962

receive the Federal Government about to be established under the Constitution. Here George Washington was inaugurated in 1789, and the Congress met for the first time. Here, also, were created the basic departments of the administration and the positions of Secretary of the Treasury, Secretary of State, Secretary of War, and Attorney General. An act establishing a federal judiciary system was also passed and the Bill of Rights was adopted during the brief period of eighteen months before the Federal Government moved to Philadelphia.

The primary objective of a base map study of Federal Hall National Memorial is to develop the history of land ownership of this site and to indicate the relative positions of the three major structures to each other. The construction history of these buildings, particularly of the present building for restoration purposes, must wait for future studies.

Manuscript sources for this study have largely come from the public depositories in New York City, including the Municipal Archives and the New York Public Library, as well as the New-York Historical Society. The State Archives in Albany, New York, also contain some manuscript material in the form of deeds.

The public records of New York City are to be found in the Municipal Archives and Record Center (Rhinelander Building), Municipal Building and Hall of Records. The Municipal Archives contain a wealth of manuscript material dealing with early local history. Unfortunately, little attempt has been made in the past to catalog this material and much of it remains in a confused state. There are some encouraging signs, however, for only recently a professional archivist was hired by the City to begin the slow and tedious task of organizing and cataloging this great body of data.

Both the Municipal Building and the Hall of Records have nevertheless produced numerous very pertinent maps of this historic site. Meanwhile, the New York Public Library contains the very valuable Banker Papers, a collection of early surveys of this site. Finally, the New-York Historical Society produced, among other documents, the very valuable DePeyster-Bayard Map of Wall Street.

It is unfortunate that the L'Enfant plans for Federal Hall could not be located for this study. These plans should establish the exact

shape and location of that structure during the period 1789-1790. It may be that these plans still exist, perhaps in one of the municipal depositories of New York City. To have researched all the depositories in their present condition would have been a monumental task for one person; however, the municipal archivist has been alerted and the search for these plans will continue. Museum development on the site relating to the period of Federal Hall depends to a great extent upon these plans. Since it was known that Mr. Littleton had searched the Library of Congress for the L'Enfant plans, no attempt was made to re-trace these steps.

In order to trace the history of titles to lots, considerable reliance was placed upon the "Abstract of Title" prepared by the Title Guarantee and Trust Company.¹¹⁹ Although some attempt was made to research the deeds in the Hall of Records, it was felt that there would be much duplication of effort if all deeds were studied. Similarly, it was not felt expedient to research deeds to early Dutch grants filed in Albany. Although the weaknesses of the "Abstract of Title" are well recognized, as this study will point out, the Title Guarantee and Trust Company has accomplished such an exhaustive study of land titles that it is a basic source for any further research.

Footnote citations to deeds will indicate whether the deeds are filed in New York City or Albany.

FOOTNOTES

1. Edward Hagaman Hall, "The First Presbyterian Church of New York," Twenty Second Annual Report of the American Scenic and Historic Preservation Society (J. B. Lyon, Printers, Albany, 1917) 593 (Hereafter cited as Hall); Berthold Fernow, ed., The Records of New Amsterdam from 1653 to 1674 A.D. (The Knickerbocker Press, New York, 1897), I, 65, 69, 72, 90.
2. Liber GG of Grants (Albany), p. 91, cited in "Abstract," 3; Murray Hoffman, A Treatise Upon the Estate and Rights of the Corporation of the City of New York, as Proprietors (McSpedon & Baker, New York, 1853), II, 214, 320; Hall, 593.
3. Liber of Patents (Albany) II, p. 110, cited in I. N. Phelps Stokes, Iconography of Manhattan Island, 1498-1909 (Robert H. Dodd, New York, 1928), VI, 86 (Hereafter cited as Stokes, Iconography); also cited in "Abstract," 3.
4. For the approximate relationship of that property with the property existing today see Diagram #2 of "Abstract," 6.
5. Liber of Deeds (N.Y.C.) 13, p. 144, cited in "Abstract," 8; for a recital of these deeds see "Abstract," 9-10.
6. E. B. O'Callaghan, ed., The Documentary History of the State of New York (Weed, Parsons & Co., Albany, 1851), III, 244. In 1720 Wall Street was widened to about 41 feet between City Hall and Broadway. See Minutes of The Common Council of The City of New York 1675-1776 (Dodd, Mead and Company, New York, 1903), III, 241 (Hereafter cited as Minutes 1675-1776).
7. Liber of Patents (Albany) V, pp. 293-97, cited in Stokes, Iconography, IV, 335, and in Hall, 604-7.
8. Liber of Deeds (N.Y.C.) 18, p. 64, cited by "Abstract," 11; Hall says that he learned from the Title Guarantee and Trust Co., authors of the "Abstract," that this conveyance was recorded in Liber of Deeds 18, p. 64, which was in the Hall of Records, New York City, but has since disappeared. See Hall, 607. Since the "Abstract," which cites the deed, was prepared around 1900 and Hall's work was written in 1917, it may be that the deed was lost within that space of 17 years.

9. Liber of Deeds (Albany) 9, p. 387 et. seq., cited in Hall, 607-11; Stokes mentions the transfer of both properties as though it were one conveyance and cites only Liber of Deeds 18, pp. 64-71 for his authority. See Stokes, Iconography, IV, 335-6; in citing this deed the "Abstract" makes reference only to the transfer of the lots acquired from Damen's heirs. See "Abstract," 11.
10. Liber of Deeds (Albany) 9, p. 64, cited in Hall, 611-13 and by Stokes, Iconography, IV, 335-6.
11. Liber of Deeds (N.Y.C.) 31, p. 25 et. seq., cited in "Abstract," 17 and in Hall, 614-16; Hall has drawn an excellent map of the area between Broadway and Nassau Street indicating the property changes up to this period. See Ibid., Plate 4.
12. Martha J. Lamb, Wall Street in History (Funk & Wagnalls, New York, 1883), 23.
13. Minutes 1675-1776, I, 405; Ibid., II, 66, 68, 77-8, 82, 86, 92, 94, 95-6, 97.
14. Minutes 1675-1776, II, 68.
15. Ibid., 82.
16. Ibid.
17. Ibid., 240; Stokes, Iconography, IV, 446.
18. Martha J. Lamb, History of the City of New York: Its Origin, Rise & Progress (A. S. Barnes & Co., New York, 1877), I, 400, 443, 505; Lamb, Wall Street in History, 24; John W. Leonard, History of the City of New York 1609-1909 (The Journal of Commerce and Commercial Bulletin, New York, 1910), 159-160; Fremont Rider, ed., Rider's New York City, A Guide Book for Travelers (The Macmillan Co., New York, 1924), 161. James Grant Wilson, ed., The Memorial History of the City of New York, From Its First Settlement to the Year 1892 (New-York History Company, New York, 1893), II, 42.
19. "Abstract," 21.
20. MS., Petition of Abraham DePeyster and Samuel Bayard, "Original Documents Relating to New York City re: Accounts, Petitions, and Pro-

ceedings," File 1713-M-I-F (T1208), Municipal Archives, Rhineland Building, N.Y.C.

21. Minutes 1675-1776, III, 42.

22. Ibid., 46.

23. O. G. Villard, The Early History of Wall Street, 1653-1789 (Volume I of The Half Moon Series, ed. by Maud W. Goodwin, et. al.), (G. P. Putnam's Sons, New York, 1897), 117; "English Records," III, 269, 272, Municipal Archives, Rhineland Building, N.Y.C.

24. Stokes, Iconography, I, 239.

25. MS., "Indenture of Partition with Survey & Map Annexed, Dated 3 Jan. 1718, Col. Abraham DePeyster and Samuel Bayard, Merchant," filed in Miscellaneous DePeyster Papers, New York Historical Society; The Frederic DePeyster map of 1825 is also filed with the Miscellaneous DePeyster Papers.

26. Lamb, History of the City of New York . . . , I, 505.

27. Lamb, Wall Street in History, 28.

28. In copying from Lamb, the "Abstract," p. 19, gave it the wrong date.

29. David T. Valentine, Manual of The Corporation of the City of New York for 1860 (Chas. W. Baker, New York, 1860), 532.

30. Frederick Trevor Hill, The Story of a Street (Harper & Bros., New York, 1908), opposite p. 30.

31. MS., "Partition Map of Abraham DePeyster and Samuel Bayard, January 3, 1718, from The History of a Street, by Frederick Trevor Hill," File #R399, Room 104, Register's Office, Hall of Records, N.Y.C.

32. This deed was not recorded until August 13, 1751. See Liber of Deeds (N.Y.C.) 33, p. 427, cited in "Abstract," 23.

33. MS., "For Samuel Verplank Back of the City Hall on the N.E. side of Wall: formerly Kip's Street, Plan of four Lots of Ground in the North Ward of the City of N. York. Survey this 6 April 1772 at the Request of Mr. S. Verplank. Signed G. B., C. S.," filed in Folder 60, Banker Papers, New York Public Library.

34. A traced copy of this map is in the files of Federal Hall National Memorial.
35. Liber of Deeds (N.Y.C.) 40, p. 417, cited in "Abstract," 31.
36. Ibid.
37. Minutes, 1675-1776, VII, 420.
38. Ibid., VIII, 7.
39. In Folder 60, Box G-N, Bancker Papers, New York Public Library.
40. Ibid.
41. Ibid.
42. MS., "N.W. side of Wall & Nassau Streets," filed in Folder 118, Box V-W, Bancker Papers, New York Public Library.
43. [City of New York] Minutes of the Common Council of The City of New York 1784-1831 (The City of New York, New York, 1917), I, 437 (Hereafter cited as Minutes 1784-1831).
44. Ibid., 486.
45. Thomas E. V. Smith, The City of New York in the Year of Washington's Inauguration, 1789 (Randolph & Co., New York, 1889), 42.
46. Minutes 1784-1831, I, 437.
47. Minutes 1784-1831, VII, 68; Liber of Deeds (N.Y.C.) 97, p. 130, cited in "Abstract," 35.
48. Ibid.
49. Minutes 1784-1831, I, 398-9, 404, 420, 432; Stokes Iconography, V, 1231-32, 1233, 1235, 1238; Sidney I. Pomerantz, New York, an American City, 1783-1803: A Study of Urban Life (Columbia University Press, New York, 1938), 233-4.
50. Infra., pp. 42-48.
51. MS., "Memorial of Corporation of the Presbyterian Church, August 8,

1808," in metal file #38, Municipal Archives, Rhinelander Building, N.Y.C. Loss' map was not among the papers in this file; Minutes 1784-1831, V, 224.

52. MS., "Report of the Counsel & Street Commissioner on Claim of Presbyterian Church to certain property on west side of Nassau Street, November 14, 1808," with map appended, in metal file #38, Municipal Archives, Rhinelander Building, N.Y.C. (Hereafter cited as Street Commissioner's Report); The report without the map appears in Minutes 1784-1831, V, 321-31.

53. Ibid.

54. Ibid.; Hall describes Lot AP as "measuring about 25 feet each way" and being adjacent to Lot #20. He cites Liber of Deeds (N.Y.C.) 462. See Hall, 631-2.

55. Street Commissioner's Report.

56. Ibid.

57. "The Ratser Map," published by Jeffrey and Faden, London, January 12, 1776, in New-York Historical Society and Museum of the City of New York. This plan of N.Y.C. shows the public buildings, homes, estates, streets, lanes, and roads in considerable detail; "The Maarschalck Map," published by G. Duyckinck, N.Y., 1755, cited by William Loring Andrews, The Iconography of The Battery and Castle Garden (Charles Scribner's Sons, New York, 1901), 14.

58. Although "The Montessor Map" shows a simple and inaccurate drawing of City Hall, it does give us an idea of its relative position; "The Grim Map," drawn in 1813, depicts New York City in the years 1742-1744. This map shows the "H" shape of City Hall, but it is far too big and out of proportion for its surroundings.

59. Street Commissioner's Report.

60. Ibid.

61. Supra., pp. 12-14

62. Street Commissioner's Report

63. Minutes 1784-1831, V, 369-70.

64. Ibid., VI, 672.

65. Ibid., VII, 80-81, 122.

66. Minutes 1784-1831, VII, 80-81; One postponement was caused by the proposed widening of Nassau Street, which required time to study the quantity of land needed. See Ibid., 101; Another postponement was due to a bill pending in Congress authorizing the purchase of the ground as a site for a custom house, a project which did not at the time materialize. See Ibid., 117, and Stokes, Iconography, V, 1543.

67. This map, without a title, is in File #57 (822 to 7617), in basement under Room 100, Municipal Building, N.Y.C.; See also copy of a diagram annexed to Liber of Deeds (N.Y.C.) 101, p. 424, cited in "Abstract," following p. 39.

68. "A Map showing the situation and quantity of Ground necessary to be taken to widen and improve Nassau Street between Wall and Cedar Streets with the names of the proprietors thereof, New York, 7th Jan. 1813, by Stepn Ludlam, City Surveyor," File #56A (822 to 7618), in basement under Room 100, Municipal Building, N.Y.C.; The second map, much worn, is entitled the same as the first but dated January 9, 1813, and is filed in the County Clerk's Office, Hall of Records, N.Y.C.

69. Minutes 1784-1831, VII, 224, 337.

70. Liber of Deeds (N.Y.C.) 101, p. 410, cited in "Abstract," 39; Stokes, Iconography, V, 1543-44; this conveyance and the following three conveyances are also cited in Minutes 1784-1831, VII, 377.

71. Liber of Deeds (N.Y.C.) 101, p. 424, cited in "Abstract," 41.

72. Liber of Deeds (N.Y.C.) 101, p. 375, cited in "Abstract," 44.

73. Liber of Deeds (N.Y.C.) 101, p. 407, cited in "Abstract," 48.

74. Liber of Deeds (N.Y.C.) 101, p. 413, cited in "Abstract," 40.

75. Stokes, Iconography, V, 1558, 1568.

76. Liber of Deeds (N.Y.C.) 118, p. 422, cited in "Abstract," 42-3.

77. There appears to be some conflicting opinions as to whether the Custom House consisted of one building or two buildings, perhaps

connected to form one. Stokes makes several references to the building in the singular. See Stokes, Iconography, V, 1558, 1568, 1589. Blunt's Stranger's Guide (1817), p. 144, cited in Stokes, Iconography, V, 1589, in describing the Custom House refers to it as a "handsome brick building"; on the other hand, the Secretary of the Treasury, Louis McLane, in describing the Custom House in 1832, refers to it alternately in the singular and plural. See "House Ex. Doc., Vol. VI, Doc. No. 256, 22d Congress, 1st Session, 1832," cited in Stokes, Iconography, V, 1712.

78. House Ex. Documents, Vol. VI, Doc. No. 256, Twenty-Second Congress, 1st Session, 1832, cited in Stokes, Iconography, V, 1712; U. S. Statutes at Large, IV, 574, cited in Stokes, Iconography, V, 1713.

79. Liber of Deeds (N.Y.C.) 189, p. 504, cited in "Abstract," 45. Liber of Deeds (N.Y.C.) 290, p. 292, cited in "Abstract," 47.

80. Liber of Deeds (N.Y.C.) 290, p. 462, cited in "Abstract," 58.

81. See, for example, "Abstract," pp. 82, 84, and 89.

82. Map "New York, December 4th 1832, Edward Doughty, City Surveyor," from microfilm No. 174, Roll No. 116, "Letters received by the Secretary of the Treasury from Collector of Customs. Letters Relating to the New York Customs House Bldg., 1832-46." (Hereafter cited as the "Doughty Map").

83. Liber of Deeds (N.Y.C.) 70, p. 202, cited in "Abstract," 81.

84. "Abstract," 82.

85. Liber of Deeds (N.Y.C.) 290, p. 174, cited in "Abstract," 83.

86. Liber of Deeds (N.Y.C.) 147, p. 186, cited in "Abstract," 91.

87. The sale of these two parcels of land appears on the same deed, but they are identified separately and cited in two places in the "Abstract." See Liber of Deeds (N.Y.C.) 156, p. 136, cited in "Abstract," 84, 92.

88. Liber of Deeds (N.Y.C.) 207, p. 349, and Liber of Deeds (N.Y.C.) 215, Liber of Deeds (N.Y.C.) 215, p. 384, cited in "Abstract," 93-4; Doughty Map.

89. Liber of Deeds (N.Y.C.) 289, p. 519, Liber of Deeds (N.Y.C.) 278, p. 215, Liber of Deeds (N.Y.C.) 289, p. 280, and Liber of Deeds (N.Y.C.) 275, p. 173, cited in "Abstract," 95, 98, 109, 115.
90. The dimensions of these lots as described in the deed vary only slightly from those shown on the Doughty Map. See Liber of Deeds (N.Y.C.) 289, p. 557, cited in "Abstract," 116.
91. Liber of Deeds (N.Y.C.) 304, p. 579, cited in "Abstract," 124.
92. Supra., p. 25.
93. Liber of Deeds (N.Y.C.) 159, p. 315, cited in "Abstract," 61.
94. Liber of Deeds (N.Y.C.) 314, p. 579, cited in "Abstract," 63.
95. Property Map of the U. S. Custom House, by Joseph A. Bridges, City Surveyor, July 19, 1836, filed in Federal Hall National Memorial.
96. New York Commercial Advertiser, July 13, 1842, cited in Stokes, Iconography, V, 1727, 1775; New York Evening Post, September 24, 1840, cited in Stokes, Iconography, V, 1766; Allan Nevins, ed., The Diary of Philip Hone 1828-1851 (Dodd, Mead and Company, New York, 1927), II, 610-611.
97. Blue-Print, U. S. Sub-Treasury Building, by Charles M. Mapes, Civil Engineer & City Surveyor, 3rd Ave. & 148th St., N.Y.C., September 1912, U. S. Public Buildings, N.Y.C. filed in Federal Hall National Memorial; Working Sheet on Sub-Treasury Survey, by Charles M. Mapes, Civil Engineer & City Surveyor, 3rd Ave. & 148th St., N.Y.C., September 1913, filed in Federal Hall National Memorial.
98. See Webster's New International Dictionary for definitions of these terms.
99. MS., "Plan and Elevation of the Old City Hall formerly standing in Wall Street in the City of New York as it was in the years 1745-1746-1747, made by David Grim (N. 30 Cedar Street) in the 82d year of his age who has at present a correct idea of the same, New York, October 1818," in New-York Historical Society (Hereafter cited as Grim's drawing of City Hall).
100. Ibid.

101. MS., "A Plan of The City and Environs of New York as they were in the Years 1742-1743 & 1744. Drawn by David Grim in the 76th Year of his age who has at this time a perfect and correct recollection of every part of the same, Drawn August 1813," in New-York Historical Society.

102. For example, see the following maps: "A Plan of The City of New York from actual survey made by James Lyne, 1730," owner I. N. Phelps Stokes, cited in Stokes, Iconography, I, Plate 26; M.S., "Plan of the City of New York in the Year 1735," author unknown, owner I. N. Phelps Stokes, cited in Stokes, Iconography, I, Plate 30; "Plan of the City of New York from an actual Survey, Anno Domini M, DCC, LV," [The Maerschalck or Duyckinck Plan], by F. Maerschalck, date depicted: 1754, in New-York Historical Society; "The Ratzer Map," published by Jeffrey and Faden, London, January 12, 1776, in New-York Historical Society and Museum of the City of New York.

103. MS., "Wall Street, Broad St. to William St., A Plan of Sundry lots of Ground situate and lying on the N.E. side of Wall Street made by Gerard Bancker 1774," filed in Folder 119, Bancker Papers, New York Public Library.

104. William Smith, The History of the Late Province of New-York, from the First Discovery to the Year MDCCLXXII (London, 1757), 187-96, cited in Stokes, Iconography, IV, 677.

105. Grim's drawing of City Hall.

106. MS., "A Plan of Ground Contiguous to the City Hall, Made 1 July 1773 by G. Bancker, A true copy from the original by Edwin Smith, City Surveyor, New York, April 18th 1832," filed in Rm. 104, Hall of Records, N.Y.C.

107. Street Commissioner's Report and Appendix B.

108. "A Perspective View of the City Hall in New York taken from Wall Street," engraved and drawn by Cornelius Tiebout, in New-York Historical Society.

109. Stokes, Iconography, I, 429-30.

110. "Federal Hall," by Archibald Robertson, in New-York Historical Society.

111. "A Plan and Regulation of the City of New-York . . ." [The Goerck-Mangin Plan] in New-York Historical Society, cited in Stokes, Iconography, I, Plate 70 and pp. 454-455; "Map of the City of New York and Island of Manhattan as laid out by the Commissioners appointed by the Legislature April 3d 1807 [The Bridges Map or Randel Survey]" Adapted by William Bridges from the original survey by John Randel, Jr., in Museum of the City of New York.

112. Minutes 1784-1831, VII, 337.

113. I. N. Phelps Stokes and Daniel C. Haskell, American Historical Prints: Early Views of American Cities, Etc., From the Phelps Stokes and Other Collections (The New York Public Library, New York, 1933), 35.

114. Liber of Deeds (N.Y.C.) 70, p. 202, cited in "Abstract," 81.

115. The William Hindley Papers, a collection of drawings and type-written manuscripts, are in the Map and Print Room, New-York Historical Society.

116. Minutes 1784-1831, I, 583, 594, 618, 678; Ibid., II, 5, 23, 112, 149, 172, 179, 197, 200, 208, 272, 286, 300, 308, 331.

117. In making this estimate, account has been taken of the fact that Mapes' blueprint of 1912 calculates the depth of the Sub-Treasury building from the "pilaster" on Pine Street to the "pilaster" on Wall Street ("pilaster" should be "plinth"), thereby excluding from his measurements that portion of the steps extending beyond this point. See Appendix H.

118. The figures cited in the base map to show the extent to which Federal Hall projected into Wall Street are somewhat at variance with those cited in the "Sketch Map Site of Original Federal Hall," prepared in 1954-55 for the placement of markers. Whereas it has been determined, according to the Ludlam map of January 7, 1813, (Appendix D), that the southwest corner extended 24.5 feet into Wall Street, the "Sketch Map" relies on a smaller figure, 22.5 feet. Similarly while it has been determined that the southeast corner projected approximately 28 feet from the present building line into Wall Street, the "Sketch Map" has arrived at the figure 29.5 feet. While it is known that the author of the "Sketch Map" utilized the Ludlam map of January 9, 1813 (Appendix E) and Kenneth H. Dunham's book "As You Pass By" (Hastings House, New York, 1952), 270 pp., in his research, it cannot be said with any

certainty how he arrived at his conclusions.

**119. "Abstract of Title of The United States of America . . . ,"
prepared by the Title Guarantee and Trust Company, New York City [c.1900].**

BIBLIOGRAPHY

A. Primary Sources

I. Manuscript Materials

"Bancker Papers," New York Public Library. These papers contain a number of surveys by Gerard Bancker, a city surveyor in the late Colonial period, of the property on the north side of Wall Street. Many of these surveys dealt with property which later became a part of Federal Hall.

"DePeyster Family Papers," New-York Historical Society. These papers contain the "Indenture of Partition . . ." of January 3, 1718/19 between Col. Abraham DePeyster and Samuel Bayard. Attached to this deed is the first property map of the north side of Wall Street, dated July 18, 1718. A true copy of this map, prepared by Frederic DePeyster, Jr., dated April 15, 1825, is also filed with these papers.

"Letters received by the Secretary of the Treasury from Collector of Customs. Letters Relating to the New York Customs House Bldg., 1832-46," National Archives. This material contains a map of the lots on Pine Street purchased by the United States for the purpose of building the Custom House. The map was drawn by Edward Doughty, December 4, 1832. A micro-film copy is in Federal Hall National Memorial files (No. 174, Roll No. 116).

"Original Documents Relating to New York City (Accounts, Petitions, Proceedings, etc.)," Municipal Archives, Rhineland Building, New York City. This huge collection of manuscript material, largely uncalendared, contains several items of interest pertaining to City Hall and Federal Hall. Among these are the claim of Abraham DePeyster and Samuel Bayard of August 20, 1713 to land upon which the City Hall was situated, the claim of the First Presbyterian Church of August 8, 1808 to land upon which the City Hall was situated, and the Counsel and Street Commissioner's Report of November 14, 1808 on this latter claim, with a map appended.

"William Hindley Papers," New-York Historical Society (Map and Print Room). These consist of a collection of typewritten

notes, sketches, and drawings of Federal Hall based largely upon contemporary descriptions.

II. Maps and Blueprints (In addition to those cited above)

Federal Hall National Memorial.

A few of the original maps and blueprints of property used in this report are in the files of Federal Hall National Memorial. These include: (1) a property map of the Custom House and surrounding land, no title, by Joseph P. Bridges, City Surveyor, July 19, 1836, Map No. 2; (2) a blueprint of U. S. Sub-Treasury building by Charles M. Mapes, Civil Engineer and City Surveyor, 3rd Avenue and 148th Street, N.Y.C., September 1912; (3) Working Sheet on Sub-Treasury Survey by Charles M. Mapes, Civil Engineer and City Surveyor, 3rd Avenue and 148th Street, N.Y.C., September 1913. The files also contain photo-stats of a considerable number of maps pertaining to this site.

Hall of Records, New York City.

The County Clerk's Office contains the original and a photo-stat copy of a map entitled "A Map showing the situation and quantity of Ground necessary to be taken to widen and improve Nassau Street between Wall and Cedar Streets with the names of the proprietors thereof, New York, January 9th 1813, Stepn Ludlam, City Surveyor." The original is much worn and partly illegible.

Municipal Building, New York City.

In the basement under Room #100 is another Ludlam map (Map 56-A (822 to 7618)) entitled the same as the one at the Hall of Records, but dated January 7, 1813. This map is in much better condition than the map of January 9, 1813 and differs only slightly. Also filed in the same place is the William Bridges map of February 1813, (Map 57 (822 to 7617)), showing the four lots sold to private groups after Federal Hall was razed.

Museum of the City of New York.

Contains the Bridges Map or Randel Survey of New York City of 1811 entitled "Map of the City of New York and Island of Manhattan as laid out by the Commissioners appointed by the Legislature April 3d, 1807," adapted by William Bridges from the original survey by John Randel, Jr. This map shows a plan of Federal Hall, drawn to about

one-half inch, in the year 1811.

New-York Historical Society.

There are several maps of New York City depicting a plan of City Hall before it became Federal Hall in relation to surrounding property. One of these maps is the Ratzer Map entitled "Plan of the City of New York surveyed in the years 1766 & 1767," by Bernard Ratzer, published by Jeffrey and Faden, London, January 12, 1776. Another map is the Montessor Plan of 1766 entitled "A Plan of the City of New-York & its Environs to Greenwich, on the North or Hudsons River . . . ," by John Montessor, published in 1775. Another map of New York City is one drawn from memory by David Grim and entitled "A Plan of The City and Environs of New York as they were in the Years 1742-1743 & 1744. Drawn by David Grim in the 76th Year of his age who has at this time a perfect and correct recollection of every part of the same, drawn August 1813." Finally, there is the Maerschallck or Duyckinck Plan of 1754 entitled "Plan of the City of New York from an actual Survey, Anno Domini M,DCC,LV," by F. Maerschallck, published by G. Duyckinck in 1755.

III. Drawings and Engravings

Grim, David, "Plan and Elevation of the Old City Hall formerly standing in Wall Street in the City of New York as it was in the years 1745-1746-1747, made by David Grim (N. 30 Cedar Street) in the 82d year of his age who has at present a correct idea of the same, New York, October 1818." This is a pen and ink drawing from memory. It is the only drawing we have of City Hall before a third story was added in 1763. In the New-York Historical Society.

Robertson, Archibald, "Federal Hall 1798." This is an original water-color drawing of Federal Hall in 1798 depicting part of the east side of the building. In the New-York Historical Society.

Tiebout, Cornelius, "A Perspective View of the City Hall in New York taken from Wall Street." Drawn and engraved by Tiebout either in 1791-1793 or 1796-1799. This is probably the most detailed side view of Federal Hall in existence. In the New-York Historical Society.

IV. Printed Sources

[City of New York] Minutes of the Common Council of the City of New

York 1675-1776, 8 vols., Dodd, Mead and Company, New York, 1905.
A set of these volumes is in Federal Hall National Memorial.

[City of New York] Minutes of the Common Council of the City of New York 1784-1831, 21 vols., City of New York, New York, 1917. These volumes and those which cover the period 1675-1776 are invaluable for a study of this site. There are no records of municipal government during the British occupation of New York City, 1776 to 1783. A set of these volumes is in the library of Federal Hall Memorial Associates, Inc.

Fernow, Berthold, ed., The Records of New Amsterdam (1653-1674), 7 vols., Knickerbocker Press, New York, 1897. This work was published under the authority of the City of New York. It is the principal source for the later years of Dutch rule. Volume I contains a considerable amount of material concerning the palisades erected on what later became Wall Street.

Nevins, Allan, ed., The Diary of Philip Hone, 1828-1851, 2 vols., Dodd, Mead and Company, New York, 1927. This work has a few direct references to the Custom House and rich background material of life in New York City.

O'Callaghan, E. B., ed., The Documentary History of the State of New York, 4 vols., Weed, Parsons & Co., Albany, 1850-51. Contains a rich collection of documents of the early and late colonial period.

B. Secondary Sources

Booth, Mary L., History of the City of New York, From Its Earliest Settlement To The Present Time, W. R. C. Clark, New York, 1866. A delightful history containing among other things an account of Washington's inauguration.

Hall, Edward Hageman, "The First Presbyterian Church of New York," Twenty-Second Annual Report of the American Scenic and Historic Preservation Society, J. B. Lyon Company, Albany, 1917. Scholarly written, this work contains a wealth of information concerning land titles on Wall Street.

Hill, Frederick Trevor, The Story of a Street, Harper & Bros., New York, 1908. This is a popular history of Wall Street from 1644 to 1908. It is not documented and contains some errors.

Hoffman, Murray, A Treatise Upon the Estate and Rights of the Corporation of the City of New York, as Proprietors, 2 vols., 2nd Revised Edition. Edmund Jones & Co., New York, 1862. This work is a study on real estate law. It contains some information on the early ownership of land on Wall Street but is at times confusing and inaccurate.

Lamb, Martha J., History of the City of New York: Its Origin, Rise & Progress, 2 vols., A. S. Barnes & Co., New York, 1877. Although it contains very few foot notes, this work is one of the best histories of New York City.

_____, Wall Street in History, Funk & Wagnalls, New York, 1883. A brief and delightful history based largely upon her earlier history of New York City.

Leonard, John W., History of the City of New York, 1609-1909. The Journal of Commerce and Commercial Bulletin, New York, 1910. Well written but no footnotes or bibliography.

Pomerantz, Sidney I., New York, an American City, 1783-1803: A Study of Urban Life, Columbia University Press, New York, 1938. Scholarly written with footnotes and bibliography, this book is a good study of early local government in New York City.

Rider, Fremont, ed., Rider's New York City, A Guide Book for Travelers. Compiled by Frederic Taber Cooper, et al., 2nd Edition. The Macmillan Co., New York, 1924. Contains brief descriptive material on New York City, including some errors.

Smith, Thomas E. V., The City of New York in the Year of Washington's Inauguration, 1789. Randolph & Co., New York, 1889. Contains an account of the rebuilding of City Hall into Federal Hall. No footnotes and no bibliography.

Stokes, I. N. Phelps, The Iconography of Manhattan Island, 6 vols., Robert H. Dodd, New York, 1915-28. This is a monumental piece of research encompassing almost every conceivable topic in the history of Manhattan. It is invaluable to the student of local history. It contains many references to City Hall, Federal Hall, and the Custom House - Sub-Treasury building. A set of these volumes is in the library of Federal Hall Memorial Associates, Inc.

Title Guarantee and Trust Company. "Abstract of The Title of The United States of America to Premises Situated at the North-easterly Corner of Wall and Nassau Streets, and the South-easterly Corner of Pine and Nassau Streets, in the Borough of Manhattan, City, County and State of New York, and on Which are Erected the Sub-Treasury Building and the Old and New Assay Offices." [c. 1900] The original typewritten copy of the "Abstract" is in the Library of Congress and a carbon copy is in the library of Federal Hall Memorial Associates, Inc. This work contains numerous references to deeds both in New York City and Albany. Although it contains many errors and frequently does not give a complete story of the history of land titles, it is, nevertheless, a very valuable reference for any study of Federal Hall National Memorial.

Van Rensselaer, Mrs. Schuyler. History of the City of New York In the Seventeenth Century, 2 vols., The Macmillan Company, New York, 1909. A good early history of New York City.