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ARCHAEOLOGICAL INVESTIGATIONS WITHIN THE DUNHAMS BLOCK  
IN CONNECTION WITH THE CAPITAL CENTER PROJECT  
CITY OF TRENTON, MERCER COUNTY, NEW JERSEY

VOLUME 2: TECHNICAL APPENDICES

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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ADDENDUM TO REFERENCES IN VOLUME ONE

The following references are included in Volume 2, but do not appear in the main listing of references at the end of Volume 1.

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1900 Trenton Board of Trade, Trenton.

NJ Prerogative Wills  
New Jersey State Archives (NJDS), Trenton.

Trenton: 250th Anniversary of the Settlement of Trenton  
1929 Trenton Chamber of Commerce, Trenton.

APPENDIX A  
INDIVIDUAL PROPERTY HISTORIES

APPENDIX A  
INDIVIDUAL PROPERTY HISTORIES

Introduction

This appendix includes detailed historical data for the several properties that made up the Dunhams Block prior to demolition in 1987. Seven early town lots have been identified within the block:

- A.i. The Trenton House -- 18-22 North Warren Street
- A.ii. Bickerdike/Smith/Moore Town Lot -- 12-16 North Warren Street
- A.iii. Clayton Town Lot -- 2-10 North Warren Street  
(and 2-22 East State Street)
- A.iv. Smith/Ligonier or Black Horse Tavern/Milnor Town Lot --  
1-5 North Broad Street (and 24-48 East State Street)
- A.v. Smith/Morris/Singer Town Lot -- 7-9 North Broad Street
- A.vi. Belleville/Lafayette Hotel Town Lot --  
13-15 North Broad Street
- A.vii. Morris/Downing/Wood Town Lot -- 17-21 North Broad Street  
(and 25-33 East Hanover Street)

Historical data for each of these town lots is provided in the order given above (beginning with the Trenton House in the northwest corner of the block and proceeding counter-clockwise). Each town lot history begins with the initial improvement of the property and proceeds through the various subdivisions of each lot into the present century. The street number designations used throughout this appendix are shown in Figure A.1.

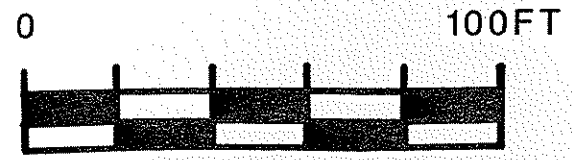
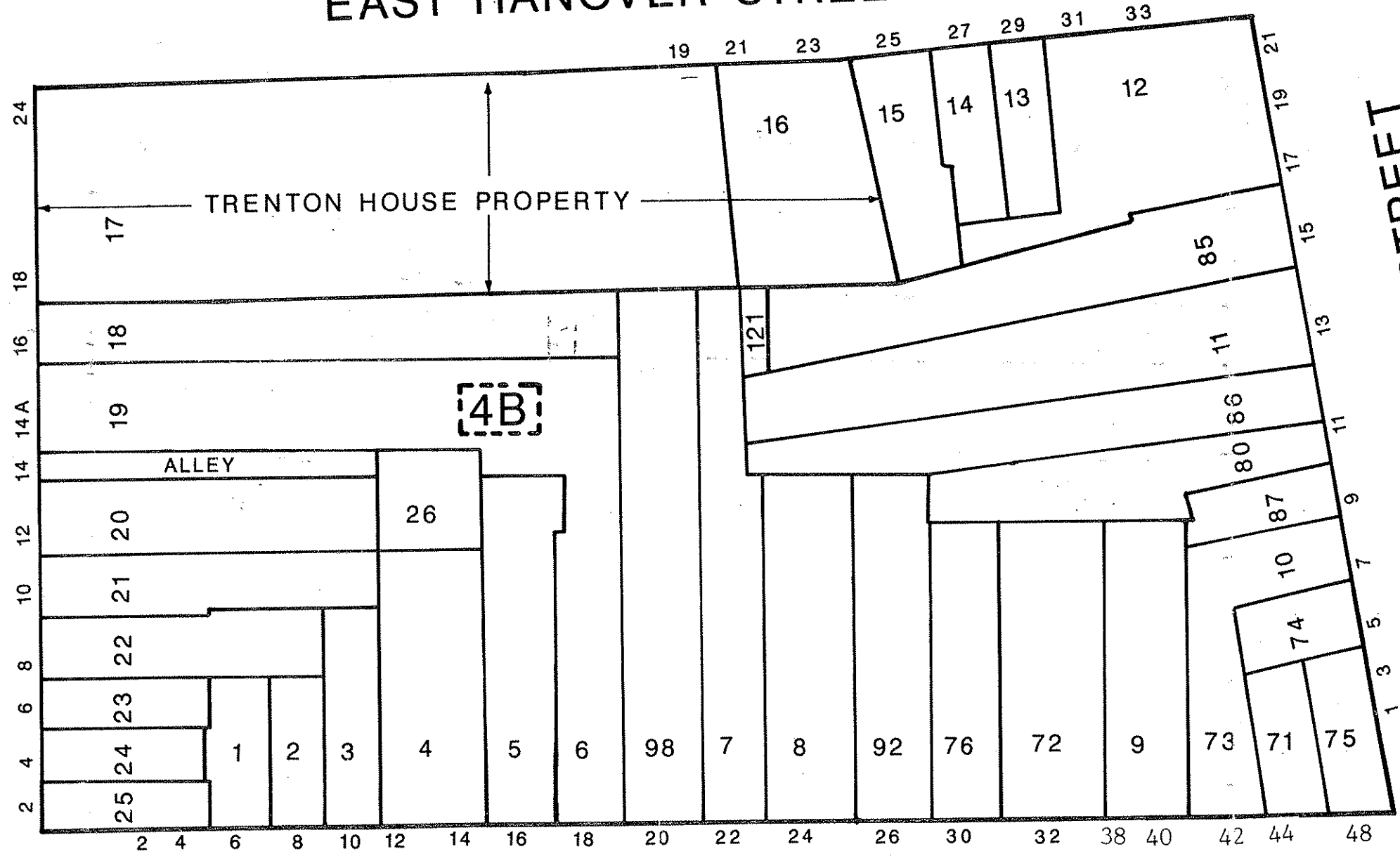
FIGURE A.1 INDEX TO INDIVIDUAL PROPERTY HISTORIES.

NORTH WARREN STREET

EAST HANOVER STREET

NORTH BROAD STREET

EAST STATE STREET



A.i. The Trenton House -- 18-22 North Warren Street  
-- See Volume One, Chapter 5A.

A.ii. Bickerdike/Smith/Moore Town Lot -- 12-16 North Warren Street  
-- See Volume One, Chapter 6A.

12 North Warren Street  
-- See Volume One, Chapter 6A.

14 North Warren Street  
-- See Volume One, Chapter 6A.

16 North Warren Street

1817-1835 Job Moore

-- Moore retained the northernmost portion (measuring 22' along Warren and extending back about 200') of his former half-acre town lot (he sold the southern section of this property to Richard Hunt; see Hunt. Co. Deed 27 154).

-- Moore probably built the dwelling later known as 16 North Warren at about the same time that 12 and 14 North Warren were built by Stephen and Ebenezer P. Rose (circa 1822; see Chapter 6A) - this structure probably initially included the three story brick front section along the street with a two story brick wing attached to the rear.

1835-1844 Heirs of Job Moore (and others)

-- Moore, in his will of 1827, left all of his real property to his seven children as tenants-in-common (NJ Prerogative Will 231; Moore died in 1835; see Figure 4.10).

-- Some of Moore's children sold their rights to the "house" at 16 North Warren to other individuals (see Merc. Co. Deeds B 280 & 307).

-- A small section from the far eastern end of this property was sold to George Dill during this period (see 20-22 East State) - this brought the lot to its final size of 22' by 171'.

1844-1849 Joshua English

-- English purchased the "House" at 16 North Warren from the heirs of Job Moore and others for \$1880 (Merc. Co. Deed G 150).

-- Joshua English was a prominent tavernkeeper in Trenton during the middle decades of the 19th century - between 1835 and 1842 he was the proprietor of the United States Hotel, which was located on the west side of Warren Street directly opposite 16 North Warren - between 1842 and 1847 he was the proprietor of the American House at the southwest corner of Warren and Hanover (and again very near 16 North Warren - in 1847, after a fire at the American House, he moved to the Mansion House on the south side of East State, where he remained until his death (Trenton Historical Society 1929:320,325,326).



1849-1858 Edward Dolton

- English sold the "Three Story Brick House" at 16 North Warren to Edward Dolton of Trenton for \$4000 (Merc. Co. Deed P 144).
- In 1854 the seed store of Philip S. Philips was sited here (Trenton City Directory 1854) - Dolton was also said to be residing on the property at this time (see Merc. Co. Deed 33 174) - from this it is apparent that 16 North Warren was now in use as a combined commercial/residential property - Philips later moved his seed store next door to 14 North Warren (see Chapter 6A).

1858-1884 James C. Manning

- Dolton sold the "Three Story Brick House" and lot to James C. Manning of the City of Trenton for \$5000 (Merc. Co. Deed 40 388).
- Manning conducted a "fancy goods" store at 16 North Warren and lived within the residential portions of the building until 1881 (see Figures 4.13, 4.14 and 4.15) - Manning may have added a second two story brick wing to the rear of the building during his tenure.
- In 1882 he had taken on Aaron K. Brown as a partner and the firm of Manning & Brown continued to trade at 16 North Warren through 1883 - Manning was residing elsewhere in Trenton by 1882 - by 1884 the firm had relocated its dry goods, notions, and millinery store to the south side of East State Street (Trenton City Directories 1859-1884).

1884 James Angus

- Manning sold the "Three story Brick house" at 16 North Warren to James Angus of Trenton for \$13,100 (Merc. Co. Deed 138 535).

1884-1885 Jonathan H. Blackwell et al.

- Angus sold the "three story Brick House" and lot to Blackwell, a prominent Trenton merchant, and three other Trenton residents for \$13,200 (Merc. Co. Deed 138 536).
- By 1884 the firm of J.W. Cornell & Company, managed by M. Harvey Tomlinson, had relocated their seed, fertilizer and agricultural implements store from 14 North Warren (see Chapter 6A) to the former Manning & Brown dry goods store (see Figure 4.16) - Tomlinson, a descendant of an English Quaker family that had settled in Burlington County during the latter part of the 17th century, resided above the store (Trenton City Directory 1884) (Lee 1907:412).

1885- Benjamin Satterthwaite

- The "three story brick house" at 16 North Warren was purchased by Benjamin Satterthwaite of Lawrence Township for \$12,800 (Merc. Co. Deed 152 531).
- The Satterthwaite family settled in Bucks County during the late 17th century and spread into Burlington County before the turn of the century - Benjamin Satterthwaite was born in Lawrence Township in 1821 and resided there as a farmer until 1885 - in that year he bought this and other property in Trenton and moved there - Satterthwaite lived in Trenton until 1904, at which point he moved back to Lawrence (Lee 1907:689).

-- John R. Satterthwaite, son of Benjamin, was born in Lawrence in 1854 - he married Maud, the daughter of M. Harvey Tomlinson - with the retirement of John W. Cornell in 1884 Tomlinson took on the younger Satterthwaite as his partner and began trading as Tomlinson and Satterthwaite - both partners initially lived at 16 North Warren, but by 1890 both were residing elsewhere in Trenton and a portion of the former residential space above the seed, fertilizer, and agricultural implement store had been rented to John Shick for use as a tailor shop (Trenton City Directories 1885/86-1890) (Lee 1907:689; Sunday Times Magazine, January 25, 1981).

-- Further additions were made to the rear of the building (in the form of two story brick structures) during the 1880s (see Figures 4.16, 4.17 and 4.18) - these additions, which were probably related to the property's change from a dry goods store to an agricultural supply store, resulted in the full structural coverage of the lot.

-- The business became known as Satterthwaite's with the takeover of John R. Satterthwaite in 1915 (see Nirenstein n.d.) - as the region's farming economy first altered and then declined Satterthwaite's also changed, moving first into a specialization in dairy supplies and later into general hardware (see Figure 4.22) - Benjamin Satterthwaite took over the firm with the death of his father John R. and continued it until 1963, at which point the property was sold to the Dunhams interests and put to use as warehouse space (Sunday Times Magazine, January 25, 1981).

A.iii Clayton Town Lot -- 2-10 North Warren Street  
(and 2-22 East State Street)

- William Morris

-- This property was originally part of a larger parcel of land owned by William Morris that came to include all of the Dunhams Block by the mid-1740s (see Chapter 4) - it seems probable that Morris created this town lot (measuring 82' along King and 220' along Second) and sold it off before 1750.

-1779 William Clayton

-- William Clayton was a resident of Trenton by 1745 (see WJ Deed K 322) and may have purchased this lot directly from Morris - in 1762 he assisted in compilation of the inventory of the movable property of Gideon Bickerdike, the owner of the adjacent town lot (12-16 North Warren; see Chapter 6A), suggesting that he was residing on the corner lot (NJ Inventory 11 140) - in 1767 Clayton was noted as the owner of this property (Hunt. Co. Mortgage 1 48) - in 1774 this lot was described as including Clayton's "house" (Pennsylvania Gazette, No. 2362, March 30, 1774 in Nelson and Honeyman 1917:318).

-- Clayton was a hatter (see below) and it seems certain that his property also included commercial space, either within the main "house" or within a separate structure - Clayton served as a Hunterdon County Court of Common Pleas Judge between 1763 and 1774 (see Nelson 1902:600 and Nelson and Honeyman 1917:249) and was described as a "respectable inhabitant" of Trenton at the time of his death in 1779 (Wilson 1988:13).

-- There is a strong possibility that Trenton's first public market was built within the rear (eastern) portion of this lot during the 1750s - this market building was in existence by 1758 (Pennsylvania Gazette, No. 1528, April 6, 1758 in Nelson 1898:187) - secondary sources variously place this structure within King Street north of Second Street (Raum 1871:76; Podmore 1927:88-9) or within Second (or Market) Street between King and Queen Streets (Trenton Historical Society 1929:337-8) - although neither of these claims can be discounted, it seems most likely that the first market was sited on rented land within this town lot (see below).

#### 1779- Elizabeth Clayton

-- William Clayton, describing himself as a "Hatter" of Trenton, drew up his last will and testament in 1758 and left his entire estate to his wife Elizabeth (NJ Will 1090J) - with his death in 1779 control of the town lot at the corner of King and Market (and several other local properties) passed to Elizabeth Clayton (see Trenton Township Tax Ratables 1779 and Figure 4.1) - in October of that year she advertised that she intended to hold a sale at her "house" where a complete set of "hatter's implements" and other items would be available for purchase (New Jersey Gazette, Vol. II, No. 93, Oct. 6, 1779 in Nelson 1906:661).

-- In November of 1780 John Singer announced that he had returned to Trenton from Flemington and that he had opened a new store in "the house formerly occupied by William Cleayton, Esq., opposite Mr. Abraham Hunt's" (New Jersey Gazette, Vol. III, No. 151, Nov. 15, 1780 in Scott 1917:115; Hunt's store was at the northwest corner of King and Market) - Singer had formerly been a partner in a store on Queen with his brother Robert Singer before removing to Flemington (see 7 - 9 North Broad) - John Singer was still active at the former Clayton house in December of the following year (New Jersey Gazette, Vol. IV, No. 208, Dec. 19, 1781 in Scott 1917:347) (Stryker 1893:12).

-- Elizabeth Clayton was still the owner of a town lot and dwelling in Trenton in 1786 (Trenton Township Tax Ratables 1786).

-- The town market was depicted on the north side of Market Street between King and Queen on a map of Trenton drawn in 1789 (see Figure 4.4) - this siting would have placed the market within the rear of the Clayton lot.

#### - Bell family

-- In 1791 this property was described as the former property of William Clayton, then owned by Mrs. Bell and occupied by Abraham G. Claypoole (Hunt. Co. Mortgage 1 479).

-- It is unclear which members of the Bell family were involved in the ownership of this town lot - several individuals with this surname resided in Trenton during this period (see Trenton Township Tax Ratables 1779 and 1786; Scott 1917:179; Hall 1859:245; Wilson 1988:324).

-- Abraham G. Claypoole had served as a Captain in the Pennsylvania line during the Revolution and had migrated to New Jersey in 1789 - by 1791 he was operating a store within the "dwelling house" on the former Clayton lot and he continued here for the remainder of the decade (see Hunt. Co. Deed 20 499 and Hunt. Co. Mortgage 2 352) (Raum 1871:75; Stryker 1893:12; Schuyler 1926:89-90,354).

-- The market sited at the rear of this lot on Market Street was sold off and torn down in December of 1792 - in the following year it was replaced by a larger structure sited within Market Street between King and Queen (Raum 1871:76; Trenton Historical Society 1929:339).

-1798-99 Abraham Hunt

-- By 1796 the former Clayton property at the corner of King and Market was owned by Abraham Hunt - as noted above, Abraham G. Claypoole remained as a tenant within the former Clayton house - it also appears that a second structure had been built on the lot's King Street frontage (on the site of what would later be 8 - 10 North Warren) - in 1796 this building was in use as a "shop" (and possibly as a residence) and was occupied by John Wiggins, a tailor (Hunt. Co. Mortgage 2 162) (Johnston 1932:14).

-- Abraham Hunt was Trenton's leading merchant during this period - his store was located on the northwest corner of the intersection of King and Market, immediately opposite the former Clayton town lot - Hunt was probably Trenton's wealthiest citizen at this time and was extensively involved in local real estate activities - he was responsible for the initial subdivision of the former Clayton lot into smaller "city" lots in 1798 and 1799 (Hall 1859:195-6; Cooley and Cooley 1883:143; Toothman 1977:235-7).

#### 8-10 North Warren Street

-1799 Abraham Hunt

-- Hunt divided the former Clayton town lot into five smaller "city" lots and sold them off.

1799-1813 Samuel Coleman

-- Hunt sold a lot measuring 36' along King Street and 99' in depth from the northwest corner of the former Clayton lot to Samuel Coleman of Trenton for 375 pounds (Hunt. Co. Deed 20 499; see Figure 4.5) - Coleman gave Hunt a mortgage on the property for 175 pounds as part of the purchase price (Hunt. Co. Mortgage 2 352) - he again mortgaged the property to Hunt for an additional \$1000 in 1810 (Hunt. Co. Mortgage 4 404) - this property presumably still included the shop (and possible residence) formerly occupied by John Wiggins.

1813-1831 Nathaniel Green

-- In 1813 Coleman sold his Warren Street lot to Nathaniel Green of Trenton Township for \$3000 (Hunt. Co. Deed 20 513) - both of the above mortgages were paid off at this time.

-- Nathaniel Green was a descendant of an English family that had settled in what is now known as Ewing Township circa 1700 - Green was born circa 1766 and remained a resident of what was then Trenton Township during his entire lifetime (Cooley and Cooley 1883:78-81).

-- Green redeveloped his Warren Street lot shortly after acquiring it from Coleman - in 1817 a deed recording a transaction involving the property adjacent to the north made reference to Nathaniel Green's "new dwelling house" (Hunt. Co. Deed 27 164) - Green built two attached three-story brick dwelling houses (see Figure 4.14) on the former Coleman lot circa 1815 - access to the rear of the lot was provided by a "foot alley" that was left open at the ground floor level (see Figure 4.10) - Green used these structures as rental properties and as residences for his children.

#### 10 North Warren Street

1831- Ann Green Atwood

-- Nathaniel Green of Trenton Township died in 1831 - in his will (drawn up in 1827) he divided his Trenton lot into two equal holdings - he left his "brick dwelling house" (which was occupied by Jane Hart, a tenant, in 1827) to his daughter Ann, the wife of Bradley Atwood (NJ Will 3876J).

-- Bradley and Ann Green Atwood later moved to Memphis, TN - it seems most likely that this structure (later to be known as 10 North Warren) was used primarily as a rental during the ownership tenure of Ann Green Atwood (Figure 4.10) (Cooley and Cooley 1883:80).

-1849 Charles H. Atwood

-- Charles H. Atwood of St. Louis, MI gained title to 10 North Warren as the only child and heir of Ann Green Atwood (see Merc. Co. Deed O 489) - the building's use as a rental property continued during his ownership term.

1849-1854 Eleanor Hill

-- Atwood sold the "house" and lot (with a street frontage of 18') at 10 North Warren to Eleanor Hill of Trenton for \$1565 in 1849 (Merc. Co. Deed O 489).

1854-1855 Phillip P. Dunn

-- Hill sold the same "House" to Phillip P. Dunn of Trenton for \$5000 (Merc. Co. Deed 31 62).

-- In 1854 this building (then known as 79 Warren) had been rented by Wesley E. Wilson for use as a shop (and presumably as a residence) - Wilson was a "paperhanger" (Trenton City Directory).

1855-1856 Hedge Garrison

-- Dunn sold the "House" and lot at 10 North Warren to Hedge Garrison of Trenton for \$6600 (Merc. Co. Deed 35 48).

1856-1876 Harriet Leeds

-- Garrison sold the same "House" to Harriet Leeds of Trenton for the same consideration in 1856 (Merc. Co. Deed 37 304) - Leeds maintained her ownership of the property for two decades (see Figures 4.13 and 4.14).

-- In 1859 Leeds (who was described as the widow of Samuel Leeds) was listed as a milliner who both lived and worked at 10 North Warren) - in 1870 she was still residing on the property and conducting a "fancy goods & notions" store there - by 1874, however, she lived elsewhere in Trenton (Trenton City Directories).

1876-1877 William Blinn

-- In 1876 Harriet Leeds sold her "House" (and store) property at 10 North Warren to William and Welthy Blinn of Trenton for \$8000 (Merc. Co. Deed 111 381).

-- The new owners operated a tobacco store here and resided on the property during their brief ownership tenure (Trenton City Directories).

1877-1886 Henry T. Cox

-- William and Welthy Blinn sold the "house" and store property to Henry T. Cox of Trenton for \$9000 (Merc. Co. Deed 117 561).

-- Cox had a liquor store elsewhere in Trenton and appears to have acquired 10 North Warren solely as a rental property - in 1882 it was occupied by J.H. Clark (Haven 1882) - in 1884 Cox leased it to Charles Vetter (see Merc. Co. Deed 150 397) (Trenton City Directories).

1886 Henry T. Cox Estate

-- Cox died in 1886, and 10 North Warren was one of several properties he ordered his executor to sell off for the benefit of his estate (NJ Will 4037K).

1886- Albert D. Smith

-- Albert D. Smith acquired the "house" and store property at 10 North Warren from the Cox estate for \$13,000 (Merc. Co. Deed 150 397) - Smith was the proprietor of a saddlery hardware store that had been established at 6 North Warren Street (see below) by his father Samuel R. Smith during the 1850s.

-- Smith removed the brick structure that had been built at 10 North Warren by Nathaniel Green circa 1815 and erected a large four-story brick commercial building in its place (see Figures 4.16, 4.17, and 4.18) - with the completion of this new building in 1887 Smith abandoned the old stand at 6 North Warren and moved his "saddlery & carriage trimmings" store to 10 North Warren - the Smith family later rented out this property to another firm in this same business, and the building continued as a saddlery and carriage hardware store into the early part of the present century - the Smith family maintained their ownership of the property until 1906 (see Figure 4.19) (Trenton City Directories; Acroterion 1988).

-- During the second decade of the 20th century the building was converted to serve as a drug store, and it remained in this use into the 1960s (Acroterion 1988).

8 North Warren Street

1831-1854 Armitage Green

-- The second of the two attached three-story brick dwelling houses built by Nathaniel Green on the former Coleman lot circa 1815 was sited on what later was known as 8 North Warren - Green left this "brick dwelling house" to his son Armitage Green, noting that he was already in residence there (NJ Will 3876J).

-- Armitage Green was a merchant in Trenton, and he appears to have established a general merchandise store at 8 North Warren sometime prior to the death of his father - Green operated this business and resided within the building's residential sections up until the time of his death in 1854 (see Figure 4.10) - he also owned the adjacent building at 6 North Warren and utilized it as a rental property (see below) - Green was quite successful and held ownership interests in four vessels and in wharfage on the Delaware and Raritan Canal (see NJ Will and Inventory 825K) (Cooley and Cooley 1883:80).

1854 Nathaniel W. Green

-- Armitage Green drew up his last will and testament shortly before his death in 1854 - he left the "House, Store" and lot where he was then living and working to his son Nathaniel W. Green (NJ Will 825K; the younger Green also received 6 North Warren).

1854 Henry B. Chumar

-- Nathaniel W. Green had moved to Illinois and had no interest in retaining his father's former store property at 8 North Warren (then known as 77 Warren) - he sold the "House" and lot (with a frontage on Warren of 18') to Henry B. Chumar, the owner of a drug store on East State Street (see 10 East State), for \$5500 (Merc. Co. Deed 30 441) - Green and Chumar also filed a second deed in which Chumar gave up his rights to an existing access between 8 and 6 North Warren, allowing that the door connecting these properties could be blocked off (Merc. Co. Deed 30 473)

-- Chumar purchased this property as part of a planned expansion of his building on East State Street - he immediately subdivided his new holding, removing the rear section of the Warren Street lot (a parcel measuring 19' by 19') and attaching it to the rear of his State Street lot (see below).

1854-1855 Hiram Deats and John V. Higgins

-- Chumar sold the "House" and lot at 8 North Warren (minus the 19' by 19' rear section) to Hiram Deats and John V. Higgins for \$5000 - Chumar retained the right to utilize the foot alley between 8 and 10 North Warren during the course of the construction project that was to produce the addition to the rear of his State Street property (Merc. Co. Deed 29 429).

-- Hiram Deats was a descendant of a German family that settled in northern Hunterdon County during the 18th century - by mid-century Deats had established himself as a prominent manufacturer of agricultural implements and stoves in Quakertown and Stockton - during this period John V. Higgins was Deats' partner in the firm of Deats and Higgins (Deats was married to a member of the Higgins family) -

this firm operated stores selling their products in Lambertville, Millstone, and New Hope, PA (see NJ Inventory 5586J, and the purchase of the former Green store may have represented an interest in establishing an outlet for their products in Trenton - it does not appear, however, that the Deats interests ever used this building as anything other than a rental property (Snell 1881:444-5).

1855-1857 Hiram Deats and John V. Higgins Estate  
-- Higgins died intestate in 1855 (NJ Inventory 5586J).

1857-1865 Hiram Deats  
-- The administrators of Higgins' estate sold the deceased's half share in 8 North Warren to Deats for \$2820 (Merc. Co. Deed 39 36).  
-- In 1859 the firm of Cogill & Cooper, "upholsterers & undertakers", had rented 8 North Warren and located their business there (Trenton City Directories).

1865- Joseph and Charles McPherson  
-- In 1865 Deats sold the "house" at 8 North Warren to Joseph and Charles McPherson for \$8500 (Merc. Co. Deed 62 167).  
-- Joseph McPherson was the owner of a harness shop on State Street (see 6 East State) - he was joined in the purchase of 8 North Warren by his son Charles - the former Green store was used as a rental property into the 1870s (see Figures 4.13 and 4.14) - the building was apparently torn down and replaced by a new three-story brick commercial structure sometime between 1872 and 1881 (see Figure 4.15) - this new structure extended into the rear of its lot to connect with McPherson's store at 6 East State and initially served as both a rental property and as additional space for McPherson's harness business (Woodward and Hageman 1883:743; Acroterion 1988).  
-- Charles McPherson died sometime before 1883, and his share in the property passed to his father (see below) (Woodward and Hageman 1883:743).  
-- In 1887 Joseph McPherson moved his harness shop to 8 North Warren from 6 East State - at the same time George McPherson (apparently the brother of Joseph) established his law office within the building (see Merc. Co. Special Deed I 196) - George McPherson was a prominent figure in city and state politics during this period and maintained his Warren Street office into the present century (Trenton City Directories) (Acroterion 1988).  
-- By 1890 Joseph McPherson had retired and his harness business had been taken over by his grandson Joseph M. Middleton (see Figure 4.18) - McPherson died shortly thereafter and left the "store" at 8 North Warren to Middleton subject to the rights of George McPherson - in 1895 the latter conveyed his rights to Middleton after receiving assurances that he would be allowed to maintain his office within the building (Merc. Co. Special Deed I 196) - Middleton continued the family business through the early part of the automobile age and into the 1920s (see Figure 4.19) - the building subsequently housed various commercial entities (including a restaurant and a bar; see Figure 4.22 and 4.23) and was also used as residential space (Trenton City Directories) (Trenton Historical Society 1929:590; Acroterion 1988).



2-6 North Warren (and 2-10 East State Street)

-1798 Abraham Hunt

-- Hunt divided the former Clayton town lot into five smaller "city" lots - at least three of these five lots were sold off in 1798.

1798-1833 David C. Claypoole

-- The former Clayton house at the corner of King and Market Streets was sold to David Chambers Claypoole of Philadelphia for 800 pounds - it was noted that this "dwelling house" was still occupied by Abraham G. Claypoole, the brother of the new owner (WJ Deed AT 186; this lot measured 45' along King and 100' along Market) - David C. Claypoole gave Hunt a mortgage worth 300 pounds as part of the above consideration (Hunt. Co. Mortgage 2 290; this mortgage was paid off in 1799) (Cooley and Cooley 1883:35).

-- Abraham G. Claypoole continued to reside within the former Clayton house after the property was purchased by his brother (see Hunt. Co. Deed 20 499 and Hunt. Co. Mortgage 2 352) - the building was subsequently used as a rental property by David C. Claypoole (see Figure 4.5) - in 1810 John R. Smith and Isaac Barnes Jr. were occupying the said "dwelling house" (Hunt. Co. Mortgage 4 404), while in 1813 it was in the possession of the firm of John R. Smith & Company (Hunt. Co. Deed 20 513) - it seems certain that this structure's dominant use during this period was commercial, although it probably also still included residential space.

-- In 1831 Joseph McPherson is said to have established his first harness shop in a small building sited to the rear of the old Clayton house (Woodward and Hageman 1883:743).

1833- Armitage Green

-- David C. Claypoole (now listed as a resident of Bristol, PA) sold the "house" at the corner of Warren and Market to Armitage Green, the owner of the store at 8 North Warren (see above), for \$10,000 in 1833 (Hunt. Co. Deed 54 278)

-- Green immediately subdivided the former Claypoole lot into six parcels and sold off five of them - the old Clayton house was torn down and replaced by a large four-story brick commercial/residential building that covered nearly all of the former Claypoole lot and included six separate units that corresponded to the parcels created by Green - this building appears to have been built as a cooperative effort by the owners of the said six properties (see below), probably with Green assuming a leading and organizing role.

6 North Warren Street

1833-1854 Armitage Green

-- Green retained that section of the building that came to be known as 6 North Warren (it was initially referred to as 75 Warren) as a rental property.

-- In 1834 Green leased 6 North Warren to the newly former Mechanics and Manufacturers Bank (this financial institution, the third to be sited in Trenton, was chartered earlier that same year) - the new building was renovated to serve as a bank and opened for business in September of 1834 (see Figure 4.8) - this banking house remained active until the bank's first permanent structure was completed at the southwest corner of Warren and Second Street in 1838 (Raum 1871:279; Godfrey 1919b:46,48; Trenton Historical Society 1929:569-70).

-- The Trenton Banking Company, which was chartered as Trenton's first bank in 1804, briefly occupied the banking house at 6 North Warren after the removal of the Mechanics and Manufacturers Bank in 1838 - the Trenton Banking Company's first bank was sited within the renovated former Hunterdon County Court House on Warren below Second, and in 1838 this building was torn down - the quarters at 6 North Warren were utilized until a new banking house was completed on the former court house site in 1839 (Raum 1871:279; Trenton Historical Society 1929:557,560,563).

-- After 1839 6 North Warren apparently was utilized as a rental property serving both commercial and residential functions (see Figure 4.10) - in 1853 and 1854 it was occupied by Ambrose English as a dwelling (see Merc. Co. Deed 27 535; NJ Will 825K; Trenton City Directory).

1854 Nathaniel W. Green

-- Armitage Green left the "house" at 6 North Warren (along with the adjacent 8 North Warren) to his son Nathaniel W. Green (NJ Will 825K).

1854-1880 Samuel R. Smith

-- The younger Green sold the "House" and lot (measuring 15' along the street and 50' in depth) at 6 North Warren to Samuel R. Smith, the owner of a saddlery shop on Warren to the south of State Street, for \$3675 (Merc. Co. Deed 27 535) - Smith maintained his ownership of the property for more than a quarter of a century (Figures 4.13 and 4.14).

-- By 1859 Smith had moved his "saddlery hardware" business to 6 North Warren (he lived elsewhere in the city) - by 1865 he had retired (remaining active as a "banker & broker") and the saddlery and carriage hardware store had been taken over by the firm of (Anthony) Maps & (Ellis B.) Smith - by 1868 this firm had been dissolved and replaced by E.B. Smith & Company, with Albert D. Smith (son of Samuel R.) serving as a junior partner to Ellis B. Smith - in 1873 the said Albert D. Smith took over the business as sole proprietor (Trenton City Directories).

1880 Samuel R. Smith Estate

-- Samuel R. Smith died in 1880 after providing his executors with the power to sell off much of his real estate, including the "store house" at 6 North Warren (NJ Will and Inventory 3239K).

1880-1886 Albert D. Smith

-- Albert D. Smith purchased the "Brick store" he was then occupying at 6 North Warren from his father's estate for \$7000 (Merc. Co. Deed 129 63) - he continued to operate his business here until 1886.

1886- Ogden D. Wilkinson

-- In 1886 Albert D. Smith sold his "brick store" at 6 North Warren to Ogden D. Wilkinson Jr. for \$13,000 (Merc. Co. Deed 150 398) - it was at this time that Smith moved the family saddlery business to 10 North Warren (see above).

-- Wilkinson was a wealthy resident of Philadelphia who eventually came to hold a large quantity of real estate in Trenton and within the Dunhams Block (see 20-22 East State) - by 1890 he owned the western two-thirds of the building erected by Armitage Green and his five "partners" in 1833 (2, 4 and 6 North Warren and 6 East State; see below and Figure 4.19).

-- By 1890 6 North Warren housed a barber shop operated by Harry G. Metzler and office space (see Figures 4.17 and 4.18) - the building continued to serve as a barber shop into the present century (Figure 4.20) - subsequent uses within the building's commercial and office spaces were varied - the Wilkinson family held this property (along with 2 and 4 North Warren and 6 East State until 1970 (Acroterion 1988).

#### 4 North Warren Street

1833 Armitage Green

-- Green sold off that section of the lot that came to be known as 4 North Warren (it was initially referred to as 73 Warren).

1833- Catherine & Ann Schenck

-- Catherine and Ann Schenck of Trenton purchased this lot (measuring 15' along Warren and extending back 47' to an alley) for \$1500 - it was noted that Green had purchased the larger lot from David C. Claypoole several days earlier (Hunt. Co. Deed 55 118; see Figure 4.10) - from this it is apparent that Green did not erect the building at 2-6 North Warren and 2-10 East State on his own, but instead through a cooperative effort that also involved the other five owners of the former Claypoole lot.

-1871 Catherine Schenck Morse

-- Catherine Schenck later married Henry Morse and eventually gained full control of the building at 4 North Warren (see below) - in 1854 Henry and Catherine Schenck Morse were in residence within this building - the said Henry Morse was working as a piano tuner from this structure, while Catherine Schenck Morse was the proprietor of a millinery shop on the premises (Trenton City Directory).

-- By 1859 Henry Morse had died and his widow had moved elsewhere in Trenton - 4 North Warren was occupied by Charles B. Van Syckel, and his drug store remained on this site for a number of years - Catherine Schenck Morse maintained her ownership of the building until 1871 (see Figure 4.13) - in that year James S. Gray was operating a hardware store here (Trenton City Directory) (Raum 1871:75).

1871-1884 Frederick and Sarah Dill Wilkinson

-- The widow Morse sold 4 North Warren to Frederick R. and Sarah Dill Wilkinson of Trenton for \$9000 (Merc. Co. Deed 85 563; see Figure 4.14).

-- Sarah Dill Wilkinson was the daughter of George Dill, the wife of Ogden D. Wilkinson Sr., the mother of Frederick R. Wilkinson and the grandmother of Ogden D. Wilkinson Jr. (see 20 - 22 East State) - the wealthy Wilkinson family had extensive real estate holdings in Trenton and owned several properties within the Dunhams Block, including 2 North Warren (see below).

-- In 1877 this building was again in use as a drug store as it had been rented to Lalor (Frank H.) & Mangold (Gustavus A.), wholesale druggists - Lalor and Mangold had established their partnership in a store elsewhere in Trenton during the previous year - their new store also included space within the rear of the building adjacent to the south (at 4 East State, previously occupied by Louis and Josephine Wallis; see below), providing them with a presence along the frontage of both Warren and State - this partnership remained intact until 1884 - in 1885 Lalor was listed as the sole proprietor - in 1886 he moved his business to 12 North Warren (see Chapter 6A) (Trenton City Directories).

-- By 1881 the American Telegraph Company had established their Trenton office at 4 North Warren (Figure 4.15; see also Haven 1882).

1884-1885 Sarah Dill Wilkinson, Ogden D. Wilkinson Jr. and Elizabeth Wilkinson DeVoy

-- The wealthy Frederick R. Wilkinson died without leaving a will in 1884 (NJ Inventory 3864K) - his half share of 4 North Warren descended to his children Ogden D. Wilkinson Jr. and Elizabeth Wilkinson DeVoy (see Merc. Co. Deed 144 36).

1885-1890 Ogden D. Wilkinson Jr. and Elizabeth Wilkinson DeVoy

-- In 1885 Sarah Dill Wilkinson sold her half share in 4 North Warren to her grandson Ogden D. Wilkinson Jr. for \$4500 (Merc. Co. Deed 144 36) - this transaction gave the younger Wilkinson a three-quarter share in the property.

-- In 1889 the building was again in use as a drug store (see Figure 4.18) - this business was operated by Samuel Dickinson - the building's upper floors included some office space (Figure 4.17) (Trenton City Directory).

1890- Ogden D. Wilkinson

-- In 1890 Elizabeth Wilkinson DeVoy, then a resident of Paris, France, sold her quarter share in the property to her brother Ogden D. Wilkinson Jr. for \$2666.66 (Merc. Co. Deed 171 379) - with this purchase Wilkinson gained full title to 4 North Warren and completed his acquisition of the western two-thirds of the corner building (Figure 4.19; 2 and 6 North Warren and 6 East State had all been purchased in 1886; as noted above, this property remained within the Wilkinson family until 1970) - 2 and 4 North Warren were later united as a single commercial unit that housed a number of businesses during the present century (see Figure 4.21) (Acroterion 1988).

2 North Warren Street (and 2-4 East State Street)

1833 Armitage Green

-- Green sold off that section of the lot that came to be known as 2 North Warren.

1833-1858 George Dill

-- The lot at the corner of Warren and Second Streets (measuring 15' along Warren and 50' along Second) was purchased by George Dill for \$2500 (Hunt. Co. Deed 55 119; see Figure 4.10) - Dill was a prominent Trenton businessman who also owned 20-22 East State (see below), and he utilized 2 North Warren as a rental property.

-- Dill's most prominent tenant in the corner building was the State Gazette, one of the city's leading newspapers - this newspaper had first been printed on the site of what later became 16 North Warren in 1792 (see Volume 1, Chapter 6A) - in 1799 it was purchased by the Sherman family, who published it (with a variety of partners) for more than a half-century - in 1835 James T. Sherman gained full control of the New Jersey State Gazette (as it was then formally known), and in 1837 he established a new office on the second floor of 2 North Warren - Sherman formed a partnership with Henry Harron in 1839, and they continued to operate from the Dill building at the corner of Warren and State until selling off their interests in the paper in 1853 (this transaction ended the Sherman family's association with the State Gazette) - 2 North Warren continued to serve as the State Gazette's headquarters until moving elsewhere in the city during the Civil War (Trenton City Directories) (Raum 1871:215; Johnston 1932:13-8,30).

-- The first floor of 2 North Warren was rented out as commercial space during the Dill tenure - at mid-century there was a clothing store operated by Moses Becker located here (Podmore 1927:94).

1858-1886 Sarah Dill Wilkinson

-- The well-to-do Dill drew up his last will and testament in 1856 and divided his various real property holdings among his several heirs - he ordered that the "house and lot" at the corner of State and Warren was to descend to his daughter Sarah Dill, the wife of Ogden D. Wilkinson Sr., and that after her death it was to pass to her son Frederick R. Wilkinson - Dill noted that this property was then being "occupied by the proprietor of the State Gazette, William Robertson and others" - the elder Dill died in 1858 (NJ Will and Inventory 1010K) - Robertson had a small brush manufactory and store in the rear section of this property (referred to as 4 East State Street) into the Civil War period (Trenton City Directories).

-- Sarah Dill Wilkinson maintained her ownership of this valuable corner lot for more than a quarter of a century (see Figures 4.13 and 4.14).

-- In 1866 Charles W. Jay, a longtime and controversial journalist who was involved with numerous Trenton newspapers during his lengthy career, established the Union Sentinel within the office formerly occupied by the State Gazette - Jay continued to publish this newspaper from 2 North Warren until 1868, at which point he moved his office to a new site elsewhere in the city (Trenton City Directories) (Trenton Historical Society 1929:783-4,797).

-- In 1867 Louis and Josephine Wallis established a fancy goods store at 2 East State (probably occupying the same space utilized by Moses Becker at mid-century) - the Wallis family also lived within the residential portion of this building - in 1874 Louis Wallis, who had formerly kept a music store in Trenton, offered music lessons from this location - by 1875, however, the Wallis family interests had been relocated to 7 North Broad (see below) Trenton City Directories).

-- In 1875 the Western Union Telegraph Company set up their new Trenton office (it had previously been located on the opposite side of Warren to the south of State) at 2 North Warren - this telegraph office continued on this site into the early part of the 20th century (see Figures 4.15, 4.16, 4.17, 4.18 and 4.20).

-- The 4 East State section of this building was occupied by the drug store of Lalor & Mangold between 1877 and 1885 (see 4 North Warren).

-- Frederick R. Wilkinson died in 1884 (see 4 North Warren and 20 - 22 East State) and never held control of 2 North Warren.

1886-           Ogden D. Wilkinson

-- Sarah Dill Wilkinson conveyed the corner lot to her grandson Ogden D. Wilkinson Jr. in 1886 (Merc. Co. Deed 147 362) - the younger Wilkinson, who also owned other property within the Dunhams Block (see 20 - 22 East State), was then in the process of acquiring control of the western two-thirds of the corner building (see Figure 4.19 and 4 and 6 North Warren and 6 East State) - the Wilkinson family held this property until 1970 (Acroterion 1988).

-- The tobacco and cigar store operated by Henry F. Smith at 4 East State eventually gained a reputation as a noteworthy meeting place for local citizens and politicians - Smith was present on the site by 1890 (see Figure 4.18) and remained active here into the 20th century (Trenton City Directories) (Trenton Historical Society 1929:946; Acroterion 1988).

-- Another prominent tenant at 2 North Warren during this period was the Delaware and Atlantic Telephone Company, who established their Trenton office at this location in 1890 - this company was absorbed by the New Jersey Bell Telephone Company in 1927 - there was also a dentist's office sited within the building's upper floors during this period (Trenton City Directories) (Trenton Historical Society 1929:967; Acroterion 1988).

-- 2 North Warren housed a variety of commercial tenants during the present century - it was eventually united with 4 North Warren to create a single larger store (Figure 4.21) - the upper floors remained in use as both office and residential space (Acroterion 1988).

### 6 East State Street

1833           Armitage Green

-- Green sold off that section of the lot that came to be known as 6 East State.

1833-1886 Joseph McPherson

-- The said property (measuring 17' along Market and 45' in depth) was purchased by Joseph McPherson of Trenton for \$1500 (Hunt. Co. Deed 54 346) - McPherson financed this purchase and part of his portion of the subsequent improvements made to the property with two mortgages - the first of these was valued at \$2000 (Hunt. Co. Mortgage 14 291; this mortgage was cancelled in 1860), while the second was worth \$500 and noted that the mortgaged premises included a "four Story Brick House" (Hunt. Co. Mortgage 15 400; this debt was paid off in 1846).

-- Joseph McPherson was born in New Hampton in northern Hunterdon County in 1810 and came to Trenton as a youth - in 1824 he was apprenticed as a harnessmaker - in 1831 he set up his own harness shop in a small building located to the rear of the former Clayton house on the lot then held by David C. Claypoole - in 1833 McPherson purchased a portion of the new building to be built on this property (see Figures 4.10 and 4.11) - McPherson resided at 6 East State until 1851 and maintained his saddlery, harness, and trunk shop there until 1886 (see Figures 4.13, 4.14, 4.15, and 4.16) - in 1882 his store was described as the largest of its type in Trenton - by this time two floors of his adjoining building at 8 North Warren (see above) were also being utilized to provide additional space - with the sale of 6 East State in that year (see below) he moved his business into the building he owned at 8 North Warren and continued it until the time of his death (see above) (Trenton City Directories) (Woodward and Hageman 1883:743; Acroterion 1988).

1886- Ogden D. Wilkinson

-- McPherson sold the "building" at 6 North Warren to Ogden D. Wilkinson for \$15,000 (Merc. Co. Deed 149 28) - Wilkinson was then in the process of acquiring control of the western two-thirds of the former Green building (see Figure 4.19; see also 2, 4 and 6 North Warren).

-- 6 North Warren was subsequently utilized as a photography studio (by George R. Wardell, who moved his business here from 12-14 East State in 1887) and as a telephone office (see Figures 4.17, 4.18 and 4.20) - during the present century it has served in a variety of commercial functions (Trenton City Directories).

8 East State Street

1833 Armitage Green

-- Green sold off that section of the lot that came to be known as 8 East State.

1833-1850 Welling Napton

-- 8 East State (which measured 17' along Market and 45' in depth) was purchased by Welling Napton for \$1500 (Hunt. Co. Deed 55 120; see Figure 4.10) - Napton financed this acquisition and some of his share of the subsequent improvements made to the property with a mortgage worth \$2000 (Hunt. Co. Mortgage 14 358) - Napton appears to have been a son of William Napton, who served several terms as the mayor of Trenton (Lee 1895:79) - 8 East State appears to have been used as a rental property during the younger Napton's ownership tenure.

1850-1851 Welling Napton Estate

-- Napton, in his will of 1848, referred to several properties that he held within Trenton - his "House" on the north side of East State was to be sold off by his executors - Napton died in 1850 (NJ Will 595K).

1851- Obadiah Howell

-- In 1851 Napton's executors sold the "house" at 8 East State to Obadiah Howell of Trenton for \$3500 (Merc. Co. Deed V 69).

-- By 1854 Howell had established a "trimming store" in this building (then known as 10 East State) (Trenton City Directory).

-1863 Obadiah Howell Estate

-- With Howell's death the title to 8 East State passed to his heirs (see Merc. Co. Deed 54 443) - in 1859 Louisa Howell (apparently the deceased's widow) was conducting a fancy goods store here while residing within the building's residential floors (Trenton City Directory).

1863-1864 Emma Kittinger

-- In 1863 the Howell estate sold 8 East State to Emma Kittinger (Merc. Co. Deed 54 443).

1864-1868 Abraham Lowenstein

-- In the following year Kittinger sold the property to Abraham Lowenstein (Merc. Co. Deed 60 14).

1868-1871 Alpheus Swayze

-- Lowenstein sold 8 East State to Alpheus Swayze in 1868 (Merc. Co. Deed 70 449; see Figure 4.13).

1871-1873 Israel Swayze

-- Alpheus Swayze conveyed the property to Israel Swayze in 1871 (Merc. Co. Deed 86 504; see Figure 4.14).

1873-1874 Robert Sloan

-- Israel Swayze sold the property to Robert Sloan in 1873 (Merc. Co. Deed 94 117).



1874-1876 Samuel Prior

-- In 1874 8 East State was purchased by Samuel Prior, the owner of 12 - 14 East State (see below; Merc. Co. Deed 99 557) - Prior used this building as a rental property.

-- In 1874 the firm of Sandt & Humphrey moved their hat shop from 28 East State (see below) to 8 East State - by the following year this partnership had been dissolved and the business was being conducted by George Sandt (Trenton City Directories).

-- In 1875 Benjamin M. Phillips moved his insurance and real estate office to this building - by 1876 he had moved to another office elsewhere in Trenton, but the building's first floor commercial space had been taken over by Benjamin D. Phillips as the first site of his new hat and fur shop - this second Benjamin moved his business to 5 North Broad in 1877 (Trenton City Directories).

1876 Thomas Prior

-- Samuel Prior conveyed 8 East State to Thomas Prior in 1876 (Merc. Co. Deed 111 442).

1876-1878 Susannah Prior

-- Thomas Prior conveyed the property to Susannah Prior later in 1876 (Merc. Co. Deed 113 77).

1878- Abraham Lowenstein

-- The Prior family lost the property to Abraham Lowenstein, a previous owner, in a sheriff's sale in 1878 (Merc. Co. Deed 120 428) - the extended Lowenstein family retained possession of 8 East State until 1979 (Acroterion 1988).

-- During the 1880s a telephone office was sited within this building (see Figure 4.16) - by 1890 the first floor housed a dry goods store, while the upper floors were utilized as office and residential space (see Figure 4.18) - during the present century this building has housed a variety of commercial concerns, including several shoe stores and a restaurant that was sited on the second floor of both 8 and 10 East State (see below; Lowenstein purchased 10 East State in 1906; see also Figure 4.22) (Acroterion 1988).

### 10 East State Street

1833 Armitage Green

-- Green sold off that section of the lot that came to be known as 10 East State.

1833-1839 William A. Benjamin

-- This property (measuring 17' along Market and 45' in depth) was purchased by William A. Benjamin for \$1500 (Hunt. Co. Deed 55 506) - Benjamin financed this purchase and a portion of his share of the subsequent improvements with two mortgages - the first was for \$1200 (Hunt. Co. Mortgage 14 267; this mortgage was paid off in 1839), while the second was for \$2000 (Hunt. Co. Mortgage 14 436; this was paid off in 1853) - William A. Benjamin was later the owner of a liquor store at 29 East Hanover (see below).

-- Benjamin concluded an agreement with the Trustee of Ann Woodruff, the owner of the adjacent 12 - 14 East State (see below), shortly after completing his acquisition of 10 East State - it was noted in this agreement that Benjamin was "about to erect a four story brick house or building" adjacent to and to the west of the Woodruff house - Benjamin was granted the right to use the west wall of this latter building as a party wall for a consideration of \$100 (Hunt. Co. Deed 55 507).

-- In 1834 Benjamin took out a third mortgage on this lot that was worth \$1000 (Hunt. Co. Mortgage 15 243) - this document noted that this property included a "four story Brick house".

1839-1841 Liscomb R. Titus

-- Benjamin sold the "four story House" at 10 East State (then known as 12 East State) to Liscomb R. Titus, a prominent Trenton businessman, for \$4500 in 1839 (Merc. Co. Deed B 86; see Figure 4.10).

1841 Lebbeus Lathrop

-- The property was sold by Titus to Lebbeus Lathrop for \$5000 in 1841 (Merc. Co. Deed C 566).

1841-1844 Andrew Allison

-- Lathrop immediately sold the said "Four Story brick House" to Andrew Allison of Trenton for \$5000 (Merc. Co. Deed D 221).

1844 Lewis Perrine

-- Allison defaulted on a mortgage in 1843 and his property was sold to Lewis Perrine in a sheriff's sale for \$765 in the following year (Merc. Co. Deed F 421).

1844-1849 William Narragon

-- Perrine immediately sold the same "four Story brick house" to William Narragon of Trenton for \$1500 and the assumption of an existing mortgage of \$2000 (Merc. Co. Deed F 424).

1849- Henry B. Chumar

-- In 1849 the "Four Story brick house" at 10 East State was acquired by Henry B. Chumar of Trenton for \$1600 and the assumption of the said mortgage (Merc. Co. Deed O 486; see Figure 4.11) - this property remained within the Chumar family for more than a half-century (see Figures 4.13 and 4.14).

-- In 1854 Chumar purchased 8 North Warren (see above) - after removing the rear portion of this lot (a parcel measuring 19' by 19') he sold this property off (Merc. Co. Deed 29 429) - the 19' square parcel was then attached to the rear of Chumar's holding at 10 East State (which then measured 17' by 64') - the above cited deed noted that Chumar was planning a construction project on his State Street lot, probably involving the attachment of an addition to the rear that was to cover the newly attached parcel.

-- Chumar conducted a drug store at 10 East State from mid-century until the time of his death during the late 1880s (see Figure 4.16) - he also resided within the building's upper floors until 1869 (Trenton City Directories).

-1906 Henry B. Chumar Estate

-- By 1890 the property had been rented to Howard Knight and it continued in use as a drug store for several years (see Figures 4.17 and 4.18) - the upper floors were rented as residential space (Trenton City Directories).

1906- Abraham Lowenstein

-- In 1906 Abraham Lowenstein acquired 10 East State from Chumar's estate (Merc. Co. Deed 283 419) - Lowenstein was the owner of the adjacent 8 East State (see above) and his family retained these two properties until 1979 (Acroterion 1988).

-- 10 East State served in a variety of commercial functions during the present century and was linked with 8 East State during the entire ownership term of the Lowenstein family.

#### 12-14 East State Street

-1798 Abraham Hunt

-- Hunt divided the former Clayton town lot into five smaller "city" lots - at least three of these five lots were sold off in 1798.

1798-1815 Sylvester Doyle

-- The lot that was later to be known as 12-14 East State was sold to Sylvester Doyle of Trenton in 1798 (see Hunt. Co. Mortgage 6 519) - this property included 31' of frontage along Second Street and extended back 85' to the town lot of Job Moore (see Figure 4.5) - Doyle probably developed this holding as a rental property shortly after acquiring it.

-- Sylvester Doyle had established himself as a merchant and a property owner in Trenton by 1786 (see Trenton Township Tax Ratables) - by the turn of the century he was the owner and the proprietor of the Bull's Head Tavern, located on the south side of Second opposite 12-14 East State - Doyle also acquired several other holdings in Trenton during the late 18th and early 19th centuries (see below) (Trenton Historical Society 1929:325).

1815-1817 Heirs of Sylvester Doyle

-- Doyle died without leaving a will in 1815 (NJ Inventory 2730J).

-- In 1816 Sylvester Doyle Jr. mortgaged his share of his father's former real estate for \$100 - it was noted that these holdings included the tavern and three dwellings sited on the south side of Second and "two Shops and Tenements" on the north side of the same street (Hunt. Co. Mortgage 6 356).

-- In 1817 the younger Doyle again mortgaged his share (described here as a two-elevenths interest) in the same properties, this time in return for \$200 - it was noted that the lot on the north side of Second was the same property that would later be known as 12 - 14 East State (Hunt. Co. Mortgage 6519; this mortgage was cancelled in 1819).

1817 Israel Carle

-- It was also in 1817 that the several heirs of Sylvester Doyle Sr. applied to the Hunterdon County Orphans Court seeking a division of the deceased's lands - it was determined that no equitable division could be made, and it was ordered instead that the said lands be sold off in a public sale - the two "messuages or tenements" on the north side of Second were purchased by Israel Carle of Trenton Township for \$2478.12 (WJ Deed AW 116; it was noted that these two tenements were then being occupied by Joseph M. Yard and Nathaniel Coleman).

-- Israel Carle (1757-1822) was a descendant of a family that settled in Elizabethtown in East Jersey during the 17th century - Carle owned and resided on a farm in what is now Ewing Township (Cooley and Cooley 1883:313; Lee 1907:424).

1817-1821 Thomas L. Woodruff & Zachariah Rossell

-- Carle immediately sold the former Doyle property to Thomas L. Woodruff and Zachariah Rossell of Trenton for the same price he had paid for it (WJ Deed AW 120) - Woodruff and Rossell financed their purchase with two mortgages - the first of these was for \$1858.59 (Hunt. Co. Mortgage 7 32; this mortgage was cancelled in 1822), while the second was for \$600 (Hunt. Co. Mortgage 7 488; this was paid off in 1820).

-- Rossell was a prominent resident of Trenton who was active in state government - he enjoyed a close relationship with the Carle and Woodruff families (see below) (Trenton Historical Society 1929:564,658).

1821- Thomas L. Woodruff

-- In 1821 Rossell conveyed his half-share of the former Doyle property to Woodruff for \$1700 (Hunt. Co. Deed 31 535) - Woodruff gave Rossell a mortgage for the full consideration (Hunt. Co. Mortgage 8 349).

-- The Woodruff family had also been among the early settlers at Elizabethtown and had intermarried with the Carle family as early as the latter part of the 17th century - Dr. Thomas L. Woodruff (1790-1851) was the son of Aaron D. Woodruff, a prominent lawyer who was born in Elizabeth but migrated to Trenton to serve in state government (most notably as Attorney General, a position he held from 1792 until the time of his death in 1817) - the younger Woodruff graduated from the College of New Jersey (now Princeton University) in 1806 and studied medicine under Dr. Nicholas Belleville (see 13-15 North Broad) - he then removed to Savannah, GA, where he practiced for several years before returning to Trenton - he married Ann Carle, the daughter of Israel, and practiced in Trenton for several years before being forced into retirement due to his failing health - Woodruff also served as the President of the Trenton Banking Company between 1826 and 1832 (Cooley and Cooley 1883:312-3; Lee 1907:424; The Trenton Banking Company 1907:77).

-- Later in 1821 Woodruff took out a second mortgage worth \$3000 (Hunt. Co. Mortgage 8 412; this mortgage, which was given by his father-in-law Israel Carle, was cancelled in 1822, the year of Carle's death) - it seems likely that this money was borrowed to provide the financing necessary to build a new house on the former Doyle lot (see Hunt. Co. Deed 33 207; this deed, which also dates from 1821, notes the "house" of Dr. Thomas L. Woodruff).

-- In 1822 Carle purchased the lot that would later be known as 12 North Warren (see Chapter 6A) from Richard Hunt - Carle subdivided this lot and deeded the rear section of this lot (a parcel measuring 26' by 71' that was sited to the rear of 12-14, 16, and 18 East State) to Woodruff later in that same year - this deed noted that the western line of this lot was simply an extension of the west line of Woodruff's Market Street lot, which ran along Woodruff's "house & kitchen" - it also assured that Woodruff would enjoy the right to use the alley then under construction that was to run through to Warren Street (Hunt. Co. Deed 34 165) - Woodruff subsequently subdivided this rear lot and sold off the sections to the rear of 16 and 18 East State to the owners of those lots (see below) - he retained the section to the rear of his lot.

-- In 1823 Woodruff again mortgaged his lot on the north side of Market - this document made specific reference to the "three story brick house" that was now sited on this lot (Hunt. Co. Mortgage 10 123) - Woodruff appears to have both resided and practiced in this building for a number of years (see Figure 4.10).

-1848 Trustee of Ann Carle Woodruff

-- Israel Carle left various lands to his daughter Ann Carle Woodruff, and appointed a Trustee who was to manage these properties and assure that his daughter's holdings remained independent from those of her husband Dr. Thomas L. Woodruff - in 1832 Zachariah Rossell was named as the said Trustee (see Merc. Co. Deed K 470).

-- By 1833 the former Doyle lot was at least partially held by Ann Carle Woodruff's Trustee - in that year Rossell, in that capacity, granted William A. Benjamin the right to use the west wall of the Woodruff dwelling as a party wall for his new structure at 10 East State (see above) - this document noted that the said west wall of this "three story brick house" was 33' on length (Hunt. Co. Deed 55 507) - in that same year the Woodruff house had been rented to Liscomb R. Titus, later a prominent Trenton businessman, indicating that Woodruff had commenced his "retirement" (Hunt. Co. Mortgage 14 267).

-- Zachariah Rossell died in 1842, and in the following year Evan Evans (see 16 East State and 27 East Hanover) was named to replace him as the Trustee of Ann Carle Woodruff (Merc. Co. Deed K 470).

-- Ann Carle Woodruff's new Trustee appears to have gained full title to 12 - 14 East State shortly after his appointment - in 1842 a series of New Jersey Chancery Court cases involving unpaid mortgages on this property (apparently owed by both Woodruff and his wife's Trustee) resulted in a sheriff's sale in 1843 - Evans (as Trustee) purchased the house and lot in the said sale for \$3555 (Merc. Co. Deed E 383).

-- Woodruff, who appears to have encountered serious financial trouble in the last years of his life, was also sued in the New Jersey Supreme Court and lost several other properties to the county sheriff - one of these properties was the lot sited to the rear of his house lot - Evans, again in his role as Ann Carle Woodruff's Trustee, purchased these holdings in a separate sheriff's sale in 1843 (Merc. Co. Deed K 460) - in 1846 the rear lot was sold to Charles M. Evans, the owner of 16 East State (see below), for \$450 (Merc. Co. Deed K 466).

1848 Patrick H. Woodruff

-- In 1847 yet another Chancery Court case resulted in another sheriff's sale involving the Woodruff house and lot at 12 - 14 East State in 1848 - the property was purchased by Patrick H. Woodruff (the complainant in the above court case and one of the Woodruff's many creditors) for \$5600 (Merc. Co. Deed L 548).

1848-1861 William A. West

-- Woodruff immediately sold the said property to William A. West of Trenton for \$2600 (Merc. Co. Deed M 673; see Figure 4.11).

-- West established a confectionery and bakery shop at 12 - 14 East State and also resided there - he was also in the ice business in another part of the city (Trenton City Directories).

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1861-1872 Mary L. West

-- William A. West, in his will of 1854, left all of his property, both real and movable, to his wife Mary L. West - the detailed inventory compiled at the time of his death in 1861 reflected both the commercial (in references to the "Candy Factory" and "Store") and residential use of the former Woodruff building (NJ Will and Inventory 1340K).

-- Mary L. West continued her husband's confectionary business and also remained in residence at 12 - 14 East State for the next decade and a half (Trenton City Directories; see Figure 4.13).

-- In 1867 the widow West purchased the lot to the rear of 12 - 14 East State from Charles M. Evans (who had acquired it from the Woodruffs in 1846; see above) for \$1500 - it was noted that there was a "frame building", probably a stable, on this property (Merc. Co. Deed 67 193; the owner of this lot was still reserved the right to utilize the alley running to Warren between 12 and 14 North Warren).

1872- Samuel Prior

-- In 1872 Mary L. West sold both the former Woodruff house (see Figure 4.14; the structure was depicted as a three-story, three-bay brick edifice) and the rear lot with the "frame building" erected upon it to Samuel Prior of Trenton for \$29,000 (Merc. Co. Deed 87 252) - Mary L. West moved elsewhere in Trenton (Trenton City Directory).

-- Samuel Prior was involved in the firm of Prior & Son, stone dealers, and he utilized 12-14 East State as a rental property (Trenton City Directories).

-- In 1872 the former Woodruff house was put to use as the office of the Evening Argus - this short-lived daily newspaper was shut down in 1873 (Johnston 1932:50).

-- In 1873 A. Frank Carll left a partnership in a store elsewhere in the city and established his own "notions & trimmings" store in the former Woodruff house - Carll continued here into the following year, but apparently was out of business by 1875 - in that year the firm of Quick (Abraham F.) and Moore (J. Frank) were operating their dry goods and notions store here - this partnership, which had been formed elsewhere in Trenton in the early 1870s, was still active in the former Woodruff house in 1876, but it had been dissolved by 1877 (Trenton City Directories).

-- In 1884 George R. Wardell established his photography studio at 12-14 East State - Wardell remained here through 1886 (see Figure 4.16), at which point he removed his business to 6 East State (see above) - in 1887 John F. Goehrig replaced Wardell at 12-14 East State, and the use of the building as a photography studio continued into the 20th century (see Figures 4.17, 4.18, and 4.20) - the two-story frame dwelling at the rear of the lot, which was being rented as storage space for the drug store at 12 North Warren in 1890, was presumably the same structure mentioned in the earlier deeds involving the old rear lot - by 1890 the structure had been subdivided to form two distinct units, with the studio sited at 12 East State and a dry goods store at 14 East State (Trenton City Directories).

-- 12-14 East State was still held by the Prior family during the early part of the present century (Figure 4.19) - the building then housed a restaurant (known as Stout's, this restaurant enjoyed a fine local reputation on the first floor, commercial space on the second floor, and a photography studio on the third floor (see Figure 4.20; see also Nirenstein n.d.) - during the 1920s Western Union had their Trenton office in this building (Acroterion 1988).

-- The former Woodruff house was torn down in 1927 and replaced by a new three-story commercial building that was completed in the following year - this structure initially housed a Childs Restaurant and remained in use as a restaurant until 1987 (Franklin Survey Co. 1930; see Figures 4.22 and 4.23).

#### 16-18 East State Street

- Abraham Hunt

-- Hunt divided the former Clayton town lot into five smaller "city" lots and sold them off.

- Thomas Atkinson

-- It appears that this lot was held briefly by Thomas Atkinson (see Hunt. Co. Mortgage 6 519) - Atkinson was later the proprietor of the Bull's Head Tavern on the south side of Market Street (between 1808 and 1824) - this tavern was owned by the Doyle family, the owners of 12-14 East State (see above), during part of Atkinson's term as innkeeper there (Trenton Historical Society 1929:325).

-1800 Thomas W. Armat

-- The lot later known as 16-18 East State came to be owned by Thomas W. Armat (see Hunt. Co. Deed 12 93; see Figure 4.5).

1800-1801 John Guest

-- In 1800 Armat, a merchant from Philadelphia, sold this property to John Guest (see Hunt. Co. Deed 12 93).

1801-1805 Abraham Prall

-- Guest, also a resident of Philadelphia, sold this lot (which measured 40' along Market and about 85' in depth) to Abraham Prall of Amwell Township for \$1600 (Hunt. Co. Deed 3 434) - the small size of the consideration suggests that this property was still undeveloped.

1805-1815 Lewis Evans & Daniel G. Temple

-- In 1805 Prall sold 16-18 East State to Lewis Evans of Nottingham Township and Daniel G. Temple of Trenton for \$2933.33 (Hunt. Co. Deed 12 93) - Evans and Temple partially financed their purchase by giving Prall a mortgage on the property that was valued at \$1650 (Hunt. Co. Mortgage 3 376; this obligation was cancelled in 1813) - it appears that the lot was still undeveloped in 1805.

1815-1825 Lewis Evans

-- Evans purchased Temple's half share in the property for \$3300 in 1815 (Hunt. Co. Deed 24 150) - the increased value of the lot indicates that it had been improved during the previous decade - in 1817 it was noted that there was a "house" on the lot that was occupied by Evan Evans (Hunt. Co. Mortgage 7 32 and WJ Deed AW 116).

### 16 East State Street

1825-1867 Evan Evans

-- In 1825 Lewis Evans subdivided his lot on the north side of Market Street and sold the western half (with a frontage of 20') to Evan Evans - as noted above, the latter had been in residence within the "house" on this lot since at least 1817 (Hunt. Co. Deed 38 338) - at the same time Evans also purchased a parcel measuring 19' by 17' that stood adjacent to the rear of his new Market Street lot from Dr. Thomas L. Woodruff for \$400 (Hunt. Co. Deed 39 49; this parcel was from the lot Woodruff had acquired from his father-in-law Israel Carle in 1822) - this deed gave Evans the right to use the alley that led out to Warren Street between 12 and 14 North Warren (see Chapter 6A) - Evans also slightly enlarged his new rear lot by acquiring a strip of land measuring 4' by 17' from the stable lot adjacent to the east that was owned by John Davisson (the owner of 18 East State; see below) (Hunt. Co. Deed 39 411).

-- Evan Evans may have resided at 16 East State during portions of the first half of the 19th century (see Figures 4.10 and 4.11) - he eventually became the proprietor of a considerable grocery business, and he may have also conducted this from this property for a time.

-- In 1846 Charles M. Evans, the son of Evan Evans, purchased the lot sited to the rear of 12 - 14 East State from the Woodruff family for \$450 (Merc. Co. Deed K 466).

-- By 1854 Evan Evans had established his grocery business elsewhere in Trenton, and 16 East State was in use as a rental property - in that year it was in use as the book and stationery store and residence of David Clark, and the said Clark remained on the property until 1868 (Trenton City Directories).

1867-1875 Charles M. Evans

-- The well-to-do Evan Evans drew up his last will and testament in 1865 - his numerous real estate holdings throughout Trenton were divided up between his several children - among the properties that were to descend to his son Charles M. Evans were the "store, house" and lot at 16 East State, "now occupied by David Clark" - the elder Evans died in 1867 (NJ Will and Inventory 1808K; Charles M. Evans also received his father's grocery business, which had moved into 27 East Hanover in 1858; see below).



-- The younger Evans sold his lot to the rear of 12-14 East State to Mary L. West in 1867 (see above).

-- 16 East State remained in use as a rental property during the tenure of the Charles M. Evans (see Figures 4.13 and 4.14; this structure was shown to be a narrow three-story brick building) -- in 1869 the former Clark book store had been taken over by George T. Dudley - Dudley, who also sold wallpaper from this store, lived here until 1874 and utilized the commercial space until 1875 (Trenton City Directories).

#### 1875- Charles M. Evans Estate

-- Evans died intestate in 1875 (NJ Inventory 2582K), and his property descended to his several heirs (see Haven 1882).

-- In 1876 Charles Y. Bamford took over the book and stationery store at 16 East State, and he continued there until 1879 (Trenton City Directories).

-- The building experienced a substantial change in use in 1881 as it was adapted to serve as the cigar factory and tobacco store of Lambert Cadwallader Dickinson - shortly after this conversion the building's upper floors were altered again to house the print shop of MacCrellish and Quigley (see Figure 4.16) - Dickinson continued his activities on the property until 1888 (he then relocated the business elsewhere in Trenton), while the print shop appears to have remained active until 1890 (see Figure 4.17) (Acroterion 1988).

-- By the latter part of that same year the commercial spaces at 16 East State were being occupied by a clothing store and a tailor shop, with offices above (see Figure 4.18) - the building's use as a clothing store eventually came to dominate and continued into the 1920s (Nirenstein n.d.).

-- The former Evans building was torn down during the mid-1920s and replaced by a new three-story brick commercial structure (see Figure 4.21) - the primary use of this new building during its half-century existence was as a shoe store (Acroterion 1988).

#### 18 East State Street

##### 1825-1831 John Davisson

-- Lewis Evans sold the "house" and lot (measuring 20' along Market Street and about 85' in depth) that would later be known as 18 East State Street to John Davisson of Trenton for \$4000 - this transaction and that involving the sale of 16 East State to Evan Evans were completed on the same day (Hunt. Co. Deed 38 377).

-- John Davisson had moved to Trenton circa 1820 from Lawrence Township, where he had been the owner and operator of a rural milling complex - upon his arrival in Trenton he entered the paper manufacturing and retailing business - he appears to have operated a paper mill from the time of his arrival, and by the mid-1830s he was firmly established through a lease agreement as the proprietor of the Petty's Run Paper Mill on Front Street near the New Jersey State House (he continued here into the following decade) - in 1821 he advertised that he had a variety of paper foods for sale at his "Paper Ware House" on Market Street near the "New-Market" - this store appears to have been located within 18 East State, which was located directly adjacent to the city market (then in State Street between Warren and Broad) (Hunter Research Associates 1988:5-26,5-28).

-- In 1824 Davisson purchased a small lot measuring 21' by 26' that was sited to the rear of 18 East State from Dr. Thomas L. Woodruff for \$600 - it was incorrectly stated that 18 East State had recently been sold to Davisson by Evan Evans - it does seem apparent, however, that, as noted above, Davisson was already in residence on that property as a tenant of Lewis Evans - the lot acquired from Woodruff was described as including a "Stable" and the right to use the alley running to Warren between 12 and 14 North Warren was included (Hunt. Co. Deed 38 229).

-- In 1825 Davisson sold a small strip measuring 4' by 17' from the western end of this stable lot to Evan Evans (Hunt. Co. Deed 39 411).

-- In 1825 mortgaged his several properties in order to provide monies needed to meet debts owed to the Trenton Banking Company - these properties included the "Three story brick house" and lot at 18 East State and the "brick stable" sited to the rear of that lot (Hunt. Co. Mortgage 11 153) - in 1827 he gave a second mortgage on these two properties that allowed him to cancel the first mortgage - this document described 18 East State and the rear lot as including the "store and dwelling house and stable" (Hunt. Co. Mortgage 12 1; this mortgage was cancelled in 1837).

#### 1831-1837 Trenton Banking Company

-- In 1831 Davisson, in a move that was probably dictated by financial circumstances, sold the "Brick house, stable" and lot at 18 East State to the Trenton Banking Company for \$6600 (Hunt. Co. Deed 50 454) - the primary lot and the stable lot to the rear were now combined as one property measuring 20' along Second Street and about 113' in depth - it seems quite possible that he may have continued to use the property after this transaction under a rental agreement concluded with the bank.

#### 1837-1838 Henry C. Boswell

-- In 1837 the bank sold the property to Henry C. Boswell for \$5500 (Hunt. Co. Deed 67 540) - the bank gave Boswell a mortgage for \$4000 to help to finance this purchase (Hunt. Co. Mortgage 17 89).

#### 1838-1845 John Haines

-- Boswell sold the property to John Haines in the following year for \$5600 (Hunt. Co. Deed 68 379) - Haines appears to have kept a general store here during his term of ownership (see Figure 4.10) (Godfrey 1919b:123).

#### 1845-1849 Sarah Collins

-- Haines sold the "brick house" and lot to Sarah Collins of Trenton for \$5800 in 1845 (Merc. Co. Deed G 327).

#### 1849-1851 Alexander B. Green

-- In 1849 Collins sold the property to Alexander B. Green of Trenton for \$4725 (Merc. Co. Deed P 156; see Figure 4.11).

#### 1851-1885 Mira L. Mount

-- Two years later Green sold the said "Brick house" at 18 East State to Mira L. Mount of Trenton for \$6100 (Merc. Co. Deed T 412) - Mount maintained her ownership of the property for more than three decades.

-- Mount kept a fancy goods store here and resided within the building's upper floors into the Civil War period (Trenton City Directories).

-- Mount appears to have resided elsewhere in Trenton after the war while utilizing 18 East State as a rental property (see Figures 4.13, 4.14, and 4.15; the building was shown to be a narrow three-story brick structure, while the brick stable that formerly stood in the rear of this lot was no longer extant) - by 1868 James Murphy was operating a trimmings store here while residing above - he continued to live here until 1873 and maintained his business here until 1874 (he then moved his store to 24 East State; see below) (Trenton City Directories).

1885- Ogden D. Wilkinson

-- In 1885 Mira L. Mount sold the "Brick house" at 18 East State to Ogden D. Wilkinson, the owner of the adjacent 20-22 East State (see below), for \$15,000 and the assumption of four mortgages totalling \$9000 (Merc. Co. Deed 147 52).

-- At some point during the mid-1880s the former Davisson house was torn down and replaced by a tall four-story brick commercial building that covered the entire lot (see Figure 4.16) - the size of the above consideration and the existence of the four mortgages may suggest that this project was completed during the last years of the ownership term of Mira L. Mount, but it is also possible that the wealthy Wilkinson may have been responsible for the construction of the new building - by 1890 the new structure housed a dry goods store on the first floor, a tailor shop and offices on the second floor, and offices on the third floor (see Figure 4.18) - this property remained within the Wilkinson family into the present century (see Figure 4.19).

-- By 1908 a portion of the building was in use as a "Moving Pictures" theatre, while the second floor housed a print shop (possibly related to the shop within 16 East State) (see Figure 4.20) - since this time it has served as space for a variety of commercial functions (Acroterion 1988).

#### 20 - 22 East State Street

-1798 Abraham Hunt

-- Hunt divided the former Clayton town lot into five smaller "city" lots and sold them off.

1798-1858 George Dill

-- In 1798 Hunt sold the eastern end of the former Clayton lot (including the former site of the town market; see above) to George Dill of Trenton for 318 pounds - this lot measured 42' along Market Street and 87' in depth and included a "House" (WJ Deed 178; a narrow strip of land from the far eastern end of the former Clayton property was sold by Hunt to John Milnor, the owner of the adjacent property; see 1-5 North Broad and 24-46 East State) - Dill also mortgaged the said lot to Hunt for 200 pounds (Hunt. Co. Mortgage 2 289; this obligation was cancelled in 1799).

-- George Dill was born in Philadelphia in 1772 and migrated to Trenton during the 1790s - in time he established himself as a leading merchant and businessman in Trenton and he eventually accumulated a considerable fortune and a large quantity of real property in the Trenton area - he was known as one of the leading tobacco manufacturers and merchants in New Jersey - he was involved in the ownership of snuff mills in both Rocky Hill in Somerset County and Spotswood in Middlesex County (he married the former Susan Snowhill, a member of a prominent Spotswood tobacco manufacturing family) - he also served as the President of the Merchants and Manufacturers Bank between 1845 and 1852 (see 6 North Warren) (Lee 1907:129; Godfrey 1919a:112-3; 1919b:120).

-- Dill appears to have used the building on the lot purchased from Hunt as his place of residence and as his tobacco store (see Figure 4.5) - it also appears to have served briefly as the first banking house of the State Bank of Trenton, which was incorporated in 1813 - a new bank structure was built on the corner of Warren and Bank Streets shortly thereafter, and this structure served as the focus of the bank's activity during the remainder of its relatively brief period of existence (Raum 1871:278; Lee 1907:129; Trenton Historical Society 1929:574).

-- In 1821 Dill made the first of several land acquisitions that were designed to increase the size of his Market Street lot - in that year he purchased a small lot (measuring 26' by about 40') from the "Garden" at the rear of the lot of Richard Hunt's Warren Street property (12 North Warren; see Chapter 6A) adjacent to the north end of his own lot for \$250 (WJ Deed AW 180; see Figure 4.7) - Dill then attached this small holding to the rear of 20-22 East State.

-- Dill continued the expansion of his Market Street lot in 1825 - he first purchased a parcel measuring 26' by 32' sited immediately to the north of the former Richard Hunt garden plot from Ebenezer P. Rose, the owner of 14 North Warren (see Chapter 6A), for \$250 (Hunt. Co. Deed 48 429) - he then bought a long, narrow, triangular piece of land from the far western end of the property of Dr. Nicholas Belleville (13 - 15 North Broad; see below) in an effort to straighten the eastern line of the expanding lot that would later be known as 20-22 East State (Hunt. Co. Deed 48 431).

-- Dill completed this expansion of his Market Street lot sometime before 1839 through the purchase of the rear portion of the property later referred to as 16 North Warren (see above) from Job Moore (see Merc. Co. Deed B 280) - this transaction brought 20-22 East State to its final configuration (the lot measured 42' along State and 159' in depth).

-- It seems likely that this expansion of 20-22 East State was related to a general improvement of the property that included the construction of the large three-story double brick building that was the dominant structure along the Durhams Block's State Street frontage for many years (see below).

-- Dill established his tobacco store and his residence within the easternmost of these two buildings (22 East State) and remained there until the time of his death (see below) - 20 East State was utilized as a rental property, and in 1854 it was in use as the drug store of John R.S. Barnes (see Figure 4.10) (Trenton City Directory).

1858-1869 Elizabeth Dill

-- The well-to-do George Dill drew up his last will and testament in 1856 and divided up his extensive real estate holdings among his several children (including his son John R. Dill, an active figure in state government) - he ordered that the "house" wherein he was then living and the adjoining "house", then still occupied by Barnes, on the north side of State Street were to descend to his daughter Elizabeth Dill - the elder Dill died in 1858 (NJ Will and Inventory 1010K),

-- Elizabeth Dill utilized the entire building as a rental property - by 1859 Willet Hicks had established his crockery and china store here, and he continued to occupy the premises until 1870 - L.R. Wright was operating a "billiard saloon" on the building's second floor by 1859, and this business was continued (under various proprietors) until after the Civil War - several other commercial entities also occupied space within 20-22 East State during this period (Trenton City Directories) (Raum 1871:278).

-- 20-22 East State was the largest and most impressive structure along the State Street frontage of the Durhams Block until the construction of the First National Bank building at 32 East State (see below) at the end of the Civil War (see photograph in Podmore 1927:90).

1869-1884 Frederick R. Wilkinson

-- The wealthy Elizabeth Dill, in her will of 1868, left all of her real property to her nephew Frederick R. Wilkinson, the son of her sister Sarah Dill Wilkinson and her husband Ogden D. Wilkinson Sr. (NJ Will and Inventory 1980L; Elizabeth Dill died in 1869).

-- Ogden D. Wilkinson Sr. was born in Bucks County, PA in 1807 and migrated to Trenton in 1832 - he married the former Sarah Dill in 1834 and resided in Trenton for the remainder of his life - he went on to become one of the city's leading businessmen and was involved in a number of manufacturing and commercial pursuits, often in partnership with his brother-in-law Crispin Blackfan - he was also quite active in the buying and selling of real estate in Trenton - the elder Wilkinson died in 1866 (Lee 1907:129; Godfrey 1919b:136).

-- Frederick R. Wilkinson was born in Trenton in 1837 and he was the only child of Ogden D. and Sarah Dill Wilkinson to reach adulthood - the younger Wilkinson graduated from Princeton in 1857 and married Harriet Folwell in 1860 - although trained as a lawyer, he never practiced as he concentrated instead on the management of the family's extensive real estate and business interests (Lee 1907:129-30; Godfrey 1919b:136; Schuyler 1926:290-1).

-- 20-22 East State became one of the many commercial rental properties owned by Frederick R. Wilkinson (see Figure 4.13 and 4.14) - a meeting hall that was developed within one of the building's upper floors was utilized by the Young Men's Christian Association during this period - in 1870 the dry goods store of Bechtel, Davison & Dye was located in 20 East State while Hicks remained in 22 East State - by 1872 the Hicks china and glass store had been taken over by William H.C. Murphy, a former employee of Hicks, and he continued here until 1881 - in 1873 20 East State was rented by Wesley E. Wilson, and he moved his carpet store here from 30 East State (see below) (Trenton City Directories) (Raum 1871:278; Trenton Historical Society 1929:495-6).

1884-1889 Elizabeth and Ogden D. Wilkinson Jr.

-- Wilkinson died intestate in 1884 (NJ Inventory 3864K), and his extensive estate passed to his two children, Elizabeth and Ogden D. Wilkinson Jr. (see Merc. Co. Deed 166 57) - they maintained these vast holdings jointly for five years - 20-22 East State continued as a commercial rental property during this period - the building's meeting hall was utilized by the International Order of Odd Fellows (see 17-21 North Broad) during this period (see Figure 4.16) - in 1885 22 East State was rented by Scudder & Dunham (the predecessor of Dunhams; see 13 North Broad) as additional space for their expanding department store (Trenton City Directories).

#### 20 East State Street

1889- Elizabeth Wilkinson

-- In 1889 Elizabeth and Ogden D. Wilkinson Jr. divided up the "stores houses lots" that they had inherited from their father - twenty properties were assigned to Elizabeth Wilkinson, who was described as a resident of both Philadelphia and Paris, France (Elizabeth later married and apparently resided permanently in Paris) - 20 East State (measuring 23' by 159') was included among these properties (Merc. Co. Deed 166 57).

-- Wesley E. Wilson continued his carpet store at 20 East State after the above division of the Wilkinson estate (see Figure 4.18) (Trenton City Directories).

-- 20 East State remained within the Wilkinson family into the 20th century (see Figure 4.19; see also Nirenstein n.d.) - by 1908 this building was in use as a book and stationery store (see Figure 4.20) - by the 1920s 20 and 22 East State were again united and were in use as the home of Stoll's stationery and sporting goods store, a business that had been established elsewhere on the Dunhams Block during the late 19th century (see below) (see Figure 4.21; see also Nirenstein n.d. and Franklin Survey Co. 1930) - in 1957 20 East State was purchased by the Dunhams interests - the old three-story brick building was torn down and replaced by new single-story commercial building that housed several businesses in recent decades (Acroterion 1988).

#### 22 East State Street

1889- Ogden D. Wilkinson Jr.

-- Ogden D. Wilkinson Jr. received twenty-four of the properties that had formerly been owned by his father Frederick R. Wilkinson in the division cited above, including 22 East State (Merc. Co. Deed 166 57; this lot had 19' of frontage on State and was 159' in depth).

-- The younger Wilkinson was born in Trenton in 1863 and given the name of his grandfather, the initial builder of the family fortune - he married Sara Taylor in 1883 and, like his father, was trained as a lawyer but did not practice - he, too, devoted his time to the management of the family's vast real estate and business empire, and built several notable buildings in Trenton during his lifetime - he later moved to Philadelphia, but also maintained a residence in Trenton (Lee 1907:130).

-- Scudder & Dunham (later S.P. Dunham & Company) continued to utilize 22 East State as a component of their larger store into the early part of the present century (see Figures 4.18 and 4.20) (Trenton City Directories).

-- Wilkinson continued as the owner of this property until well into the 20th century (see Figure 4.19; see also Nirenstein n.d.) - as noted above, by the 1920s this building had been reunited physically with 20 East State and was in use as Stoll's stationery and sporting goods store (see Figure 4.21; see also Nirenstein n.d. and Franklin Survey Co. 1930) - by mid-century 22 East State was again in use as part of Dunhams - although substantially remodeled, this half of the old Dill building remained standing into the 1980s (Acroterion 1988).

A. iv. Smith/Ligonier or Black Horse Tavern/Milnor Town Lot --  
1-5 North Broad Street (and 24-48 East State Street)

1722- Enoch Anderson

-- In 1722 Enoch Anderson acquired a 12 acre property that included the southeastern corner of the Dunhams Block from Joshua Anderson (see Chapter 4) - this property included the eastern two-thirds of the town lot that would be formed during the 1740s (see below) and would be subdivided to form 1-5 North Broad and 24-48 East State during the 19th century - the western third of this future town lot was held by the Trent family, and later by William Morris.

- Benjamin Smith

-- By 1732 Anderson had sold his small parcel in the southeastern corner of the block to Benjamin Smith, a wealthy Quaker, and the latter had built a brick dwelling at the said corner and a stone store immediately to the north that both fronted on Queen Street (Figure A.2; see also Chapter 4).

-- Smith maintained his ownership of this holding, which he presumably utilized as a rental property, for over a decade - in 1744 he offered his "Corner Lot and Garden" in Trenton and several other properties as available for purchase - the "large Brick House" on the corner lot was "2 Story high", with "4 Rooms on a Floor", and was "very convenient for a Trader" as it was associated with "a good Stone Store-House and Kitchen" and "2 good Stables" (Pennsylvania Gazette, April 19, 1744 in Nelson 1895:216-7).

-1748 William Morris

-- In 1747 Smith again advertised that he was interested in selling a large quantity of real property, including several holdings that had been offered in the advertisement noted above that had been published three years earlier - the corner lot, however, was not included in this second notice, apparently indicating that it had already been sold (see Nelson 1895:395-6) - Smith is said to have sold the said property to William Morris, the owner of the remainder of the Dunhams Block (see Chapter 4).

-- Morris created the final form of the town lot that would later be subdivided to form 1-5 North Broad and 24-48 East State during his brief term as the owner of the entire block - he accomplished this by adding land to the western end of the former Smith lot and by setting off the stone store within its own separate lot (see Chapter 4).

1748-1754 Thomas Cadwalader

-- In 1748 Morris sold the newly formed town lot to Dr. Thomas Cadwalader, his brother-in-law (Morris was married to the former Rebecca Cadwalader) and fellow Quaker (Cooley and Cooley 1883:23; Trenton Historical Society 1929:316; Toothman 1977:354,361).

-- Cadwalader was a member of a prominent Philadelphia family who was born in that city circa 1706 - after completing his medical studies in London he returned to Philadelphia and established a successful



practice there - during the early 1740s he migrated to Trenton (see WJ Deed EF 422), where he remained for about a decade - during this period he was one of Trenton's leading citizens as he enjoyed a successful medical practice, accumulated a large amount of local real estate, and was active in local government (he was chosen as the first and only Chief Burgess of Trenton in 1746) - he later reestablished his primary residency in Philadelphia (see WJ Deed P 133), but he maintained a country home and considerable real property holdings in the Trenton area during the remainder of his life - Cadwalader died in Trenton in 1779 (Cooley and Cooley 1883:23-4; Nelson 1894:584; 1897:293-4).

-- Cadwalader almost certainly used the lot at the corner of Queen and Second Streets as one of his many rental properties - in 1750 he offered several of his holdings in the Trenton area as available for purchase - the corner lot, with the "large commodious corner brick house" sited upon it, was among the offered properties - this house was "two stories high, well finished, with three good rooms on the lower floor, and a large entry through it, four good rooms on the upper floor, and four lodging rooms plaistered, in the uppermost story" - from this description it was apparent that the building was (or had been) in use as a tavern during the late 1740s - the property also included a "stone kitchen, garden and stables" (Pennsylvania Gazette, August 9, 1750 in Nelson 1895:662-3) - Cadwalader ran advertisements with the same description of the former Smith property in 1751 (Pennsylvania Gazette, No. 1151, January 1, 1751 in Nelson 1897:3-4) and 1753 (Pennsylvania Gazette, No. 1290, September 13, 1753 in Nelson 1897:293-5).

#### 1754-1758 James Rutherford

-- Cadwalader sold the corner property to James Rutherford of Trenton in 1754 (Trenton Historical Society 1929:316; Boyer 1962:175; also see below).

-- James Rutherford was a native of Ireland who was a resident of Trenton by mid-century (see WJ Deed P 146) (Nelson 1898:168).

-- Robert Rutherford had joined his uncle James as a resident of Trenton by 1756 (see Nelson 1898:15) - the younger Rutherford had left his home in Ireland as a young man and joined the British army, where he served in the noted Troop of Black Horse commanded by Sir John Ligonier - he then migrated to America and settled in Trenton - by 1756 (and possibly earlier) Robert Rutherford was keeping a tavern in the corner brick house owned by his uncle that he named the Ligonier or Black Horse Tavern (Nelson 1898:168; Trenton Historical Society 1929:316; Boyer 1962:175).

#### 1758-1759 James Rutherford & Samuel Tucker

-- In 1759 Samuel Tucker published a notice in which he stated that he held at least a share of the "house" James Rutherford had purchased from Dr. Thomas Cadwalader - Tucker noted that he had acquired his interest in the property in 1758 (Pennsylvania Journal, No. 847, March 1, 1759 in Nelson 1898:333).

-- Samuel Tucker was one of Trenton's leading citizens during the pre-Revolutionary period - he served as the Sheriff of Hunterdon County for many years (see below) and represented the county in the New Jersey Assembly for several years - in 1775 he was named as the President of the state's Provincial Congress, and in the following year he signed the state's first constitution - he was then appointed as the State Treasurer, but with the British occupation of the Trenton vicinity during the latter part of 1776 he was forced to sign protection papers and he immediately lost his standing as a leader within the American revolutionary movement - he continued to reside in the area but he never recovered the position of prominence that he had enjoyed prior to the war - Tucker died in Trenton in 1789 (Hall 1859:200-1; Cooley and Cooley 1883:215; Stryker 1901:11).

1759- Robert Rutherford & Samuel Tucker

-- In 1759 James Rutherford conveyed his rights to the corner brick house and its associated town lot to his nephew Robert Rutherford (Trenton Historical Society 1929:316; Boyer 1962:175).

- Robert Rutherford

-- The younger Rutherford appears to have acquired the share in the corner property from Samuel Tucker shortly after the above transaction (see below).

-- By 1764 Robert Rutherford had encountered severe economic difficulties - in that year Tucker, in his role as county sheriff, announced that the property formerly held by Rutherford (it was noted that the said Rutherford was still occupying the property) was to be made available for purchase in a public sale - the corner lot was described as including 67' of frontage along Queen and 174' of frontage on Market - this property's central element was "that commodious and most agreeably situated House, which is long known to be an elegant and well-accustomed Tavern" - this structure was "built of Brick, 35 by 35 Feet Square, two Stories high, with 4 Rooms on the Lower Floor, and a spacious Entry through it; there is three Rooms on the second Story, one of which is a genteel Assembly Room, with a Door that opens into a fine Balcony, fronting on Queen-Street, good Lodging Rooms in the third Story, or Garret, neatly finished, [with] convenient Fire Places in the [entire] House, and excellent Cellars underneath the same" - the property also included "a large Brick Kitchen, two Stories high, 21 Feet Front on Queen-Street, and 41 Feet back, in which is a Wash-House, with good Lodging Rooms in the second Story and Garret", with "large Stables fronting the Street" (presumably Market), "Cow-Houses, Hen-Houses and Pidgeon-Houses", a well, and a Garden - Tucker published this notice in newspapers in both Philadelphia and New York and noted that Rutherford had been sued by several of his creditors (New York Mercury, May 14, 1764 and Pennsylvania Gazette, No. 1875, November 29, 1764 in Nelson 1902:364-5,460-1) (Trenton Historical Society 1929:315-6; Boyer 1962:175).

-1771 Robert Lettis Hooper

-- By 1765 the corner tavern property had been acquired by Robert Lettis Hooper II (see WJ Deed AB 39) (Trenton Historical Society 1929:316; Boyer 1962:176).

-- Robert Lettis Hooper II was born in 1709 as the son of Robert Lettis Hooper I - the latter was owned a large quantity of land in the Trenton area and was active in the government of the colony (he was New Jersey's Chief Justice for many years up to the time of his death in 1739) - the younger Hooper was established as a landowner and miller at Rocky Hill in Somerset County by the mid-1730s - in 1751 he returned to Trenton and acquired a number of valuable local properties, notably the Trent House, the Trenton Mills, and the Trenton Ferry - he was also noteworthy as the developer of the sections of Trenton known as Bloomsbury and Mill Hill (Trenton Historical Society 1929:138,225,264-5,294,598-600).

-- Robert Rutherford stayed on as the proprietor of the Ligonier or Black Horse Tavern after the sale of the property to Hooper - in October of 1765, however, the continuing financial problems that had forced the sale of the tavern led to Rutherford's jailing as an insolvent debtor (Nelson 1902:664,671) - he was able to gain his release by the spring of the following year and he returned to his old tavern stand (Nelson 1903:130,148), and he continued here as Hooper's tenant until 1768 - by the summer of that year, however, he had again been jailed as a debtor, and his imprisonment appears to have continued for several months (Nelson 1904:248,590) - Rutherford apparently left Trenton at some point during the early 1770s (Nelson 1898:168; Trenton Historical Society 1929:316; Boyer 1962:176).

-- Robert Lettis Hooper II also experienced some financial difficulties during this period - in 1767 he mortgaged the tavern property to Samuel Tucker for 362 pounds (Hunt. Co. Mortgage 1 48; the corner lot was described as including a frontage of 71' along Queen and 178' along Second) - in that same year Hooper also announced to the public that he was willing to sell a number of the properties he held in the Trenton vicinity - both the Trent House and the "handsome brick house, lately the property of Robert Rutherford," were among the holdings that he offered to sell - the latter structure was touted as "the best stand for a tavern or a gentleman in any part of Trenton" and was described as "two storys high, [with] four rooms on a floor, and cellers under the whole house, with a large kitchen, wash-house, and a well of good water, [and] four handsome rooms above" - other buildings on the property included "two large stables that will hold from 20 to 25 horses" and "a good coach house" - the large town lot on which these structures stood included a garden and was "well fenced in, by a brick wall at the front, and [with] large folding gates to enter the yard" - it was further noted that "the stair way and three of the rooms of the house are handsomely papered" (Pennsylvania Journal, No. 1266, March 12, 1767 in Nelson 1903:313-5) - Hooper published essentially the same advertisement in a New York paper in 1768 (Supplement to the New York Gazette or Weekly Mercury, No. 849, February 8, 1768 in Nelson 1904:45-7) (Trenton Historical Society 1929:599).

-- Robert Rutherford's continuing financial problems brought his activities at the Ligonier or Black Horse Tavern to an end in 1768, and the building was subsequently rented by Renselaer Williams - the new proprietor announced his arrival at "the brick corner house ... formerly kept by Robert Rutherford" in May of 1768 and noted that the

tavern was now to be known as the "Royal Oak inn" (Pennsylvania Chronicle, No. 71, May 16-23, 1768 in Nelson 1904:160) - Williams (1732-1796) had apparently migrated to Trenton from Middlesex County several years earlier, and by 1766 he had established himself as the proprietor of a tavern on Front Street, where he remained until moving to the former Rutherford stand (Schuyler 1926:111; Trenton Historical Society 1929:317; Boyer 1962:174,176).

1771-1778 John Johnston

-- Robert Lettis Hooper II continued to experience financial difficulties, and in 1769 he was declared an insolvent debtor (Nelson 1904:438) - in 1770 he was sued by two of his several creditors and the "Messuage or Tenement" then still occupied by Renselaer Williams was taken by the county sheriff - in the resulting public sale that was held in the following year the corner tavern lot was purchased by John Johnston for 507 pounds (EJ Deed G3 78; it was ordered that the majority of this consideration be used to pay off the mortgage held by Samuel Tucker that was noted above) - Johnston was a prominent resident of Perth Amboy and the brother-in-law of Robert Lettis Hooper II (he had married the former Isabella Hooper in 1768) (Trenton Historical Society 1929:317,598; Boyer 1962:176).

-- Williams continued as the proprietor of the Royal Oak Tavern at the corner of Queen and Market until 1773 - in that year leased the tavern at the Trenton Ferry and established it as the new Royal Oak - in 1776 he moved again and conducted the third house of entertainment to have this name at the northeast corner of Queen Street and Morris Alley - Williams continued at this location for a number of years (Schuyler 1926:111; Trenton Historical Society 1929:265-6,317-9; Boyer 1962:69,182-3).

-- Rachel Barnes Stille replaced Williams at the corner tavern owned by John Johnston in 1773 and remained here until the latter sold the property in 1778 - the new proprietor was the widow of Pontius Stille, who had kept a tavern in the house he owned at the corner of Warren and Ferry Streets for several decades prior to his death in 1770 (Boyer 1962:176,182).

-- In 1778 Johnston offered as available for purchase the "House wherein the Widow Stille now lives", noting that it "has been a tavern for many years, and is well calculated for that business" (New-Jersey Gazette, No. 16, March 18, 1778 in Lee 1903:120).

1778- Joseph Milnor

-- Johnston is said to have sold the corner lot to Joseph Milnor later in 1778 (Trenton Historical Society 1929:317; Boyer 1962:177).

-- The Milnor family was prominent among the early settlers of Bucks County - Joseph Milnor was residing in Trenton by 1767 (Nelson 1903:359) - in 1773 he appears to have been living in the town of Bordentown (Nelson 1916:438) - he married Phebe Kirkbride, apparently during his residency in Bordentown (the Kirkbride family were notable residents of that town) - Milnor's acquisition of the tavern property at the corner of Queen and Market signalled the beginning of a term of residency that would span several decades (Hutchinson 1946:259-60).

-- Milnor established a general store on his new holding and brought to an end the use of the former Smith structure as a tavern (see Figure 4.1) - in December of 1778 he published his first advertisement listing some of the goods he had "for Sale at his Store in Trenton" (New-Jersey Gazette, Vol. I, No. 55, December 23, 1778 in Lee 1903:603) - in 1779 Milnor was listed and taxed as a merchant and a householder (Trenton Township Tax Ratables) - advertisements for his store continued to appear in local newspapers throughout the Revolutionary period (Nelson 1906:18-9,542,617; 1914:99,339; Scott 1917:180,295) - in the spring of 1780 Milnor's store was robbed, and he offered a reward of \$3000 for the capture of those responsible and the return of the stolen items (New Jersey Gazette, Vol. III, No. 123, May 3, 1780 in Nelson 1914:356) (Stryker 1893:13; Schuyler 1926:355; Boyer 1962:177).

-- In 1784 Milnor, described as a "Merchant" of Trenton, purchased a small parcel of land adjacent to the north line of his corner lot from Robert Singer (see Figures 4.1 and 4.5; note the difference in the configuration of the Milnor lot) - this deed noted that "a Small Brick House", apparently a small outbuilding, was sited in the north central portion of the Milnor lot (WJ Deed AN 105).

-- Milnor was enumerated as a merchant and the owner of a house on a half-acre lot in 1786 (Trenton Township Tax Ratables) - he appears to have continued the operation of his store at the corner of Greene and Market into the first decade of the 19th century (see Hutchinson 1946:259-60,520; also see below) - by the turn of the century there appears to have been a new and separate commercial structure along the lot's Market Street frontage and an alley providing access to the rear portions of the property (see Figure 4.5; also see below).

-- In 1798 Abraham Hunt sold a narrow wedge of land from the eastern end of the former Clayton lot that fronted on Warren Street (see 2 - 10 North Warren) to Milnor, who appended it to the western end of his lot (see WJ Deed AW 178).

#### - 1814 Joseph Milnor Estate

-- Joseph Milnor died without leaving a will sometime between 1803 (see Hutchinson 1946:259-60) and 1805 (see Hunt. Co. Mortgage 5 32) - the detailed inventory of the extensive personal estate left by the deceased was completed in 1806 - this document reflected both the residential ("House") and commercial (a general "Store" and a cellared "Store House") components of the corner lot and also noted supporting structures such as a "Smoke House" and a "Milk House" (NJ Inventory 2264J).

-- In 1806 the state legislature passed "An Act to authorize the sale of a certain part of the real estate of Joseph Milnor late of the county of Hunterdon, deceased" - the text of this law reported that Milnor's several heirs had requested that the sale of certain properties in Trenton be permitted, and that this request had been approved by the Assembly - commissioners were to be appointed to handle the proposed sale - the properties to be made available were "the dwelling house and stores" at the corner of Greene and Second Streets that the deceased had occupied for many years prior to his recent death and a separate stable lot on the east side of Greene (Acts of the Thirtieth General Assembly, of the State of New-Jersey 1806:684-5).

-- The heirs of Joseph Milnor maintained their collective ownership of the corner lot and utilized it as a rental property for nearly a decade after their father's death despite the above sale authorization - in 1809 George Milnor, a resident of Belvidere in what is now Warren County, mortgaged his share of the "House, and Stables" at the corner of Green and Market and several other properties in Trenton formerly held by his father for \$4000 - it was noted that the corner lot was then under lease to the firm of Smith and Wright (Hunt. Co. Mortgage 4 277) - in 1811 the younger Milnor again mortgaged his share of the family estate (described as "lands, tenements, houses, Stores, Store houses, out houses, barns stables Gardens and premises"), this time to his brother Joseph Kirkbride Milnor of Trenton for \$2445.24 - this share included the two-sevenths interest he had received as the heir of his deceased father and an additional quarter of a two-sevenths interest he had purchased from the said Joseph Kirkbride Milnor in 1805 (Hunt. Co. Mortgage 5 32; this obligation was cancelled with the sale of the property in 1814; see below).

1814-1815 John R. Smith

-- In 1814 the individuals appointed to sell the property of Joseph Milnor (as authorized by the state legislature in 1806) sold the "Dwelling House and Stores" formerly occupied by the said Milnor to John R. Smith of Trenton for \$14,050 (Hunt. Co. Deed 22 479) - Smith partially financed this purchase with two mortgages worth \$3249.28 each (Hunt. Co. Mortgages 5 511 and 512; the second of these mortgages was given by Joseph Kirkbride Milnor, now a resident of New York City, who was acting in his role as the trustee of his sister Elizabeth Milnor Stockton, the wife of Lucius Horatio Stockton of Trenton) (Hunter Research Associates 1988:A-11 and A-12).

1815- Dr. James T. Clarke

-- Smith quickly sold the former Milnor property to Dr. James T. Clarke for the same consideration (Hunt. Co. Deed 27 185).  
-- In 1816 it was noted that a "stable" formerly owned by Milnor stood in the rear of the Clarke property on the site of the lot that would later be known as 24-28 East State (see WJ Deed AW 57).

#### 24-28 East State Street

1817 John R. Smith & Joseph Olden

-- In 1817 Clarke subdivided the former Milnor lot for the first time and sold the western end of this holding to Smith for \$3000 - this lot included 32' of frontage along Second Street and extended back about 85' adjacent to the property of George Dill (see 20-22 East State) (Hunt. Co. Deed 27 188) - Smith partially financed this acquisition with a mortgage worth \$900 (Hunt. Co. Mortgage 6 486).  
-- Clarke also sold a second smaller subdivided lot to Joseph Olden of Trenton for \$1300 - this lot was located adjacent to the east side of the lot sold to Smith and had a frontage of 16' along Second Street (Hunt. Co. Deed 27 173; this property was also about 85' in depth).

1817-1837 John R. Smith

-- Olden immediately sold his lot to Smith for \$1330 - this deed noted that this property had formerly been part of the "homestead" lot of Joseph Milnor, and that it included the right to use the alley that ran along the east and rear lines of the conveyed lot (Hunt. Co. Deed 28 180) - Smith financed the bulk of this purchase by mortgaging the property to Olden for \$1300 (Hunt. Co. Mortgage 7 14) - this acquisition gave Smith control of a lot on Second Street that enjoyed a street frontage of 48' and was about 85' in depth.

-- John R. Smith was active as a merchant and a businessman in Trenton during the early part of the 19th century - he appears to have commenced a program of improvement on the lot that would later be known as 24-28 East State shortly after putting it together in 1817 (this program would have certainly involved the removal of the old stables sited here) - in 1818 he mortgaged the original 32' parcel to Dr. Nicholas Belleville (see 13-15 North Broad) for \$1000, and it was noted in the document recording this transaction that the said lot included a "Messuage Tenement" (Hunt. Co. Mortgage 7 233) - he again mortgaged the same property for \$2500 in 1819 (Hunt. Co. Mortgage 7 306; this obligation was cancelled in 1825), and in 1820 he mortgaged the entire lot (with the full frontage of 48') for an additional \$2000 (Hunt. Co. Mortgage 8 55; this, too, was paid off in 1825) - some of the monies gained in these agreements were probably used in the construction of the three-story, six-bay brick double commercial/residential building that would occupy this lot for more than a half-century (Trenton Historical Society 1929:229,371,574).

-- It seems quite possible that Smith utilized at least a portion of this new building as the site of his store (see below) and perhaps as his residence - it is also possible, however, that he utilized it purely as a rental property - in 1830 he once again mortgaged the original 32' lot, this time to the Trenton Banking Company for \$1000 (Hunt. Co. Mortgage 13 234).

1837- John R. Smith Estate

-- John R. Smith died without leaving a will in 1837 - the inventory of his movable property compiled at the time of his death indicated that he was operating a store carrying hardware and dry goods, possibly at 24-28 East State - Isaac Barnes was named as the sole administrator of the deceased's estate (NJ Inventory 4408J) (see Figure 4.10).

-1843 Isaac Barnes

-- At some point after the death of John R. Smith his Second Street lot came to be owned by Isaac Barnes (see below) - Barnes may have been related to Smith by marriage or he may have been a former business partner of the deceased.

1843-1844 Trenton Banking Company

-- In 1843 the Trenton Banking Company sued Isaac Barnes seeking that payment be made on mortgages given by Smith on the two lots that had been put together to form the 48' lot on Second - the bank held the mortgage dating from 1830 on the 16' lot and had been assigned a

second mortgage on the 32' lot - both of these properties were sold in separate sheriff's sales later in 1843 - the bank was forced to buy the said properties in order to protect their interests, paying \$1800 for the 16' lot (Merc. Co. Deed F 183) and \$2900 for the 32' lot (Merc. Co. Deed F 185).

1844-1848 Isaac Barnes

-- In the following year Barnes was able to reacquire the "two adjoining Houses" at 24 - 28 East State from the bank for \$5000 (Merc. Co. Deed G 62) - by 1845 he had increased the size of this lot through the purchase of the rear section of the property held by Ann and Sarah Hunter (see Merc. Co. Deed H 281; see 7-9 North Broad) - this brought the size of the Barnes lot to 48' by 102'.

1848-1852 Isaac Barnes Estate

-- Barnes, in his will of 1846, left all his property, both real and personal, to his wife Mary Barnes - after her death it was to descend to his three children, John R.S. Barnes (a noted druggist; see 20-22 East State), William S. Barnes, and Lydia Barnes Taylor, the wife of Dr. John L. Taylor - the elder Barnes died in 1848 (NJ Will 440K).

1852-1879 John L. Taylor

-- In 1852 the Barnes estate was sued by a creditor seeking payment on an overdue mortgage, and the "adjoining houses" on the 48' lot were put up for sale in a public auction by the county sheriff later in that same year - the property was purchased by the above mentioned Dr. John L. Taylor of Trenton for \$11,000 (Merc. Co. Deed W 504; Taylor also acquired a second lot in the city and a woodlot in Ewing Township in this transaction).

-- Taylor was born in Middletown in Monmouth County and studied medicine in New York City - he then settled in Trenton, where he was initially associated with Dr. James T. Clarke (see 13-15 North Broad) before establishing his own practice - his residence and his office were sited on West State Street (Trenton City Directories) (Woodward and Hageman 1883:582).

-- Taylor utilized 24-28 East State as a rental property with multiple commercial and residential components (see Figures 4.13 and 4.14) - in 1859 24 East State was in use as the cigar and fancy goods store and the residence of Morris Sanger and the saloon of Frederick Mancheck, 26 East State was the residence of Julius Schloss, who had a shop on Warren Street, and 28 East State was serving as the millinery shop and residence of Mary W. English - Schloss remained in residence at 26 East State into the mid-1860s (see Merc. Co. Deed 58 546) - by 1869 the firm of Sandt & Haines was operating a hat shop at 28 East State - in 1872 this partnership was dissolved and replaced by the firm of Sandt & Humphrey, and the new owners maintained the hat shop here until 1873 - by 1877 the book and stationery store of Brearley (William H.) & Stoll (Augustus F.) was occupying this building (which was now known as 26-28 East State) - 24 East State housed the trimmings store of James Murphy during the mid-1870s (Trenton City Directories).



1879

John L. Taylor Estate

-- Taylor, in his will of 1876, ordered his executors to sell off the bulk of his estate for the benefit of his widow, Lydia Barnes Taylor, and their four children - Taylor died in 1879 (NJ Will 3119K).

24 East State Street

1879-

John Barnett

-- Shortly after the death of John L. Taylor in 1879 his executors sold off the two buildings he had owned at 24-28 East State - the westernmost of these buildings, described as a "Brick house" on a lot with a street frontage of 26' and a depth of 102', was sold to John Barnett of Trenton for \$10,100 (Merc. Co. Deed 123 436).

-- Barnett was a real estate investor who owned a number of properties throughout Trenton - he and the owners of the other two former Taylor properties (see 26-28 and 30 East State) appear to have acted in conjunction to redevelop their adjacent holdings circa 1880 - the buildings on these three lots (including the former John R. Smith edifice at 24-28 East State) were all torn down and replaced by four-story brick commercial structures at this time (see Figure 4.16) - Barnett's building at 24 East State was a three-bay structure that included both retail and office space - in 1881 the firm of Lee, Davison & Dye moved their dry goods store from Broad Street to this new building, and they remained at 24 East State until 1889 - in 1890 the building was rented by Scudder & Dunham as this prominent Trenton mercantile firm sought to increase their retail presence on State Street (they had rented the adjacent 22 East State in 1885; see above) - 24 East State was then internally joined with 22 East State and the original store at 13 North Broad (see below) to become part of the large Scudder & Dunham dry goods store (see Figure 4.17 and 4.18) - Scudder & Dunham and its successor, S.P. Dunham & Company, continued as a tenant at 24 East State for the remainder of the Barnett ownership term.

-1901 John Barnett Estate

-- Barnett died intestate sometime before 1901 (see Merc. Co. Deed 244 133).

1901-

Sering P. Dunham

-- In 1901 Barnett's administrators sold the deceased's "brick store and office building" to Sering P. Dunham, the principal figure in the firm of S.P. Dunham & Company (see 13 North Broad), for \$28,500 (Merc. Co. Deed 244 133; see Figure 4.19) - it remained as a component of the noted Dunham's Department Store into the 1980s (see Figures 4.20, 4.21, 4.22 and 4.23).

26-28 East State Street

1879- William H. Brearley

-- The easternmost of the two buildings on the former John L. Taylor property (24-28 East State) was sold to William H. Brearley for \$11,300 (see Figure 4.15) - this "Brick house, store" and lot (which measured 23' along State Street and was 102' deep) (Merc. Co. Deed 123 438) was then still being occupied by Brearley and his business partner, Augustus F. Stoll (see Merc. Co. Deed 123 436).

-- Brearley joined with the owners of the two adjacent former Taylor properties (see 24 and 30 East State) in the redevelopment of their holdings circa 1880 - as noted above, the buildings on these three lots (including the former John R. Smith structure at 24-28 East State) were torn down and replaced by new four-story brick commercial buildings at this time (see Figure 4.16).

-- Brearley, a descendant of a prominent Trenton family, continued in his partnership with Stoll in their book and stationery store in the new building until the late 1880s - in 1886 the business expanded into the adjacent 30 East State (see below) - by 1890 the firm had been dissolved and Brearley was operating this large store on his own (see Figures 4.17 and 4.18) - by this time the business had expanded to include the sale of art supplies and the upper floors of 26-28 and 30 East State were in use as office space (Trenton City Directories).

-- In 1895 the newly formed S.P. Dunham & Company rented 26-28 East State and incorporated it as part of their expanding dry goods store (see 13 North Broad) - by 1905 the former Brearley building was owned by William I. Vannest (see Figure 4.19), but it continued as part of the Dunham's Department Store (see Figure 4.20; note that there was a meeting hall on the third floor) - by the 1920s Dunham's had purchased 26-28 East State (see Nirenstein n.d.), and the building continued as part of their retail operation into the 1980s (see Figures 4.21, 4.22 and 4.23) (Trenton City Directories).

1-5 North Broad Street and 30-48 East State Street

1815-1820 Dr. James T. Clarke

-- Clarke, a prominent Trenton physician (see 13-15 North Broad), retained sole possession of the remainder of the former Milnor property (after selling 24-28 East State to John R. Smith in 1817) until 1820.

1820-1837 Dr. James T. Clarke & John R. Smith

-- In 1820 Clarke sold a half share of the former Milnor lot with "the houses and stores thereon erected" to Smith for \$7000 - this deed noted the presence of a "store house" on Second Street in the southwest corner of this property and a "smoke house" in the northwest corner - this property was then being rented by John Stevens (Hunt. Co. Deed 30 363) - Smith immediately utilized his share in this holding in a mortgage that extended the period of repayment on a debt of \$4800 that he had borrowed from the State Bank of Trenton at an earlier date (Hunt. Co. Mortgage 8 30; this debt was cancelled in 1830).

-- In 1830 Smith again mortgaged his half share to the Trenton Banking Company for \$5500 - this holding was still in use as a rental property as it was noted that it was then being occupied by Jasper S. Scudder (Hunt. Co. Mortgage 13 235) - in 1834 Scudder was elected as the first President of the newly organized Mechanics and Manufacturers Bank (see 6 North Warren), a position he held for two years - in 1844 he was among the organizers of the Trenton Saving Fund Society (Trenton Historical Society 1929:569-70,574).

1837- Dr. James T. Clarke & John R. Smith Estate  
-- John R. Smith died intestate in 1837 (see 24-28 East State).

-1847 Dr. James T. Clarke  
-- Clarke regained full control of the former Milnor property sometime after the death of the said Smith (see Figure 4.10) - he appears to have continued the use of this holding as a rental property (see 13-15 North Broad).

1847- Susan Clarke Hunt & Anne Clarke  
-- Clarke left all of his real property to his daughters, Susan Clarke Hunt, the wife of William E. Hunt, and Anne Clarke, in his will of 1841 (see 13-15 North Broad; Clarke's daughters also inherited this property) - the elder Clarke died in 1847.  
-- The Clarke sisters maintained their ownership of the former Milnor lot and utilized it as a rental property for nearly two decades (see Figure 4.11) - for mid-century tenants within the several buildings on this lot see 30, 32-36, 38-40, 42, 44, and 48 East State and 5 North Broad - this property was subdivided and sold off during the mid-1860s.

### 30 East State Street

1865-1879 Dr. John L. Taylor  
-- The lot that would later be known as 30 East State was the site of the "store house" noted above that stood in the southwest corner of the former Clarke lot - this narrow three-story brick building was somewhat similar in appearance to the structures adjacent to the west at 24-28 East State that had been built by John R. Smith circa 1820 (see above; see also Podmore 1927:90) - this building appears to have been erected by Dr. James T. Clarke (possibly in conjunction with Smith) at about the same time - by 1859 the paperhangings store of Wesley E. Wilson was housed within this building, and he continued as the primary tenant here up until the time of the sale of the property in 1865 (Trenton City Directories).  
-- In 1865 Anne Clarke Hunt and the heirs of Susan Clarke Hunt (see 13-15 North Broad) sold a lot that contained the above building to Dr. John L. Taylor, a former associate of Dr. James Clarke and the owner of the adjacent structures at 24-28 East State (see above), for \$10,050 - the said "brick house, store" and lot enjoyed a frontage along State Street of 20' (Merc. Co. Deed 61 263; the lot was 87' deep).

-- Taylor utilized this holding as yet another rental property (he was already using 24 and 26-28 East State in this way) (see Figures 4.13 and 4.14) - Wesley E. Wilson continued his wall paper store here until 1872 (at which point he removed to 20 East State; see above) (Trenton City Directories).

1879-1880 Dr. John L. Taylor Estate

-- Taylor died in 1879, and the control of his several properties passed to his estate (see 24-28 East State).

1880 Trustees for the Support of Public Schools of the State of New Jersey

-- In 1879 Taylor was sued for nonpayment of a mortgage he had obtained from the Trustees for the Support of Public Schools of the State of New Jersey in 1875 (he owed the impressive sum of \$18,279.58) - the two properties he had mortgaged were confiscated by the county sheriff and offered for sale in 1880 (after Taylor's death) - both of these properties (the second of which was 30 East State) were purchased by the said Trustees (Merc. Co. Deed 125 145; 30 East State sold for \$9650).

1880 William H. Brearley

-- The Trustees sold 30 East State to William H. Brearley, the owner of the adjacent 26-28 East State, for \$10,000 (Merc. Co. Deed 125 148).

1880 First National Bank of Trenton

-- Brearley then quickly sold the said "Brick house store" to the First National Bank of Trenton for the same consideration (Merc. Co. Deed 124 419) - this financial institution had its banking house adjacent to this property at 32-36 East State (see below).

-- The bank joined with Brearley and John Barnett (the owner of 24 East State) to redevelop their adjacent holdings circa 1880 - the buildings on these three lots (24, 26-28, and 30 East State) were torn down and replaced by four-story brick commercial structures at this time (see Figure 4.16) - the building erected by the bank at 30 East State was a three-bay structure that included both retail and office space.

1880- Edward H. Stokes

-- The bank sold the new "brick store" that they had recently built at 30 East State to Edward H. Stokes of Trenton for \$17,000 (Merc. Co. Deed 127 380).

-- Edward H. Stokes was a well-to-do and prominent resident of Trenton who owned and lived in the famous Trent House at the time of this purchase - he utilized 30 East State as a rental property - by 1886 the book and stationery store of Brearley & Stoll (later conducted individually by Brearley) had expanded into this building (see Figure 4.18) (Trenton City Directories) (Trenton Historical Society 1929:296).

-- This property remained within the extended Stokes family into the present century (Marion H. Swan was related to the Stokes family; see Figure 4.19) - by the 1920s it had been reacquired by the adjacent

bank and incorporated as part of an expanded banking house (see Figure 4.20; see also Nirenstein n.d.) - 30 East State was among the several buildings in the southeastern corner of the Dunhams Block that was removed to allow for the construction of the Wallach Building (see below).

### 32-36 East State Street

1864- First National Bank of Trenton

-- The lot that would come to be known as 32-36 East State was the site of a small two-story structure that was probably built as infill between older buildings on 30 and 38-42 East State sometime between 1820 and 1849 (see Podmore 1927:90) - by 1854 this building was the site of the Jacob S. Yard's hat and shoe store, and in 1859 he was still active here (at 32 East State) - by this time he had been joined on the premises by Angeline Yard, the wife of Joseph Yard, who had a fancy goods store at 34 East State - Angeline Yard was later briefly the owner of 44 East State (see below) (Trenton City Directories).

-- In 1864 Anne Clarke Hunt and the heirs of Susan Clarke Hunt sold the large lot (measuring 30' along State Street and 87' in depth) on which the above "building" stood to the First National Bank of Trenton for \$13,000 (Merc. Co. Deed 58 546) - this was the first of the lots that were formed in the subdivision of the former Clarke property to be sold off.

-- The First National Bank of Trenton was chartered in 1864 and purchased the lot on State Street to serve as the site of their banking house - the small building occupying this property was torn down and an impressive four-story brownstone-faced brick Second Empire structure was completed in its place in 1865 (the bank was housed in temporary quarters on Greene Street during construction) - this new banking house was considered to be Trenton's most notable structure at the time of its completion - the building's first floor was designed to provide commercial space (the cigar store of William Y. Cadwalader was a long-term tenant here), while the banking rooms were sited on the second floor with office space above (see Figures 4.13, 4.14, 4.15, 4.16, 4.17 and 4.18) (Raum 1871:279-80; Lee 1895:273; Trenton Historical Society 1929:576).

-- During the latter part of the last decade of the 19th century the original Mansard roof was removed to allow for the addition of a fifth story (see Figures A.3, 4.19 and 4.20) - by the 1920s the adjacent 30 East State had been purchased, raised to five stories, and incorporated as part of an expanded banking house (see Figure 4.21) - by this time the bank had also gained full control of the entire southeastern corner of the Dunhams Block by acquiring 38-42, 44, and 48 East State and 5 and 7 North Broad (Nirenstein n.d.; see below).

-- In 1928 the Mechanics National Bank (formerly the Mechanics and Manufacturers Bank; see 6 North Warren) and the First National Bank merged to form the First-Mechanics National Bank - plans were immediately announced for the construction of a new banking house and the abandonment of the old First National building at 30-36 East State

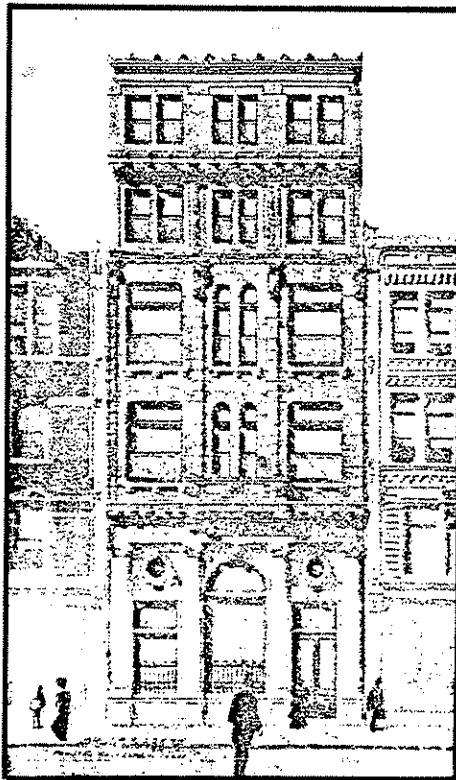


Figure A.3 First National  
Bank of Trenton, 32-36 East  
State Street, c. 1900.  
Source: Industrial Trenton  
and Vicinity 1900.

- in 1928 the entire southeast corner of the block (30-48 East State and 5-7 North Broad) was razed and First-Mechanics commenced the construction of a new commercial building - the Wallach Building, a large four-story fireproof, limestone-faced structure, was completed in 1931 and provided space for more than a dozen stores in its ground floor and numerous offices above (see Figure 4.22) - the bank (or related interests) retained control of this valuable downtown property until after the Second World War - numerous tenants have occupied space within the Wallach Building during the six decades that it stood at the corner of State and Broad (Trenton Historical Society 1929:572,1015,1018; Acroterion 1988).

-- In 1954 the Wallach Building was purchased by the Dunham's interests - much of the building was immediately incorporated as part of the Dunham's Department Store, although some space was still utilized for rental purposes - the building was utilized in this manner into the 1980s (Acroterion 1988).

### 38-42 East State Street

1865-1874 William H. & David S. Baker

-- The building that stood on the lot that came to be known as 38-42 East State was part of a row of structures that was built to the rear of the original store of Joseph Milnor, apparently during the late 18th or early 19th century - this row was made up of three connected three-story brick buildings that were later known as 38-40, 42, and 44 East State (see Podmore 1927:90).

-- It appears that the first store of Henderson G. Scudder, the predecessor of the present Dunham's chain of department stores, was sited in 38-40 East State (see 13 North Broad) - Scudder is said to have established his own store (after working as an employee in another Trenton store for several years) on State Street in 1854 - he was listed in that year as a partner (with Jonathan Stout) in the firm of Stout & Scudder, but the location of their business was not given - in 1859, however, Scudder was listed as the proprietor of a dry goods store at 38 East State - he soon moved to larger quarters on Warren Street as his business began to expand (Trenton City Directories) (Trenton Times, September 18, 1955).

-- In 1865 Anne Clarke Hunt and the heirs of Susan Clarke Hunt sold the two westernmost buildings in this row of buildings to William H. and David S. Baker of Trenton - 38-40 East State was described as a "Brick store" on a lot with a street frontage of 24' and a depth of 87' that was sold for \$18,050 (Merc. Co. Deed 61 70) - 42 East State was also a "Brick store" and was on an irregular lot with 23' of street frontage and a similar overall depth that sold for \$16,750 (Merc. Co. Deed 61 67).

-- The firm of W.H. & D.S. Baker appear to have immediately established a dry goods store at 38-40 East State (see Figure 4.13 and 4.14) - in 1869 the business was being conducted by David S. Baker on his own - he continued here during the remainder of the Baker's combined ownership - 42 East State was used as a rental property during this period - by 1867 George Sandt appears to have been conducting a hat shop here (by 1869 he had moved his business to 26-28 East State; see above) - in 1868 this building's commercial space had apparently been converted to serve as the drug store of James C.

DeCou, who continued here for over a decade (he then moved to 44 East State; see below) - DeCou (1839-1917) had trained as a druggist under John R.S. Barnes (see 20-22 East State) - he subsequently purchased the business from Barnes and initially located his store on the south side of State Street before renting 42 East State from the Bakers (Trenton City Directories) (Schuyler 1926:282-3).

1874- William H. Baker

-- In 1874 David S. Baker sold his half share in the two brick stores at 39-40 and 42 East State to William H. Baker for \$10,500 and the assumption of full responsibility for a mortgage debt of \$17,400 (Merc. Co. Deed 101 579).

-- David S. Baker continued to conduct the dry goods store at 38-40 East State until 1877, when he was replaced by William H. Baker - in 1878 the latter moved the family dry goods store into the adjacent 42 East State, but by 1879 this store had shut down - DeCou had remained at 42 East State until 1878, at which point he removed his business to 44 East State (see below) - this cleared the way for the brief tenure of the Baker store in this building - by 1879 the firm of McGinley & Company had established their dry goods and millinery store here - it appears that this store occupied both 38-40 and 42 East State during the latter part of its term of operation here (see Figure 4.16) - Patrick McGinley kept his business on this site until 1888, at which point he relocated it to the opposite side of State Street (Trenton City Directories).

-- McGinley's removal was necessitated by Baker's plans for the redevelopment of his holding at 38-42 East State - during the late 1880s he had the old structures on these properties torn down and replaced by a four-story brick commercial building with an iron front that came to be known as the Baker Building (see Figures 4.17 and 4.18; note that the new structure initially housed a dry goods store) - the building originally had a large brick chimney at its front, but this was removed before the turn of the century - the Young Men's Christian Association briefly occupied rooms in the Baker Building shortly after its completion (Trenton Historical Society 1929:496).

-- Baker maintained his ownership of his new building into the early part of the present century (see Figure 4.19) - by the mid-1920s, however, this property had come under the control of the First National Bank (see 32 - 36 East State) and the Baker Building had been removed, with a single-story commercial building erected in its place (Figure 4.21) - this structure was then removed as part of the construction project that produced the Wallach Building.

#### 44 East State Street

1865 Angeline Yard

-- The building that stood on the lot later known as 44 East State was part of a row of structures that was built to the rear of the original store of Joseph Milnor, apparently during the late 18th or early 19th century - this row was made up of three connected three-story brick buildings that were later known as 38-40, 42, and 44 East State (see Podmore 1927:90).



-- In 1865 Anne Clarke Hunt and the heirs of Susan Clarke Hunt sold the "Brick store" and lot (measuring 19' along State Street and about 45' in depth) to Angeline Yard for \$9950 (Merc. Co. Deed 61 59) - Angeline Yard had formerly kept a fancy goods store at 34 East State prior to the construction of the First National Bank on that site (see 32-36 East State).

1865-1867 George Sandt

-- Yard quickly sold the same property to George Sandt of Trenton for \$11,300 (Merc. Co. Deed 62 314) - Sandt may have briefly conducted his hat shop here (he later conducted this type of store at 38-42 and 26-28 East State; see above).

1867- Mary Hallet

-- In 1867 Sandt sold 44 East State to Mary Hallet of New York City for \$12,000 (Merc. Co. Deed 69 206) - it seems likely that the new owner was interested in the building purely as a rental property, and that it was used in this manner for a number of years (see Figures 4.13 and 4.14).

- James C. DeCou

-- DeCou was the owner of 44 East State by 1882 (see Haven 1882) - in 1878 he had moved his drug store to this location from the adjacent property at 38-42 East State (see Figure 4.16) - DeCou appears to have redeveloped his State Street lot during the latter part of the 1880s (at the same time that William H. Baker was building the adjacent Baker Building) - the new building at 44 East State was a three-story brick commercial structure with an ornate facade (Figures 4.17 and 4.18) - DeCou continued to operate his drug store in his new building into the last decade of the 19th century (Trenton City Directories).

-- By the early part of the present century 44 East State was functioning as a part of the State Gazette printing office (see 48 East State; Figure 4.20) - by the 1920s it had been acquired by the First National Bank (see 32-36 East State) - it was removed to make way for the Wallach Building in 1928.

#### 48 East State Street and 1-3 North Broad Street

1865-1875 John L. Murphy & Charles Bechtel

-- This lot included the site of the brick dwelling that was built by Benjamin Smith circa 1730 and subsequently utilized as a tavern (known successively as the Ligonier or Black Horse, the Royal Oak, and Stille's) and as the primary focus of the commercial activities of Joseph Milnor (see 1-5 North Broad and 24-48 East State) - by the middle part of the 19th century the building that stood at the corner of Greene and Second was a three-story brick structure that may have incorporated portions of the original brick edifice (see Figure A.4).

-- In 1855 48 East State was rented by John L. Murphy to serve as the site of his print shop - Murphy (1828-1900) was born in Trenton to Irish immigrant parents and was apprenticed and trained in the local newspaper business - he ended a long term of employment at the State Gazette to establish his own printing business in 1855 - in the following year he took on Charles Bechtel as a partner to create the firm of Murphy & Bechtel, which remained active for nearly two decades - Bechtel (1827-1908) was born in Philadelphia and apprenticed and trained in the newspaper and printing trades there - he then removed to Trenton and

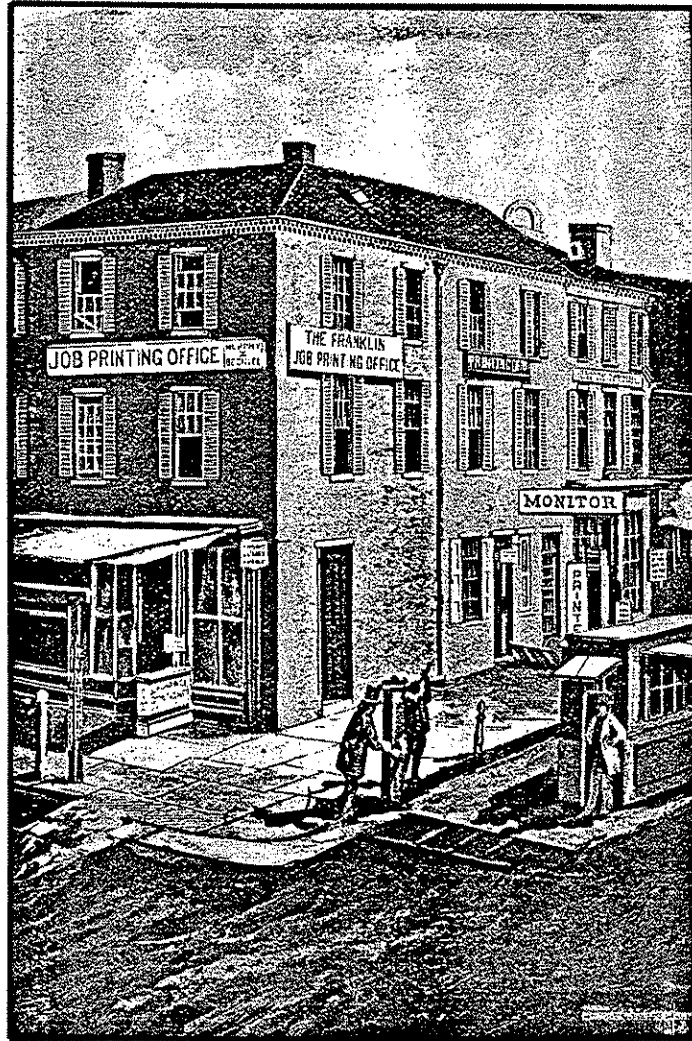


Figure A.4 John L. Murphy Print Shop,  
48 East State Street and 1-3 North Broad  
Street, c. 1855. Source: Lee 1395.

worked for several local newspapers prior to going into business with Murphy (Trenton City Directory 1859) (Lee 1895:245; 1907:175; Schuyler 1926:287; Johnston 1932:18,20).

-- The first newspaper to be published from the Murphy & Bechtel print shop was apparently the Daily Monitor, which was owned and edited by Dorsey Gardner - the publication of this newspaper began in March of 1864 - Gardner also rented the first floor of the 3 North Broad section of the building as his newspaper's first office (see Figure A.3; this drawing actually depicts the building as it existed during the latter years of the Civil War rather than in 1855 as the Daily Monitor was active here in 1864 and 1865) - Dorsey established his office elsewhere and made alternative printing arrangements in 1865 - during the latter part of that same year his newspaper was absorbed by the State Gazette (Raum 1871:219; Lee 1895:245; Johnston 1932:49).

-- Murphy & Bechtel also published the short-lived New Jersey Volunteer, a political newspaper that appeared briefly in 1865 (Johnston 1932:49).

-- In 1865 Murphy and Bechtel purchased the "Brick store" that housed their print shop from Anne Clarke Hunt and the heirs of Susan Clarke Hunt for \$15,000 (Merc. Co. Deed 61 62; this valuable corner lot measured 20' along State and 50' along Greene; see also Figure 4.13).

-- The newly purchased building was immediately improved and expanded, most notably through the addition of a fourth story (see Figures A.5 and 4.14) - Murphy and Bechtel rented out the ground floor of the 48 East State section of the building (there was a clothing store/tailor shop sited here in 1866) while utilizing the old Daily Monitor office and the three floors for their printing operations.

-- In 1869 Murphy and Bechtel purchased the Daily State Gazette (the former State Gazette; see 2 North Warren) as they expanded their business into the operation of a newspaper - this old Trenton newspaper became very successful under this new ownership (Raum 1871:215; Lee 1895:245; Johnston 1932:18).

#### 1875-1886 John L. Murphy

-- Murphy bought out his partner's half share in their various ventures and related properties for \$35,100 in 1875 (Merc. Co. Deed 108 449; this included 5 North Broad, which had been acquired two years earlier and joined with the original building to provide additional space; see Figures A.6 and A.7) - the Daily State Gazette expanded further under Murphy's sole proprietorship and assumed a position as one of the more influential newspapers both in Trenton and in the entire state - he also established a large stationery store within the building's first floor - in 1885 the entire building (48 East State and 1-5 North Broad) was expanded again through the addition of a fifth story built in the Second Empire style (Figures A.8 and 4.16) (Lee 1895:248,252-7).

#### 1886- John L. Murphy Publishing Company

-- In 1886 Murphy conveyed all the business-related real property that was held in his name to the John L. Murphy Publishing Company (Merc. Co. Deed 152 37) - this company continued the business here into the early part of the present century despite Murphy's death in 1900 (see Figures 4.17, 4.18 and 4.19; note that the first floor of 5 North Broad was now being used as a commercial rental property).

-- By 1908 the business and the building were held by the State Gazette Publishing Company (Figure 4.21) - later in that same year this company moved their operations from the old stand at the corner of State and Broad to a new building on East Hanover Street between Broad and

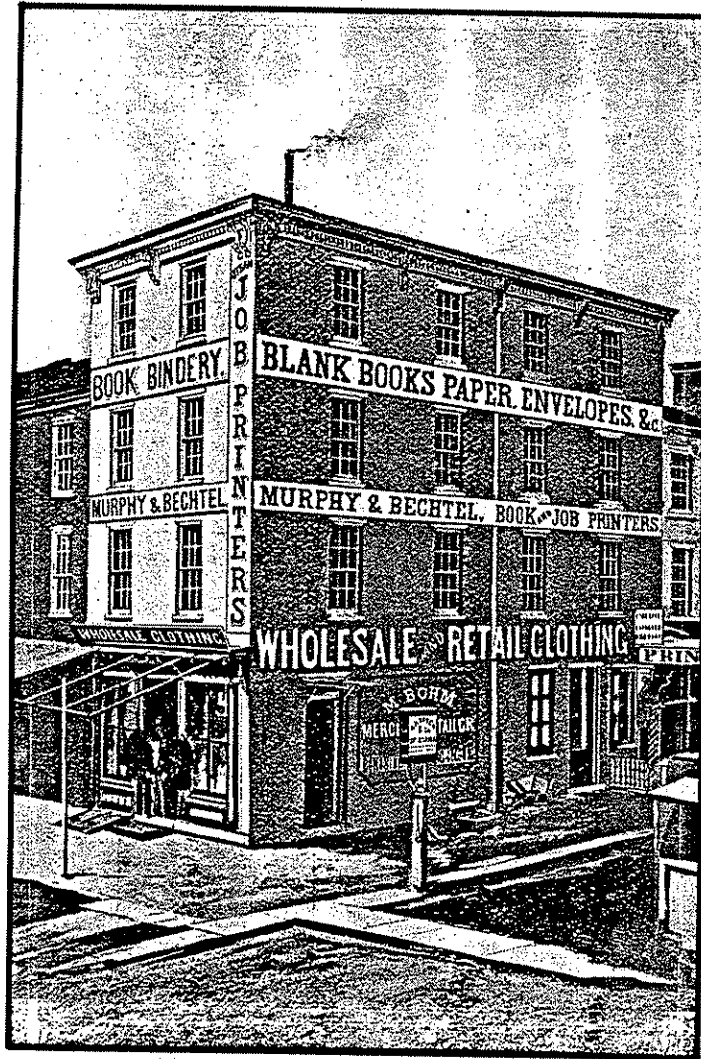


Figure A.5 Murphy and Bechtel Print Shop,  
48 East State Street and 1-3 North Broad  
Street, c. 1866. Source: Lee 1895.

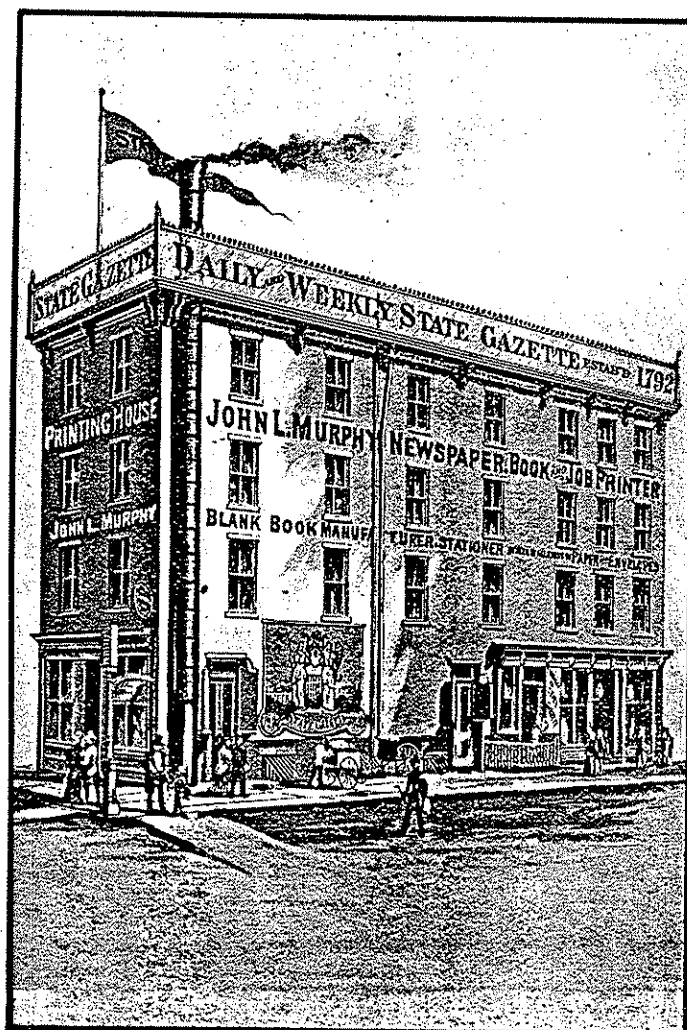


Figure A.6 John L. Murphy Print Shop and Daily State Gazette Offices, 48 East State Street and 1-3 North Broad Street, c. 1875. Source: Lee 1895.

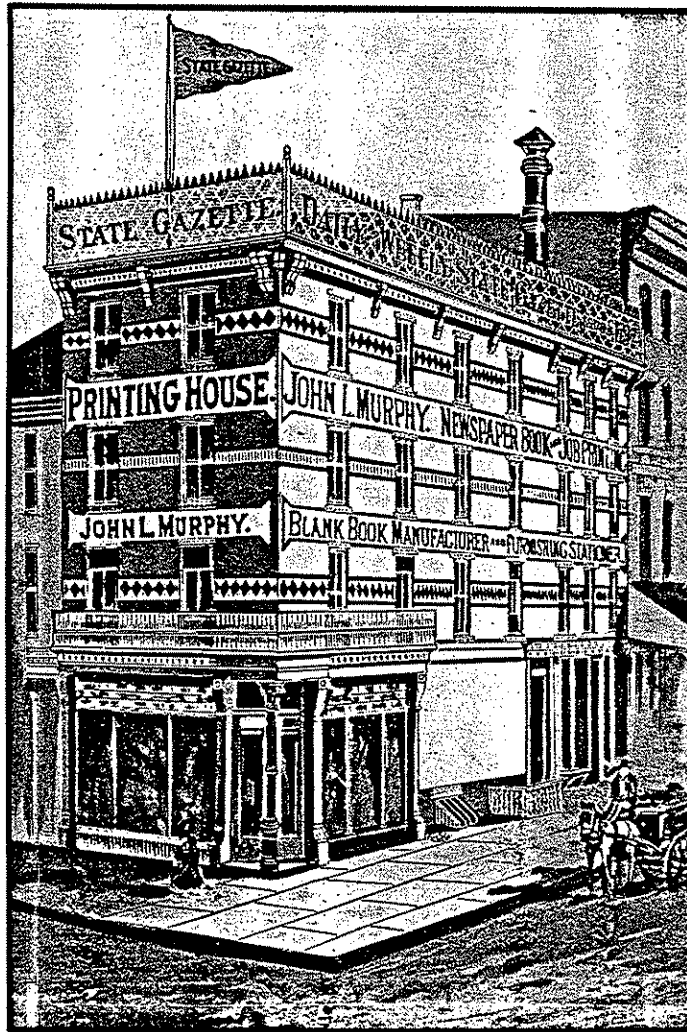


Figure A.7 John L. Murphy Print Shop and Daily State Gazette Offices, 48 East State Street and 1-3 North Broad Street, c. 1883. Source: Lee 1895.

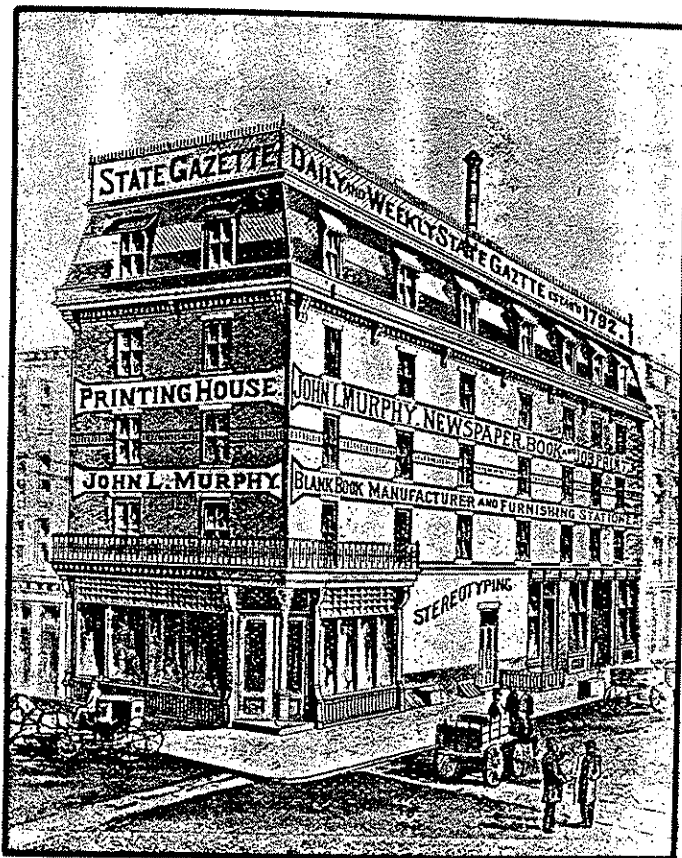


Figure A.8 John L. Murphy Print Shop and  
Daily State Gazette Offices, 48 East State  
Street and 1-3 North Broad Street, c. 1885.  
Source: Lee 1895.

Montgomery Streets - the several properties at the old corner were sold to the First National Bank and were later redeveloped as part of the site of the Wallach Building (see 32-36 East State) (Johnston 1932:20).

#### 5 North Broad Street

1865-1873 Daniel R. Bowers

-- This lot was also originally part of the property developed by Benjamin Smith circa 1730 and subsequently utilized as a tavern and as a store into the early part of the 19th century (see 1-5 North Broad and 24-48 East State) - by the middle part of the 19th century the building that stood at the corner of Greene and Second (48 East State and 1-5 North Broad) was a three-story brick structure that may have incorporated portions of the brick structures built at this location during the previous century (see Figure A.3).

-- In 1859 5 North Broad (then known as 37 Greene) had been rented to serve as the tobacco store of Daniel R. Bowers - the said Bowers (1811-1890) was involved in the tobacco business for many years and appears to have had some type of early association with the noted George Dill (see 20-22 East State) as he named a son (George Dill Bowers, a noted law enforcement officer in Trenton) for him (Trenton City Directory) (Lee 1907:501).

-- In 1865 Anne Clarke Hunt and the heirs of Susan Clarke Hunt sold the "store" at what was to become known as 5 North Broad to Bowers for \$7700 (Merc. Co. Deed 61 64; this building was sited on a small lot that measured 21' along Greene and 35' in depth; see Figure 4.13) - in 1868 it was noted that the "house" on this lot was being utilized as a "Tobacco store house" (see Merc. Co. Special Deed A 389).

-- Daniel R. Bowers was no longer active in the store at 5 North Broad by the time of his purchase of the property in 1865 as in that year the business was listed as being operated by Spencer S. and George D. Bowers - this partnership continued until the latter part of the decade, at which point the relationship was dissolved and each of the former partners established their own tobacco stores - George Dill Bowers remained at his father's old store at 5 North Broad until 1872 (Trenton City Directories).

1873-1875 John L. Murphy & Charles Bechtel

-- In 1873 the elder Bowers sold the "store" at 5 North Broad to John L. Murphy and Charles Bechtel, the owners of the adjacent print shop and Daily State Gazette office (see 48 East State), for \$12,000 (Merc. Co. Deed 98 321) - this property remained as part of the State Gazette holding for the next half-century - by 1875 a fourth story had been added to this portion of the old building and it had been fully incorporated as part of the adjacent newspaper office, print shop, and stationery store (see Figure A.6) - by 1876 the first floor of the 5 North Broad section had been rented to Benjamin D. Phillips, "hatter & furrier", who moved here from 8 East State (see above) - in 1890 this commercial space was occupied by the shoe store of Edward A. Fischer (see Figure 4.18) - this property was also part of the redevelopment project focused on the corner of State and Broad that resulted in the construction of the Wallach Building (see 32-36 East State) (Trenton City Directories).



A.v. Smith/Morris/Singer Town Lot -- 7-9 North Broad Street

1722- Enoch Anderson

-- In 1722 Enoch Anderson acquired a 12 acre property that included the southeastern corner of the Dunhams Block from Joshua Anderson (see Chapter 4) - this property included the town lot that would be formed during the 1740s that was later known as 7-9 North Broad (see below).

- Benjamin Smith

-- By 1732 Anderson had sold his small parcel in the southeastern corner of the block to Benjamin Smith, a wealthy Quaker, and the latter had built a brick dwelling at the said corner and a stone store immediately to the north that both fronted on Queen Street (see Figure A.1; see also Chapter 4) - the stone store was sited within that portion of the Smith town lot that would later be known as 7-9 North Broad.

-- Smith maintained his ownership of this holding, which he presumably utilized as a rental property, for over a decade - in 1744 he offered his "Corner Lot and Garden" in Trenton and several other properties as available for purchase - this property included the "large Brick House" at the corner of Queen and Second and "a good Stone Store-House and Kitchen" sited immediately to the north on Queen (Pennsylvania Gazette, April 19, 1744 in Nelson 1895:216-7).

-1765 William Morris

-- In 1747 Smith again advertised that he was interested in selling a large quantity of real property, including several holdings that had been offered in the advertisement noted above that had been published three years earlier - the corner lot, however, was not included in this second notice, apparently indicating that it had already been sold (see Nelson 1895:395-6) - Smith is said to have sold the said property to William Morris, the owner of the remainder of the Dunhams Block (see Chapter 4).

-- Morris created the final form of the town lot that would later be known as 7-9 North Broad during his brief term as the owner of the entire block as he set off the stone store as a separate property sometime before 1748 (see Chapter 4) - in that year Morris sold the remainder of the former Smith property (including the brick house at the corner) to Dr. Thomas Cadwalader (see 1-5 North Broad).

-- Morris may have briefly utilized the stone store at 7-9 North Broad as a local outlet for his large mercantile interests (see Chapter 4) - it seems probable that its primary use during his term of ownership was as a rental property - by 1764 this building had been rented to Robert Singer and was being utilized as a general store and as residential space (see Nelson 1902:364).

1765-1785 Robert Singer

-- In 1765 Morris sold the "Messuage Tenement" and lot on Queen Street to Robert Singer (who was described as being already in residence on the property) for 160 pounds - this irregularly shaped lot included 52' of frontage on Queen and reached a maximum depth of 111' (WJ Deed AB 39; it was noted that the house on this lot was 30' deep) - Singer later purchased the lot sited immediately to the north from Morris (see 13 - 15 North Broad) and united the two adjacent holdings into a single expanded town lot (see Figure 4.1).

-- The stone building erected by Benjamin Smith circa 1730 appears to have been used as both commercial and residential space by Singer during the next two decades (see Hunt. Co. Mortgage 1 48 and EJ Deed G3 78; the former describes the stone structure as the "House" of Robert Singer in 1767, while the latter notes that Singer lives in the said "house" in 1771) - Singer was a small scale, local retail merchant who conducted a general store in which goods purchased from larger Philadelphia wholesale merchants were offered to Trenton area residents - he also appears to have conducted a barber shop within the building during at least part of his ownership term - in 1773 he mortgaged the "Messuage Tenement" at 7-9 North Broad for 150 pounds while describing himself as a "Barber" (Hunt. Co. Mortgage 1 165; this obligation was cancelled in 1777) (Nelson 1906:545-6; Toothman 1977:231).

-- Singer conducted his general store business both individually and with various partners during his term at 7-9 North Broad - in the spring of 1778 a notice was published announcing the dissolution of the partnership of Singer & Witt (Nelson 1903:138) - Francis Witt subsequently reappeared as the proprietor of the Blazing Star Tavern (also known as the Alexander The Great) on King Street opposite Morris Alley and between 1785 and 1789 he was the proprietor of what was later known as the City Tavern at the southwest corner of King and Second (Witt also called this the Blazing Star) - Singer continued to conduct the store on Queen Street as sole proprietor until the spring of 1780 (Nelson 1903:172,433; 1906:27,545-6; 1914:76) - in 1779 he was taxed as a merchant and a householder (Trenton Township Tax Ratables) - with the spring of 1780 he formed a partnership with John Singer (the exact nature of the relationship of these two men is presently unclear) to operate the general store (Nelson 1914:206), but in August of that same year this partnership was ended (Nelson 1914:599) - Robert Singer again continued on as sole proprietor of the store (Scott 1917:39,266,398), while John Singer briefly conducted a store in Flemington before returning to Trenton (he was involved in several local stores upon his return, including one kept at 2-10 North Warren (see above) (Hall 1859:249; Trenton Historical Society 1929:187,217,319,321-2).

-- In 1784 Singer, who was now described as a "Merchant" of Trenton, sold a small parcel from the southern part of his lot to Joseph Milnor, the owner of the store property sited adjacent to the south side of the Singer holding (WJ Deed AN 105).

1785- John Chaloner, William Sykes, & Jacob Barker

-- By 1785 Singer's relationships with the various Philadelphia mercantile houses he traded with had indebted him severely - in that year he conveyed all of his real property to John Chaloner, William Sykes, and Jacob Barker, all merchants from Philadelphia - the

document recording this transaction noted that Singer was in debt to all three of these men and to a number of other individuals - Chaloner, Sykes, and Barker were to sell off these properties to recover the monies Singer (described here as a "Shopkeeper") owed them - any remaining funds were to be used to pay off some of Singer's other creditors (Hunt. Co. Deed 1 533) (Toothman 1977:233).

-- In April of 1785 Chaloner, Sykes, and Barker placed an advertisement offering "the house in which Mr. Robert Singer now lives, adjoining Mr. Joseph Milnor, in which a store has been kept many years" and several other local properties as available for purchase (New Jersey Gazette, April 4, 1785 in Wilson 1988:79).

- Dr. Nicholas Belleville

-- By 1786 it appears that the entire Singer Queen Street property (7-15 North Broad) had been purchased by Dr. Nicholas Belleville (see 13-15 North Broad for details concerning the said Belleville) - this purchase may have been made directly from the three Philadelphia merchants discussed above - in June of 1786 Thomas Falconer published a notice announcing that he was opening a drug store "at the house of Dr. Bellville, next door to Mr. Joseph Milnor's" (New Jersey Gazette, June 5, 1786 in Wilson 1988:103) - from this it appears that Belleville had rented the commercial space within the stone building formerly used by Singer to Falconer - in that same year Belleville was listed as a householder who owned a house on a quarter-acre lot (Trenton Township Tax Ratables) - if the dwelling that later stood at 13-15 North Broad (see below) had not yet been built Belleville may have been utilizing the residential portions of the former Singer building himself.

-1806 John Vandegrift

-- Belleville appears to have sold a resurveyed lot that included the stone structure at 7-9 North Broad to Joseph Vandegrift sometime between 1786 and 1804 (see Hunt. Co. Deed 13 237; see also Figure 4.5) - this sale occurred as Belleville's primary interest in the former Singer property shifted to the structure at 13-15 North Broad (see below) - this latter structure may have been built by Singer and improved by Belleville, or it may have been built by Belleville, but at some point during the time span noted above it came into use as the latter's place of residence - he then subdivided his property and sold off the old stone building.

1806-1816 Dr. Nicholas Belleville

-- In 1804 Vandegrift was sued for an overdue mortgage and 7-9 North Broad was confiscated for sale to alleviate the debt - the ordered sheriff's sale was delayed, but in 1806 the property was reacquired by Belleville for only 50 cents (this small consideration suggests that any prospective buyers were scared off by other outstanding obligations associated with the property) - the small lot was described as including 46' of frontage along Queen and reaching a maximum depth of about 115' (Hunt. Co. Deed 13 237).

1816- Joseph DeCow

-- In 1816 Belleville once again resurveyed the southern part of his holding on Greene Street and sold off the southern portion, including the "stone house" at 7-9 North Broad - this "new" lot again included 46' of street frontage but it now extended back into the center of the block about 170' - the said property was purchased by Joseph DeCow (or DeCou) for \$3000 (WJ Deed AW 57).

-1832 Dr. Nicholas Belleville

-- DeCou's term of ownership was quite brief, however, as by 1820 7-9 North Broad was again the property of Dr. Nicholas Belleville (see Hunt. Co. Deed 30 363) - the latter's third term as the owner of the old stone building continued until the time of his death in 1832, and the said building was used as a rental property during this period.

1832- Ann Belleville

-- Belleville compiled his last will and testament in 1828, and he ordered that all of his real property was to descend to his wife Ann Brittain Belleville - after her death he directed that the "House" and lot on the west side of Greene that adjoined his own residence was to pass to his granddaughters Ann and Sarah Hunter (the daughters of Andrew and Sarah Belleville Hunter) - Belleville noted that the said house was then being occupied (presumably as a residence) by the Reverend William Johnson - Belleville died in 1832 (NJ Will 3957K) - it seems most probable that the stone building remained in use as a rental property during the relatively brief ownership tenure of the widow Belleville (Woodward and Hageman 1883:581; Trenton Historical Society 1929:641).

-1845 Ann & Sarah Hunter

-- Ann Belleville appears to have conveyed the house and lot at 7-9 North Broad to her granddaughters by 1836 - in that year Ann and Sarah Hunter mortgaged the said "dwelling house" to their grandmother for \$300 (Hunt. Co. Mortgage 16 294) - in 1837 the two sisters again mortgaged this property, which was then being occupied by Ralph Shreve, for an additional \$853.81 (Hunt. Co. Mortgage 16 424; both of these mortgages were cancelled in 1846) - the Hunter sisters retained their Greene Street holding (and apparently used it as a rental property) until 1845 (see Figure 4.10).

1845-1847 William Narragon

-- In 1845 Ann Hunter and Sarah Hunter Griffith (now the wife of Henry W. Griffith of New York City) sold the old stone "dwelling house" and lot at 7-9 North Broad to William Narragon of Trenton for \$2500 (Merc. Co. Deed H 281; this lot now measured 46' along Greene and about 125' in depth).

1847-1854 William & Benjamin Bamford

-- Narragon sold the same "dwelling House" and lot to William and Benjamin Bamford of Trenton for \$4000 in 1847 (Merc. Co. Deed M 366; the new owners also agreed to assume a mortgage responsibility worth an additional \$2000).

-- In 1854 William Bamford was listed as the proprietor of an "eating house" at 7-9 North Broad (then known as 39 Greene), while Benjamin Bamford was conducting a confectionery at the same location (Trenton City Directory).

1854-1862 William Bamford

-- William Bamford purchased the half-share in the Greene Street property held by Benjamin Bamford for \$3500 later in 1854 (Merc. Co. Deed 30 544).

-- In 1859 William Bamford was apparently canning and selling tomatoes and pickles at 39 Greene, while James Bamford was the proprietor of a saloon on the premises - the confectionery store was also still active, although it was now being conducted by Catherine English (who also lived on the property with her husband Henry English) (Trenton City Directories).

1862-1866 Isaac Wyman

-- In 1862 Bamford sold the "dwelling house store" to Isaac Wyman of Trenton for \$8000 (Merc. Co. Deed 54 164).

-- In 1859 Wyman had been listed as a clothier with a store on the south side of State Street who maintained a permanent residence in New York City - he appears to have moved his clothing store to 7-9 North Broad by 1865 (he also resided within the same building) - a photograph of Greene Street at this time showed the Wyman building to be a two-story gable-roofed structure that may have included two separately built sections (Podmore 1927:84) - the stone structure built by Benjamin Smith circa 1730 appears to have survived as a part of this building (Trenton City Directories).

### 7 North Broad Street

1866- Isaac Wyman

-- In 1866 Wyman sold most of his Greene Street lot to Thomas C. Hill (see 9 North Broad Street), retaining only a small lot from the southern part of the larger property that included 18' of street frontage and was only about 40' in depth (Merc. Co. Deed 66 217; this deed noted that the "stone house" still stood on this lot) - he then joined with the owners of 9, 11, 13 and 15 North Broad in a collaborative effort to redevelop their several properties (see 13 North Broad for details) - Wyman secured the right to use the north wall of the adjacent building at 5 North Broad as a party wall for the proposed new structure in 1868 - this right was granted in return for a consideration of \$150 by Daniel R. Bowers, the owner of the said adjacent property - the deed recording this agreement noted that Wyman was "about to erect and build a brick house and store" on his lot (Merc. Co. Special Deed A 389) - the joint redevelopment effort resulted in the demolition of the old stone building at 7-9 North Broad and the former Lafayette Hotel (see 13-15 North Broad) - these older structures were replaced by a new building that was known as the Lafayette Block, a row of five four-story brick commercial buildings - 7 North Broad was a narrow two-bay building that was specifically designed to fit within Wyman's small lot.

-- Wyman reestablished his clothing store within his new building at 7 North Broad immediately after its completion (see Figure 4.13) - he continued his business there until 1872, at which point he moved it to another commercial site elsewhere in Trenton (Trenton City Directories).

-- In 1875 Louis and Josephine Wallis moved their fancy goods store from the corner of State and Warren (see 2 North Warren) to 7 North Broad (it appears that they purchased the property, possibly directly from Wyman, rather than rented it; see Haven 1882) - the Wallis store continued here at least into the mid-1890s (see Figure 4.18; see also Lee 1895:262) (Trenton City Directories).

-- By the early part of the 20th century 7 North Broad had been absorbed as part of the expansion of the State Gazette Publishing Company property (see Figure 4.20) - these holdings later came under the control of the First National Bank - the building at 7 North Broad was among those that was torn down during the late 1920s to make way for the Wallach Building (see Figure 4.22; see also 32-36 East State).

### 9 North Broad Street

1866- Thomas C. Hill

-- In 1866 Isaac Wyman sold the bulk of his lot on Greene Street to Thomas C. Hill (Wyman kept only a small lot from the southern portion of the original property; see 7 North Broad) - Hill paid \$9000 for a holding that included 28' of street frontage and extended back into the block about 120' (Merc. Co. Deed 66 217).

-- Hill purchased additional property from the lot to the north of the former Wyman holding (see 13-15 North Broad) to put together a large lot with a frontage along Greene Street of 45' - he then subdivided this large lot and participated in the redevelopment of this portion of the block that culminated in the construction of the Lafayette Block (see 13 North Broad) - Hill built both 9 and 11 North Broad during this project.

-- By 1870 Hill had sold 9 North Broad to F.A. Weaver (see Figure 4.13) - this narrow two-bay building was sited on a small irregular lot that measured only 16' along the street and a maximum of about 90' in depth - by 1882 this property was held by Henry H. Garwood (see Haven 1882) - Garwood operated a shoe store within this building into the 1890s (Figure 4.18) (Trenton City Directories).

-- 9 North Broad housed a variety of commercial activities during the present century, including a small restaurant and a jewelry store (see Figure 4.20; see also Nirenstein n.d.) - it survived the redevelopment project that produced the Wallach Building and stood for several decades as an small independent property sandwiched between that building and the expanding Dunham's Department Store (see Figure 4.22) - it was finally absorbed by the latter during the 1950s as Dunham's consolidated its hold on the North Broad Street frontage of the block that came to bear its name (see Figure 4.23) - 9 North Broad remained standing as part of this large department store into the 1980s.

A.vi. Belleville/Lafayette Hotel Town Lot --  
13-15 North Broad Street

1736- William Morris

-- The town lot that included the property later referred to as 13-15 North Broad (and the majority of the property later known as 11 North Broad) was part of the lands William Morris bought from Alburtis Ringo in 1736 (see Chapter 4).

-1785 Robert Singer

-- In 1765 Morris sold the lot that included the stone store at 7-9 North Broad to Robert Singer (see above) - it was stated in this deed that the Morris still owned the property to the north of Singer's new lot (see WJ Deed AB 39) - Morris later sold Singer the town lot later referred to as 13-15 North Broad (see Figure 4.1; see also Hunt. Co. Deed 1 42) - this large property included 70' of frontage along Queen Street and extended back into the block about 120' - Singer appears to have improved this lot sometime during the Revolutionary period.

1785- John Chaloner, William Sykes, & Jacob Barker

-- In 1785 serious financial problems forced Singer to transfer full title to all his real property to three Philadelphia merchants who were prominent among his several creditors - Chaloner, Sykes, and Barker were charged with the responsibility of selling off Singer's property to provide money to meet some of his debts (Hunt. Co. Deed 1 533).

-1832 Dr. Nicholas Belleville

-- In 1786 a deed detailing a transaction involving the lot at the corner of Queen Street and Morris Alley (see 17-21 North Broad) noted that Dr. Nicholas Belleville had recently purchased the lot to the south (13-15 North Broad) from the assignees of Robert Singer (see Hunt. Co. Deed 1 137).

-- Belleville (1753-1831) was born in Metz, France and received his medical education and training in Paris - shortly after gaining his medical accreditation he met Count Casimir Pulaski, the Polish nobleman and soldier who was in exile in France - Pulaski was then planning to travel to the newly formed United States to offer his services to the American Revolutionary cause - he convinced Belleville to join him as his personal physician, and the two men completed their voyage and were active in the American war effort (with Belleville as a military surgeon) by 1777 - during a subsequent visit to Trenton Belleville met Dr. William Bryant (1731-1786), a noted local physician who had settled in Trenton in 1769 after initially practicing in New York City - in the fall of 1778 Belleville left the military and settled permanently in Trenton - during the early years of his stay in Trenton he was associated with Bryant in the latter's practice and resided in rented quarters on the west side of King Street (in 1779 he appeared on the tax list simply as a single man without substantial property; see Trenton Township Tax Ratables) - he married the former Ann Brittain and had two daughters, Mary and Sarah (Hall 1859:428-31; Woodward and Hageman 1883:581; Stryker 1893:10; Schuyler 1926:201; Trenton Historical Society 1929:145,640-1).

-- Belleville came to enjoy both success and prominence as a physician in Trenton - his acquisition of the former Singer property can be viewed as an indication of his rising status - in 1786 he was taxed as a householder who was the owner of a house on a quarter-acre lot (Trenton Township Tax Ratables) - Belleville focused his primary attentions on the northern part of his new property as he attempted to sell off the old stone building at the south end of the former Singer lot several times (see 7-9 North Broad; he otherwise used this building as a rental property) - Belleville apparently either built or substantially improved the dwelling at the northern end of the lot and established it as his place of residence (13-15 North Broad; see Figure 4.5) - he appears to have lived in this house during the remainder of his life (Woodward and Hageman 1883:581; Trenton Historical Society 1929:641).

-- In 1798 Belleville purchased the rear portion of the lot held by Job Moore (see 12-16 North Warren) and appended to the rear of his own lot (see Hunt. Co. Deed 48 431).

1832- Ann Belleville

-- Dr. Nicholas Belleville drew up his last will and testament in 1828 - he ordered that all the movable property related to his practice (notably those items within his "office") remain within his estate - his wife Ann Brittain Belleville was to enjoy the use of all his real property until the time of her death - with her passing he directed that the bulk of his real estate, including the "house" wherein he was then residing, was to descend to a Trustee that was to represent the interest of his daughter Mary Belleville Clarke, the wife of Dr. James T. Clarke - it was noted that the said Clarke owed Belleville \$1100, and the latter directed that this debt be paid to his grandson Nicholas Belleville Clarke - the elder Belleville died in 1831 and his estate was probated in 1832 (NJ Will & Inventory 3957J).

-- The widowed Ann Brittain Belleville appears to have remained in residence within the house at 13-15 North Broad during the remainder of her lifetime (see Hunt. Co. Deed 62 87; she was living here in 1835).

- Trustee of Mary Belleville Clarke

-- The property passed to Mary Belleville Clarke's Trustee with the death of Ann Brittain Belleville.

-1847 Dr. James T. Clarke

-- The former Belleville property eventually came to be owned by Dr. James T. Clarke (see Merc. Co. Deed I 465; see also Figure 4.10), possibly in the wake of the death of his wife (she was not mentioned in his will of 1841; see below) - Clarke was the son of Dr. Israel Clarke of the village of Clarksville (located just to the northeast of Trenton) and he may have been among the several physicians who trained under Belleville during the latter's half-century in Trenton - he subsequently married Mary Belleville and went on to establish a successful practice in Trenton - he was also the owner of the former Milnor store property at 1-5 North Broad (see above) (Woodward and Hageman 1883:582; Schuyler 1926:201,284).



-- Clarke appears to have resided here for a number of years, but in 1845 he removed to one of his other properties in Trenton and rented the former Belleville house to A.H. Reed - the latter immediately established a tavern in this two-story structure (Trenton Historical Society 1929:325).

1847- Susan Clarke Hunt & Anne Clarke

-- Dr. James T. Clarke, in his will of 1841, left all of his real property to his daughters Susan Clarke Hunt and Anne Clarke (this property was originally placed under two trustees, but soon came to be fully controlled by the two Clarke daughters) - the elder Clarke died in 1847 (NJ Will 386K).

-- The former Susan Clarke had married Captain William E. Hunt of the United States Navy - Hunt was born in Lambertton (South Trenton) in 1806 - Susan Clarke Hunt gave birth to eight children prior to her death circa 1850 - Hunt then took as his second wife her sister, the former Anne Clarke (who bore him two additional children) - in his will of 1859 Hunt left the bulk of his estate, including his house in South Trenton, to his wife Anne Clarke Hunt (NJ Will 1369K) - Hunt died at sea in 1860 (Cooley and Cooley 1883:143; Schuyler 1926:201,209).

-1864 Susan Clarke Hunt Heirs & Anne Clarke Hunt

-- With the death of Susan Clarke Hunt her share in the properties she had inherited from her father Dr. James T. Clarke (including 13-15 North Broad) descended to her several heirs (see below).

-- In 1848 Charles Howell took over as the proprietor of the tavern sited within the former Belleville house, and it was apparently at this point that it came to be known as the Lafayette Hotel (see Figures 4.11 and 4.12) - in 1849 two additional stories were added to a portion of the old building - this expansion produced hostelry that had a four-story, five-bay primary structure that occupied the northern part of the lot's Greene Street frontage with a smaller two-story gable-roofed building attached to the southern end of the said primary structure (see Podmore 1927:84) - the Lafayette Hotel was operated by a number of different proprietors during the next decade and a half, with Charles Fow, who was active here between 1855 and 1863, being perhaps the most successful - commercial space within the hotel was also rented out by the Clarke/Hunt interests - Wilson A. Howell was listed as a hairdresser at 41 Greene (apparently within the smaller two-story building noted above) in 1859 - a dry goods store was kept within the first floor of the four-story structure (at 45 Greene) during the 1850s (H.T. Garrison was the proprietor of this store in 1854; in 1859 it was Philemon G. Updike) - there was also a shoe store kept by Charles Dippolt in this building (at 47 Greene) in 1859 (Trenton City Directories) (Trenton Historical Society 1929:325).

1864-1867 Nathan Richardson

-- In 1864 Anne Clarke Hunt and the heirs of Susan Clarke Hunt sold the "Lafayette Hotel" to Nathan Richardson of Trenton for \$23,100 - the former Singer/Belleville town lot remained essentially intact and still included 70' of frontage along Greene and extended back into the block to a depth of about 165' (Merc. Co. Deed 58 576).

-- In 1859 Richardson was listed as a former brewer who was living on Warren Street near Perry - although the Lafayette Hotel remained active under his ownership (and several proprietors) until 1867, Richardson's primary interest in the property appears to have been related to its redevelopment - in 1867 he divided the property into three parcels and sold them off (see below) - these three holdings and the two properties to the south (formed from 7-9 North Broad) were joined together in a redevelopment project that produced the row of stores referred to as the Lafayette Block (Trenton City Directories) (Woodward and Hageman 1883:710; Trenton Historical Society 1929:325).

#### 11 North Broad Street

1866-1891 Thomas C. Hill

-- That portion of the row of four-story commercial structures called the Lafayette Block that came to be known as 11 North Broad was assembled from the northern part of 7-9 North Broad and the southern part of 13-15 North Broad.

-- In 1866 Thomas C. Hill purchased the bulk of the lot referred to as 7-9 North Broad from Isaac Wyman (see above) - Hill used the southern part of this property to form the lot on which the 9 North Broad Street section of the Lafayette Block was built - this lot had a frontage along Greene Street of only 16' - this left a long narrow lot with 12' of frontage that extended back into the block about 120' that was to become the southern two-fifths of the lot that would be known as 11 North Broad.

-- In 1867 Hill purchased the southern section of the former Lafayette Hotel property from Nathan Richardson for \$7000 - this parcel had a street frontage of 17' and was also about 120' in depth (Merc. Co. Deed 71 113) - Hill combined this property with the narrow lot noted above to create a property with a frontage of 29' and a depth of about 120' - it was on this holding that the portion of the Lafayette Block known as 11 North Broad was built.

-- Hill used the large four-bay structure at 11 North Broad as the site of his large restaurant, bakery, and confectionery business and as his place of residence (see Figure 4.13) - he had previously (in 1867) been the proprietor of a restaurant further to the north on Greene Street, but the completion of the Lafayette Block provided new quarters and allowed for an expansion of his activities - Hill's restaurant came to be viewed as one of the finest in Trenton, while baked good and candy were also both produced and sold on the premises - Hill continued his business (in later years with his son Edmund C. Hill as Thomas C. Hill & Son) and maintained his residence within this building up until the time of his death in 1891 (Figures 4.16, 4.17, and 4.18) (Trenton City Directories).

1891-1905 Thomas C. Hill Estate

-- The elder Hill, in his will of 1889, left the majority of his estate to his son Edmund C. Hill, noting that he had provided him with far more assistance in the family business than any of his other children - the said Edmund C. Hill was given control of all of his father's real property in trust, with actual title to remain within the estate - he was also given the right to sell of some of these holdings, but it was specifically stated that the elder Hill's "place

of business" at 11 North Broad could not be sold off unless a consideration of at least \$45,000 could be demanded - Thomas C. Hill died in 1891, and the inventory of his personal property compiled shortly after his death reflected his ownership of a four-story building wherein the first floor was used for commercial purposes and the three upper floors provided residential space (NJ Will & Inventory 4788K) - the property remained in the hands of the deceased's estate until 1905 (Figure 4.19).

1905-1906 Sering P. Dunham, Edward W. Dunham, & E. Smith Lamson  
-- In 1905 the former Hill property was purchased by the three major partners in S.P. Dunham and Company (Merc. Co. Deed 280 402).

1906- S.P. Dunham and Company  
-- The ownership of 11 North Broad was formally transferred to S.P. Dunham and Company in 1906 (Merc. Co. Deed 291 295) - the former restaurant, bakery, and confectionery was immediately converted to serve as part of the expanding Dunham's Department Store (see 13 North Broad), and it continued in this use into the 1980s.

### 13 North Broad Street

1867-1882 Henderson G. Scudder  
-- In 1867 the central portion of the Lafayette Hotel property was sold by Nathan Richardson to Henderson G. Scudder for \$15,000 - this large lot included 30' of frontage along Greene Street and extended back into the block about 170' (Merc. Co. Deed 72 182).  
-- Henderson G. Scudder is said to have come to Trenton from Lawrenceville during the middle part of the 19th century to work in one of Trenton's many stores - he is reputed to have first established his own store on Second Street in 1854 - it appears that this store of Henderson G. Scudder was sited within what was later 38-40 East State (see above) - in 1854 he was listed as a partner (with Jonathan Stout) in the firm of Stout & Scudder, but the location and nature of their business was not given - in 1859, however, Scudder was listed as the sole proprietor of a dry goods store at 38 East State - he later moved to larger quarters on Warren Street between State and Front as his business began to expand - Scudder married the former Anna Chevrier and fathered six children (Trenton City Directories) (Cooley and Cooley 1883:225; Trenton Times, September 18, 1955).  
-- Scudder's purchase of a portion of the former Lafayette Hotel property and his participation in the redevelopment project that resulted in the construction of the Lafayette Block were fueled by a continuing expansion of his dry goods and grocery business - the growth of his interests during this period was further indicated by the fact that he took on three partners and formed the firm of H.G. Scudder & Company, also in 1867 - the new store at 13 North Broad was a large four-bay structure that, along with the adjacent Hill building at 11 North Broad, dominated the facade of the Lafayette Block - H.G. Scudder & Company vacated the old store on Warren Street and occupied the first two floors of the new building in 1869 (the upper floors appear to have been initially used as rental space) - Scudder's firm remained active here for several years (see Figure 4.13) - by 1872,

however, Scudder was again conducting the business as a sole proprietor, and he continued in this manner until the time of his death in 1882 (Trenton City Directories) (Trenton Times, September 18, 1955).

#### 1882-1898 Henderson G. Scudder Estate

-- Henderson G. Scudder died without leaving a will in 1882 - the lengthy and detailed inventory compiled shortly after his death showed him to be a man of considerable wealth and property - his "Store, No. 13 North Green St." included a huge quantity of goods, with the "Grocery Department" located in the "Basement" and the remainder of the building being occupied by clothing, cloth and fabric, carpets, and numerous other items - also enumerated were his "House" on Academy Street, where he had lived since the 1860s, a farm property, and a saw mill - John H. Scudder was named as the administrator of the deceased's vast estate (NJ Inventory 3541K).

-- John H. Scudder was born into a wealthy branch of the Scudder family in Ewing Township in 1841 - the exact nature of his relationship to Henderson G. Scudder is at present unclear - he appears to have maintained his primary residence at the family homestead at Scudder's Falls on the Delaware River during his entire lifetime, and he was active in local and county government - Scudder managed the store at 13 North Broad as Henderson G. Scudder's administrator until 1883 (Trenton City Directories) (Lee 1907:659-60).

-- In 1883 John H. Scudder joined with Sering P. Dunham to form the firm of Scudder & Dunham and continue the business started by Henderson G. Scudder three decades earlier - Dunham was born in Bedminster Township in Somerset County in 1842 and had entered the mercantile field as a young man - he was the proprietor of his own store in Bedminster shortly after the Civil War, and within a decade he had established himself as one of the leading merchants in Somerville - when he left Somerville for Trenton in 1883 his reputation as a businessman was well in place (Trenton City Directories) (Lee 1907:201-2; Trenton Times, September 18, 1955).

-- Scudder & Dunham moved quickly to expand the business that had been started by Henderson G. Scudder - in 1885 they rented the old commercial building at 22 East State (see above) - this act of expansion provided their store with a retail presence on both Broad and State Streets, two of Trenton's primary commercial arteries - the original building at 13 North Broad and the former Dill building at 22 East State were united through the construction of a single-story brick connecting structure in the rear of the latter lot (see Figure 4.16) - the store's State Street presence was expanded further with the renting of 24 East State (see above) in 1890, and additional mid-block construction along with some minor modifications to existing structures served to unite all three of the Scudder & Dunham commercial buildings (see Figures 4.17 and 4.18) - these and other improvements brought impressive success to the firm, and in 1894 it was expanded through the admission of Edward W. Dunham (the son of Sering P. Dunham) and E. Smith Lamson as junior partners - the elder Dunham's appointment as the President of the Mechanics National Bank (see 6 North Warren and 32-36 East State) in 1890 (he held this

position until 1899) was an indication of the rising fortunes of the Dunham family within Trenton's business circles (Trenton City Directories) (Lee 1907:201-2; Godfrey 1919b:120; Trenton Times, September 18, 1955).

-- John H. Scudder sold his interest in the firm of Scudder & Dunham to his partners in 1895 - this "retirement" may have been prompted by Scudder's appointment as President of the First National Bank (see 32 - 36 East State) in that same year - the firm was immediately reorganized as S.P. Dunham & Company, with the elder Dunham as the senior partner and his son Edward W. and Lamson continuing as his associates - this new company immediately embarked on a program of expansion that set this old business on a course that would eventually result in the creation of Trenton's largest department store - shortly after the corporate reorganization in 1895 the building at 26-28 East State (see above) was rented to further expand the store's frontage on State Street - in 1897 additional space on Broad was acquired through the rental of the former furniture store at 15 North Broad (see below) (Trenton City Directories) (Lee 1907:202,660; Trenton Times, September 18, 1955).

1898-1926 Henderson G. Scudder Heirs

-- In 1898 13 North Broad was sold by the estate of Henderson G. Scudder to several of the deceased's heir (Merc. Co. Deed 218 252).

-- S.P. Dunham & Company continued their expansion during the early part of the 20th century under the leadership of the respected Sering P. Dunham - in 1901 Dunham purchased the building that his firm had been renting for more than a decade at 24 East State (see Figure 4.19; also see above) - in 1905 he bought the former Hill restaurant property at 11 North Broad to provide additional retail space on Broad - by 1908 the Dunham's Department Store represented a substantial presence within the block as it then occupied 11, 13 and 15 North Broad and 22, 24 and 26-28 East State (see Figure 4.20) (Trenton City Directories).

-- Sering P. Dunham died in 1913, and a reorganization of the firm was again necessary - Edward W. Dunham took over as the President of S.P. Dunham & Company, with Lamson and John S. Dunham as junior partners - the company's new leadership, which was headed by the said Edward W. Dunham into the 1930s, appears to have sought to consolidate the business in the wake of the elder Dunham's death - there was relatively little expansion during this period, although the building at 26-28 East State (see above) that had been rented since 1895 was under company ownership by the mid-1920s (see Nirinstein n.d.) (Trenton City Directories) (Trenton Times, September 18, 1955).

1926- S.P. Dunham and Company

-- In 1926 the company acquired full title to the original store at 13 North Broad from the several heirs of Henderson G. Scudder (Merc. Co. Deed 595 199).

-- By 1927 the Dunham's Department Store still represented a formidable, if slightly reduced, presence within the block (see Figure 4.21) - the store still occupied the same three buildings on Broad (11, 13 and 15 North Broad), and two of these buildings were under

company ownership (only 15 North Broad remained as a rental property) - on State Street the company was no longer renting 22 East State as the store's presence on this street had been reduced to the two company-owned buildings at 24 and 26-28 East State.

-- The bankrupt S.P. Dunham & Company was purchased by a group of investors led by Charles Levy, an experienced retail businessman, in 1934 - Edward W. Dunham remained to manage the company under this new management and continued in this role until the time of his death in 1944 - he was succeeded by Levy and his partner Jules Aresty, and this management team operated the business into the 1970s (Trenton Times, September 18, 1955; Acroterion 1988).

-- The end of the Second World War and the day-to-day involvement of the owners of the company led to another wave of expansion within the block - 15 North Broad was apparently purchased shortly after the war, providing the company with full control of its primary retail zone along Broad Street - this was followed by the acquisition of one of the first floor stores within the former Trenton House in 1951, which provided the store with an entrance from East Hanover Street - the purchase of the Wallach Building in 1954 and the small structure at 9 North Broad in 1955 represented a major expansion and gave the Dunham's interests control of the block's Broad Street frontage between State and the Odd Fellows Building at 17-21 North Broad and the eastern half of the block's State Street frontage - the subsequent purchase of 20 and 22 East State further expanded the store's presence on State - more recent purchases of 12, 14 and 16 North Warren and 17-21 North Broad for use as warehouse and office space completed the company's domination of what understandably came to be referred to as the Dunhams Block (Trenton Times, September 18, 1955; Acroterion 1988).

#### 15 North Broad Street

1867-1886 Alexander V. Manning

-- In 1867 Nathan Richardson sold the northern portion of the former Lafayette Hotel property to Alexander V. Manning for \$11,100 - this lot included 23' of frontage along Greene and was about 170' in depth (Merc. Co. Deed 69 607).

-- Alexander V. Manning established a cabinet shop in Trenton in 1847 - in 1860 he relocated his expanding business within the Odd Fellows Building at the corner of Broad and Hanover (see 17-21 North Broad) - by this time his establishment was listed as a furniture store as Manning's activities had shifted from just cabinetmaking to general furniture manufacturing and retailing - his purchase of a share of the former Lafayette Hotel property represented the need for additional space for his business, and in 1869 his store was first listed as occupying quarters within the recently completed Lafayette Block (see Figure 4.13) - Manning's new building was a substantial three-bay structure that anchored the northern end of the block (Trenton City Directories) (Trenton: 250th Anniversary of the Settlement of Trenton 1929:102).

-- In 1879 the business was reorganized through the formation of the firm of A.V. Manning & Son - this company continued to sell and manufacture furniture at 15 North Broad until 1885 (see Figure 4.16) (Trenton City Directories) (Trenton: 250th Anniversary of the Settlement of Trenton 1929:102).

1886-1901 Ervin V. Richards

-- In 1885 A.V. Manning & Son moved to a new store on South Broad Street (the business remained at this location until well into the present century) - in 1886 Manning sold the "brick building" at 15 North Broad to Ervin V. Richards of Trenton for \$30,000 (Merc. Co. Deed 149 314) (Trenton: 250th Anniversary of the Settlement of Trenton 1929:102).

-- Richards was the owner of a furniture and carpet store on Broad to the north of the Dunhams Block in 1886 - by 1887 he had moved his business into the former Manning building (see Figures 4.17 and 4.18) - 15 North Broad remained in use quarters for his retail and manufacturing activities until 1897 - in that year Richards leased the property to the Dunhams interests, and the building was incorporated as part of the department store that had grown from the adjacent property at 13 North Broad (see above) - Dunhams rented this property for about a half-century before finally purchasing it shortly after the Second World War - the building continued as a part of the said department store until the 1980s (Trenton City Directories).

1901- George Hildebrecht

-- In 1901 Richards sold 15 North Broad to George Hildebrecht, the owner of the noted restaurant at 25-27 East Hanover (see below), for \$35,000 (Merc. Co. Deed 252 305; this deed noted that Richards had given a ten year lease for this property to S.P. Dunham & Company in 1898; see also Figure 4.19).

A.vii. Morris/Downing/Wood Town Lot -- 17-21 North Broad Street  
(and 25-33 East Hanover Street)

-1775 William Morris

-- The town lot that included what was later referred to as 17-21 North Broad was part of the lands William Morris bought from Alburdis Ringo in 1736 (see Chapter 4) - the precursor of the present East Hanover Street was laid out as a 12' wide alley (commonly called Morris Alley) in that same year.

-- Morris, in his will of 1775, assigned to Mary Dury "my House & Lott Where she Dwells" - he went on to order that after her death the said property was to be sold off for the benefit of the daughters of his son Israel Morris (NJ Will 1174J) - the house and lot referred to here was located in the northeast corner of the Dunhams Block (see below) - Mary Dury was apparently the sister of William Morris.

1775-1783 Mary Dury & William Morris Estate

-- Mary Dury was listed as a householder and the owner of a town lot of an eighth of an acre in 1779 (Trenton Township Tax Ratables).

-- Dury drew up her last will and testament in 1782 - she ordered that her real property in Barbadoes be sold off to benefit several of the younger members of her extended family, included the children of her nephew Israel Morris - the inventory completed after her death in 1783 suggest that the dwelling she received from William Morris was a relatively small, simple residence (NJ Will and Inventory 1201J; she named her friend Samuel Downing as one of the executors of her estate).

1783 William Morris Estate

-- With the death of Mary Dury full ownership control of the property at the corner of Queen Street and Morris Alley descended to the Morris estate so that it could be sold off for the benefit of the daughters of Israel Morris.

1783-1784 Samuel Downing

-- The younger Morris (who, by 1783, was a resident of Harford, Maryland) was the only surviving heir and executor of William Morris at the time of Dury's death - it was therefore his responsibility to handle the sale of the above property for this father's estate - he immediately sold the "Messuage Tenement" and lot that would later include 17-21 North Broad and 25-33 East Hanover to the above mentioned Samuel Downing, a "Merchant" from Trenton, for 350 pounds (Hunt. Co. Deed 1 42; see Figure 4.1).

1784-1786 Joseph Milnor

-- In the following year the said Downing sold the same "House" and property to Joseph Milnor of Bucks County (apparently a relative of the Joseph Milnor that owned the property to the south that was later known as 1-5 North Broad) for 550 pounds (Hunt. Co. Deed 1 43).



1786- Joseph Milnor & George Merchant  
-- In 1786 Milnor (listed here as a merchant from Falls Township in Bucks County) subdivided his recently acquired Trenton town lot - he sold the southern two thirds of this property to George Merchant of Nottingham Township (who was a teacher at the Trenton Academy in 1783) for 75 pounds - Merchant's holding included all of the larger lot's Queen Street frontage (43') and was 120' in depth - the small size of the consideration involved in this transaction suggests strongly that the Merchant lot was undeveloped (Hunt. Co. Deed 1 137) - Milnor retained the northern parcel (a narrow triangular lot with 120' of frontage on Morris Alley), which included the "dwelling House fronting on the alley (Trenton Historical Society 1929:711).

- Joseph Milnor  
-- Milnor later regained possession of the southern portion of this town lot - it seems likely that another dwelling was built along the Queen Street frontage of this property at some point before the turn of the century (see Figure 4.5).

-1835 Martha Milnor Downing  
-- Milnor left this property to his daughter Martha Milnor Downing, the wife of Samuel Downing, and to her children (see below).

1835-1838 Richard F. Stockton & Philemon Dickinson  
-- In 1835 Martha Milnor Downing, the widow of Samuel Downing, and her four children (all residents of Bristol, Pennsylvania) sold the corner property to Richard F. Stockton and Philemon Dickinson for \$1500 - the said lot measured 43' along Greene and 122' along the former Morris Alley (Hunt. Co. Deed 62 87).

-- Stockton and Dickinson were both influential figures within the Joint Companies, the powerful transportation company that had been formed to unite the interests of the Camden and Amboy Railroad and Transportation Company and the Delaware and Raritan Canal Company in 1831 - in 1834 this company finished its Camden and Amboy Railroad, which ran between Camden and South Amboy - the company then turned its attention to developing more direct connections with both New York and Philadelphia, and secondarily with providing rail service to Trenton - this impending rail service, the presence of the recently completed Delaware and Raritan Canal, and the political importance of Trenton as the center of state government promised to make that city a center of Joint Companies activity - the purchase of the former Downing property and the adjacent Trenton House property by Stockton and Dickinson probably represented a speculative venture based on benefits that might be expected due to the Joint Companies' presence - the first Trenton office of the Joint Companies is said to have been sited within a building on this lot (probably the dwelling sited on the lot's Queen Street frontage; the former Dury house appears to have been removed, probably sometime around the turn of the century) (Trenton Historical Society 1929:285-8; see Chapters 4 and 5.A).

-- In 1837 the original Morris Alley was altered to produce the present configuration of East Hanover Street (see Figure 4.9) - the new street ran slightly to the north of the old alley as it passed along the north side of the former Downing lot, and the latter gained several additional feet of frontage along Greene Street as a result (WJ Deed AX 109).

-- The railroad-related development activities of the Joint Companies in Trenton included the completion of a spur line in 1837 that terminated at the intersection of Broad and Hanover Streets near the above mentioned office structure (see Chapter 5.A) - a small station (the first railroad station to be established in Trenton) was built in the northeast corner of the former Downing lot to serve passengers seeking transport to Philadelphia (Podmore 1927:108; Trenton Historical Society 1929:288).

1838-1846 Camden and Amboy Railroad and Transportation Company

-- In 1838 Stockton and Dickinson sold both the Trenton House and the former Downing property to the railroad arm of the Joint Companies for \$20,000 (Merc. Co. Deed A 339; see Figure 4.10) - this sale was probably concluded to provide the Camden and Amboy full control of the properties associated with the newly constructed spur line - the need for this spur line was short-lived, however, as the Camden and Amboy completed a new main line between Bordentown and New Brunswick that ran through Trenton alongside the canal - a new station was built on this rail line, and the spur line and the original station at Broad and Hanover were both abandoned - it also seems likely that the Joint Companies office was relocated at about the same time (Trenton Historical Society 1929:288).

-- With the above developments the Joint Companies interest in their holdings within the Dunhams Block were probably focused almost solely on the valuable Trenton House property - the lot at the corner of Greene and Hanover (which now measured 51' along Greene and 128' along Hanover) was probably used as a rental property - in 1846 the recently established Trenton Daily News, a newspaper that strongly supported the cause of the Joint Companies, occupied quarters within a small print shop that appears to have been sited on a portion of the lot that was later known as 25 East Hanover (see below) (Johnston 1932:43-4).

1846-1847 Camden and Amboy Railroad and Transportation Company & Joseph Wood

-- In 1847 the Camden and Amboy sold the bulk of the former Downing lot to Joseph Wood of Trenton for \$4000 (Merc. Co. Deed I 465) - a small parcel from the northwest corner of this lot that corresponded with the northern half of the property later known as 25 East Hanover was retained by the company - it seems probable that this small parcel was the site of the office and print shop that had been rented to the above mentioned Trenton Daily News - this newspaper moved to new quarters later in 1846, and in 1849 it was absorbed by the larger True American (Johnston 1932:43,46).

1847- Joseph Wood

-- In 1847 the Camden and Amboy sold the above small parcel to Wood for \$500, giving him full control of the former Downing property (Merc. Co. Deed L 413).

-- Joseph Wood was born in Woodstown in Salem County, and was a well-established businessman in Trenton by the 1830s - by the time he purchased the former Downing property from the Camden and Amboy he had assumed a position as one of the city's leading business and real

estate figures - in 1852 he purchased the famous Trent House, where he lived for most of the remainder of his life - he was also the Mayor of Trenton between 1856 and 1859 - at the time of his death in 1860 he was reputedly the wealthiest man in Trenton (Lee 1895:79; Godfrey 1919b:137; Schuyler 1926:213; Trenton Historical Society 1929:296,320,332,406,569,722).

-- Wood completely redeveloped the former Downing lot, removing any structures (including the former Joint Companies office and the small print shop) that were then standing on the property - he then covered the majority of the lot with two new three-story brick commercial buildings that were all in place by 1849 (see Figure 4.11) - the largest of these two structures was the Odd Fellows Building, which was sited at the corner of Broad and Hanover (this occupied the street frontages later known as 17-21 North Broad and 31-33 East Hanover) - to the rear of this was a smaller three section structure that would later be subdivided to form the properties later known as 25, 27 and 29 East Hanover.

#### 17-21 North Broad Street (and 31-33 East Hanover Street)

1847-1860 Joseph Wood

-- Wood subdivided his newly developed property and sold off the smaller building within the western half of the lot while retaining the Odd Fellows Building at the corner of Broad and Hanover - the building's commercial spaces were used as rental properties - in 1859 the 17 North Broad section of the building (then known as 49 Greene) was the site of the drug store of J.A. Sherman and the oyster restaurant of Charles Gray - the adjacent 19 North Broad (or 51 Greene) was occupied by the wholesale grocery outlet of Forst & Taylor (this business later developed into one of the city's most extensive under the leadership of Daniel P. Forst, who was later President of the Mechanics National Bank) - 21 North Broad (53 Greene) housed the hardware store of Street & Bodine in 1859 (Trenton City Directory) (Godfrey 1919a:116).

-- The third floor of the Odd Fellows Building took the form of a large meeting hall and gave the structure its name - the Independent Order of Odd Fellows was a fraternal organization that was founded in London during the late 18th century and established its first American lodge in Baltimore in 1819 - the Trenton lodge was the first to be established in New Jersey and the third in the United States, and by mid-century there were several lodges in Trenton - Joseph Wood was a prominent figure within the order and was named as the grand master for New Jersey in 1851 (shortly after the completion of the Odd Fellows Building) - the hall at the corner of Broad and Hanover served as the meeting place for several of the Trenton lodges and was also utilized by other organizations (Woodward and Hageman 1883:713; Trenton Historical Society 1929:869-71).

1860- Trustee of the Joseph Wood Estate

-- Joseph Wood drew up his last will and testament in 1857 - he established a trusteeship to handle the management of much of his estate, and among the numerous real estate holdings that were to be under the control of the estate's trustee was the "three story Brick Messuages" known as the "Odd Fellows Hall" - Wood, as noted above, died in 1860 (NJ Will 1274K).

-- The Odd Fellows Building (17-21 North Broad and 31-33 East Hanover) remained under the control of the trustee of the Wood estate until well into the present century (see Figures 4.13 and 4.19; see also Nirenstein n.d.) - the meeting hall on the third floor appears to have remained in use into the middle part of the 20th century, although its specific association with the Odd Fellows apparently ended somewhat earlier - the second floor of the building was adapted for use as a billiard hall, and this business remained active on the property into the early 20th century - the ground floor continued in use as commercial rental space serving a wide variety of tenants until after the Second World War (Figures 4.17, 4.18, 4.20, 4.21, 4.22 and 4.23) - this property was more recently purchased by the Dunhams interests and converted to serve as part of the large department store that dominated the block into the 1980s.

#### 29 East Hanover Street

1847-1852 Joseph Wood

-- As noted above, Wood also built a smaller three section three-story brick structure to the rear of the Odd Fellows Building that he then subdivided to form the properties later known as 25, 27 and 29 East Hanover.

1852 Joseph B. Smith

-- In 1852 Wood sold the "three Story Brick House" at 29 East Hanover to Joseph B. Smith of New York City for \$3950 (Merc. Co. Deed W 305) - the said structure stood on a lot that had 17' of frontage on Hanover and was about 54' deep.

1852 Augustus C. Leidy

-- Smith immediately sold the same property for the same consideration to Augustus C. Leidy of Philadelphia (Merc. Co. Deed W 308).

1852-1853 Wharton Morris

-- Leidy quickly sold 29 East Hanover to Wharton Morris, another Pennsylvanian, for \$4000 (Merc. Co. Deed X 243).

1853-1856 Edward Carpenter

-- Morris was sued by Edward Carpenter, a "Conveyencer" from Philadelphia, for overdue mortgage payments, and the "three Story Brick House" on Hanover was taken by the county sheriff and offered in a public sale - Carpenter purchased the property for \$1600 (Merc. Co. Deed Y 290).

1856-1870 William A. Benjamin

-- In 1856 Carpenter sold the same property to William A. Benjamin of Trenton for \$1900 (Merc. Co. Deed 37 593).

-- By 1859 Benjamin, who was also listed as the postmaster of the City of Trenton (he had been appointed in 1853), had established a liquor store within his building at 29 East Hanover (then known as 13 Hanover) - Benjamin continued this business up until the time he sold the property in 1870 (see Figure 4.13) (Trenton City Directories) (Woodward and Hageman 1883:647).

1870-1871 Laretta Lee

-- Benjamin sold his store property to Laretta Lee of Trenton for \$3800 - it was stated that this conveyance was subject to the rights held by Jacob Baumgartner in a lease that was to expire in 1872 (Merc. Co. Deed 80 440) - this lease appears to have involved the residential use of the one of the building's upper floors (see below).

-- In 1870 the building's commercial space was altered and put to use as a "lager beer saloon" operated by Michael Gaiser - the said Gaiser also occupied residential quarters here, presumably on one of the upper floors (Trenton City Directory).

1871-1881 Michael Staiger

-- Lee sold the same "three story brick house" to Michael Staiger of Trenton for \$5400 (Merc. Co. Deed 85 53).

-- In 1872 the saloon and residential quarters at 29 East Hanover had been taken over by Gottlieb Gaiser - in 1877 the saloon was being kept by Michael Hurley (he, too, lived on the premises) - in 1881 Hurley expanded his operations with the establishment of a small hotel on the property (Trenton City Directories) (Woodward and Hageman 1883:710).

1881 Alexander V. Manning

-- In 1881 Staiger sold the rental property at 29 East Hanover to Alexander V. Manning, the owner of the well-known furniture store at 15 North Broad (see below), for \$6000 - the deed recording this transaction noted that Hurley had rights to the property gained in a lease agreement that extended to 1882 (Merc. Co. Deed 128 200) - Hurley continued to operate his saloon and hotel through until the end of his lease (Trenton City Directories).

1881- Bridget Hurley

-- Manning immediately sold the said property to Bridget Hurley of Trenton for \$7000 (Merc. Co. Deed 130 464) - Hurley maintained her ownership of 29 East Hanover into the early part of the present century (see Figure 4.19).

-- The use of this building as a saloon also continued into the early part of the 20th century (see Figures 4.18 and 4.20; this saloon was operated by John P. Murphy in 1890) - by the 1920s the property had begun a term of service as retail space, and it was at this point that the facade of the building was substantially modified (see Figures 4.21 and 4.22; see also Nirenstein n.d.) - by mid-century the use of this structure had shifted yet again as it was the home of the Bismarck Cafe, a popular restaurant that moved here from the adjacent 25-27 East Hanover (see below) - the Bismarck Cafe apparently remained active at 29 East Hanover into the 1960s (see Figure 4.23) - the property subsequently again returned to its former use as general retail space (Trenton City Directories) (Acroterion 1988).

27 East Hanover Street

1847-1850 Joseph Wood  
-- See 29 East Hanover.

1850-1851 William J. Idell & Elwood Middleton  
-- In 1850 Wood sold the "three storied brick Store and dwelling house" at what would later be known as 27 East Hanover to William J. Idell and Elwood Middleton of Trenton for \$3000 (Merc. Co. Deed S 525; this structure stood on a lot measuring 17' along Hanover and about 55' in depth).

1851-1853 William J. Idell  
-- Middleton sold his share in the property to Idell for \$1500 in 1851 (Merc. Co. Deed T 562).

1853-1854 Trenton Mutual Loan Association  
-- In 1853 Idell lost this property in a sheriff's sale to the Trenton Mutual Loan Association (Merc. Co. Deed Z 451).

1854- Nathan Keeler  
-- Nathan Keeler purchased the "brick store and dwelling house" at what was then referred to as 11 Hanover for the above organization for \$2000 (Merc. Co. Deed 27 399) - Keeler was a well-known grocery merchant in Trenton and he may have briefly operated a grocery store from this property (Woodward and Hageman 1883:742).

-1858 Nathan Keeler Estate  
-- Keeler died shortly after acquiring 27 East Hanover (see below).

1858 Trenton Mutual Loan Association  
-- In 1858 Keeler's estate was sued by the Trenton Mutual Loan Association for overdue mortgage payments - the said Association was forced to purchase the property for \$1575 in the resulting sheriff's sale to protect its interests (Merc. Co. Deed 42 3).

1858 William A. Benjamin  
-- The property was quickly sold to William A. Benjamin, the owner of the adjacent 29 East Hanover (see above), for \$1620 (Merc. Co. Deed 42 61).

1858-1867 Evan Evans  
-- Benjamin immediately conveyed the "brick Store and dwelling house" at 27 East Hanover to Evan Evans for \$1700 (Merc. Co. Deed 42 310).  
-- Evans was another well-known Trenton grocery merchant who had been active elsewhere in the city for a number of years - he and his son Charles M. Evans, trading as Evan Evans & Son, immediately moved their business to this newly acquired property (Trenton City Directories).

1867-1873 Charles M. Evans  
-- Evan Evans, in his will of 1857, ordered that the "store, house" and lot at 11 Hanover, along with all the goods within the said store, were to pass to his son and business partner Charles M. Evans (NJ Will 1808K; Evans died in 1867).

-- The younger Evans continued the business, but he chose to remain at 27 East Hanover for only two years, and by 1870 he had moved his store elsewhere in Trenton - he subsequently rented the property to Adam Fischer, and the latter was utilizing the first floor commercial space to house his shoe store while residing within the building's upper floors by 1870 (see Figure 4.13) (Trenton City Directories).

1873-1881 Adam Fischer

-- The said Fischer purchased the property from Evans for \$5000 in 1873 (Merc. Co. Deed 98 372) - Fischer continued to operate his shoe store and maintain his place of residence within 27 East Hanover up until the time he sold the property off in 1881 (Trenton City Directories).

1881- Alexander V. Manning

-- Fischer sold 27 East Hanover to Alexander V. Manning, the owner of the noted furniture store at 15 North Broad (see above), for \$7000 in 1881 (Merc. Co. Deed 130 463) - it was at this point that 25 and 27 East Hanover were united as a single property (see below).

#### 25 East Hanover Street

1847-1852 Joseph Wood

-- See 29 East Hanover.

1852 Joseph B. Smith

-- In 1852 Wood sold the "three Story Brick Building" at what would later be referred to as 25 East Hanover to Joseph B. Smith of New York City for \$5500 - the lot on which this building stood enjoyed 24' of frontage along Hanover and reached a maximum of 64' in depth (Merc. Co. Deed W 306).

1852 Samuel B. Cawley

-- Smith immediately sold the same property to Samuel B. Cawley of Philadelphia for the same consideration (Merc. Co. Deed W 307).

1852-1854 Wharton Morris & John C. McGhee

-- Cawley quickly sold the property to Wharton Morris and John C. McGhee of Clinton County in Pennsylvania for \$6000 (Merc. Co. Deed X 245).

1854 Wilson Eldridge

-- Morris and McGhee were sued by Wilson Eldridge for overdue mortgage payments in 1854 and the said Eldridge purchased the property in the ensuing sheriff's sale for \$2950 (Merc. Co. Deed Y 582).

1854-1865 Jacob Birkenstock

-- Eldridge quickly sold the "house" at 25 East Hanover to Jacob Birkenstock of Trenton for \$3000 (Merc. Co. Deed Y 585).

-- Birkenstock was listed as the proprietor of a lager beer saloon at 25 East Hanover (then known as 9 Hanover) in the same year that he acquired the property from Eldridge - he lived above his saloon within the residential portions of the structure - Birkenstock continued to live and work at 25 East Hanover up until the time of his death (Trenton City Directories).

1865-1870 Jacob Birkenstock Heirs

-- Birkenstock, in his will of 1865, left all of his property to his wife Margaretta Birkenstock and their two children (NJ Will 1614K; Birkenstock died later that same year).

-- By 1867 25 East Hanover had been rented to John K. Levitt, and he had adapted the former saloon to serve as a restaurant he called the Levitt House - the said Levitt also lived within the building - he was no longer on the property in 1868 (Trenton City Directories).

1870- Alexander V. Manning

-- The Birkenstock heirs sold the "House" at 25 East Hanover to Alexander V. Manning, the owner of the furniture store at 15 North Broad (see above), for \$6750 in 1870 (Merc. Co. Deed 79 234).

-- By 1872 the former Birkenstock saloon had been rented by Albert Brandt, and the latter had redeveloped the property as the Exchange Hotel and Saloon - Brandt continued to conduct the business here under this name (eventually adding a small restaurant and a liquor store) until 1881 (Trenton City Directories).

#### 25-27 East Hanover Street

1881-1890 Alexander V. Manning

-- Manning acquired the former Fischer shoe store at 27 East Hanover in 1881 (see above), and he immediately joined this building with its counterpart on 25 East Hanover to form a single property (see Figure 4.16) - in 1882 Albert Brandt's Exchange Hotel was listed at 25-27 East Hanover for the first time, and it continued in this form until Brandt's retirement during the latter part of the decade (Trenton City Directories).

1890-1903 George Hildebrecht

-- In 1890 Manning sold the combined buildings at 25 and 27 East Hanover to George Hildebrecht of Trenton for \$18,500 (Merc. Co. Deed 171 452).

-- George Hildebrecht was born in Germany in 1859 and trained in the hotel trade in his native country as a youth - in 1873 he migrated to Trenton to work in a hotel owned by his uncle - he later worked for Peter Katzenbach at the Trenton House and probably also worked for Albert Brandt (one of his sons was named Albert Brandt Hildebrecht) - he was eventually able to establish his own restaurant, and this ultimately led to his purchase of the Brandt's business and of the building it was housed within at 25-27 East Hanover (Lee 1907:301).

-- Hildebrecht initially maintained his predecessor's name as he conducted his restaurant as Brandt's Oyster and Chop House until 1898 - he also maintained the saloon (see Figure 4.18) and apparently continued to utilize the space within building's upper floors as lodging rooms, although eventually it was the restaurant trade that



came to dominate - by the turn of the century the restaurant then known as Hildebrecht's was viewed by many as the finest eatery in Trenton - by this time Hildebrecht was being assisted in the management of the business by his son Charles F. Hildebrecht, who would later gain reknown in his own right as a caterer and restaurateur - the elder Hildebrecht's purchase of the former furniture store at 15 North Broad in 1901 (see above) was part of a planned expansion of the restaurant that would provide both additional space and an important presence on Broad Street (Trenton City Directories) (Lee 1907:301; Trenton Historical Society 1929:957).

#### 1903-1904 George Hildebrecht Estate

-- In 1903 George Hildebrecht committed suicide in the cellar of his restaurant at 25-27 East Hanover, leaving a note that cited the pressures of business and other problems as the cause of his despair - the deceased's business was briefly continued under the direction of his son, but the decision to sell the property was made and acted upon quickly (Lee 1907:301).

#### 1904- J. Fred Margerum

-- The property was sold to J. Fred Margerum in 1904 (Merc. Co. Deed 269 395; see Figure 4.19) - Charles F. Hildebrecht agreed to stay on to manage the business and did so until 1909 (see Figure 4.20) - the building continued to be used as a restaurant for a number of years after both the younger Hildebrecht and Margerum moved on (the latter sold the property in 1910) - the well-known Bismarck Cafe was originally located here prior to removing to it later quarters within the adjacent 29 East Hanover - by the mid-1920s, however, the building had begun to serve the first of a variety of commercial retail tenants and it continued in this use into the 1980s (Lee 1907:301; Acroterion 1988).