



Barry Lawrence Ruderman Antique Maps Inc.

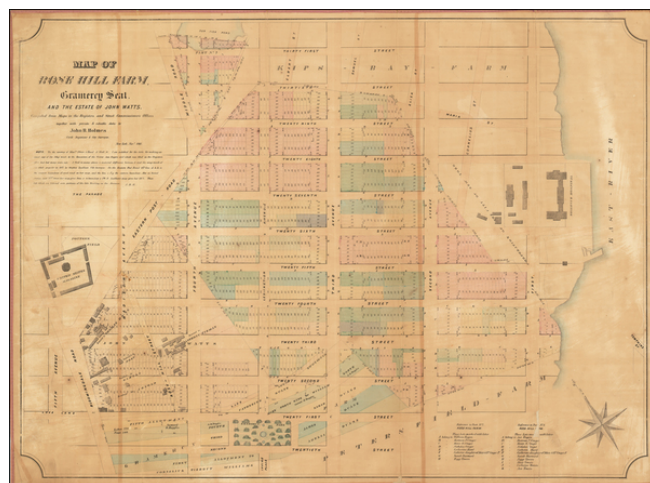
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Map of Rose Hill Farm Gramercy Seat and the Estate of John Watts Compiled from Maps in the Registers and Street Commissioners Offices

Stock#: 61061
Map Maker: Bute Holmes
Date: 1866
Place: New York
Color: Hand Colored
Condition: VG
Size: 31 x 23 inches
Price: SOLD



Description:

Includes Gramercy Park and land once owned by Revolutionary War General Horatio Gates.

This is a John Bute Holmes 1866 cadastral map of parts of the Gramercy, Rose Hill, and Kips Bay neighborhoods in the borough of Manhattan in New York City. The map depicts the city from Fifth Avenue to the East River and from Thirty-First Street to Twentieth Street and Gramercy Park. New York's famous grid system acts as the basis for Holmes's map, with the familiar streets and avenues providing a basis upon which Holmes superimposed the neighborhood's now lost streets and residences. The modern city blocks created by the 1811 Commissioner's Plan are separated into neat lots, all of which are numbered. The older streets, however, and the property lines pay little heed to the organization imposed by the Commissioner's Plan. Allotments and leased plots of land branch out from Bloomingdale Road in the lower left quadrant, where Rose-Hill Street cuts through several of the Commissioner's blocks. Bellevue Hospital is situated on the banks of the East River, as it is today. Older streets, including Cornelius Street, Maria Street, and Eliza Street, are ghosted in over the grid.

Rose Hill Farm

Rose Hill Farm was originally acquired by the Honorable John Watts (1715 - 1789) from James DeLancey (November 27, 1703 - July 30, 1760) in November 1747. Containing over 130 acres, the farm occupied land that today stretches from 21st to 30th Street and from Fourth Avenue to the East River. Watts, a Loyalist, and his family left for Britain in 1775 and left the farm in the hand of his son John Watts Jr (1749 - 1836). The younger Watts eventually inherited the farm and his father's house on Broadway in 1789 after



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his father's death. The main house on the property burned in 1779 during the British occupation, but a deed records, 'houses, buildings, orchards, and gardens' on the property in the 1780s. Pieces of the farm began to be sold off in the 1780s, and the rest of the property listed for sale in 1790. It was acquired by Revolutionary War General Horatio Gates who built a country estate with a mansion at the corner of today's Second Avenue and Twenty-Second Street. When Gates died in 1806, the mansion was turned into a boarding house. What was left of the estate had been divided into lots by the time of the 1811 Commissioner's Plan.

Provenance

This map was acquired as a part of a large collection of New York cadastral maps associated with the lawyer Ronald K. Brown, a Deed Commissioner operating in the late 19th and early 20th century with an office at 76 Nassau Street, New York - not far from Holmes' own office. Most of the maps in the collection, including the present map, bear Brown's stamp on the verso. The maps were passed to Dominic Anthony Trotta, a real estate agent working under Brown. Brown seems to have ceased business around 1919, but Trotta continued as a real estate agent, becoming a New York Tax Commissioner in 1934 under the Fiorello H. La Guardia administration. The maps remained with Trotta's heirs until our acquisition of the collection.

Publication History and Census

This map was created and published by John Bute Holmes in 1866. Three examples are recorded in the OCLC as being part of the institutional collections at Princeton University, the New York State Library, and Harvard. Although uncatalogued, we believe that the New York Public Library also has an example.

Detailed Condition:

Good. Minor wear and some damage along original fold lines. Some silk edging is loose but is mostly intact. Even overall toning. Blank on verso.