

Lodowyck Pos, cabinet-maker, and captain of the Rattle Watch, bought this house and lot from Jan Martyn, May 21, 1655, for 600 florins (\$240.), to be paid in equal instalments of 200 florins each, the first, however, to consist of two cows. When the second payment became due, Martyn sued for it, May, 1656, alleging that the cows had not been delivered—*Rec. N. Am.*, II: 99. This statement was disproved, and the court ordered that a bill of sale and a receipt be given to Pos. Evidently, the final payment was deferred, for the deed was not delivered until March 27, 1662.—*Liber Deeds*, A: 257.

Just prior to the purchase of this house, Pos had settled some part of his debt to Isaac de Forest, whose tenant he had been, though he was still handicapped with back rent to the extent of 339 guilders.—*Powers of Attorney*, trans. by O'Callaghan, 139-41, in City Clerk's Library. In February, 1656, he was granted the tavern-keeper's right; so it seems probable that he abandoned cabinet-making for the more profitable occupation of a tapster. The situation was a good one for a public house, as the roadstead on the

North River "in front of and near the *Beavers'* path" was the only one on the west side of the city where, by ordinance of August 11, 1656, ships were permitted to anchor (*Laws & Ord., N. Neth., 237*), and the Fort also was close by. Sailors and soldiers were, doubtless, then, as they are now, profitable customers.

In 1662, Pos sold the south-westerly corner of his land to Claes Jansen Ruyter, who, shortly before July 10, 1663, built there a house valued at 1,000 florins in beaver (*Van der Veen's Records, in Min. of Orph. Court, II: 55-6*), which, on June 16, 1663, was sold by the city under an execution. This deed contains the earliest covenant found in New York real estate records: "in the said house, on the east side, there is a permanent privilege for a three light window."—*Liber Deeds, B: 113; cf. Book of Records of Deeds & Transfers (etc.), 1665-1672 (translated), 73-8, in City Clerk's Library.*