

An Archaeological Assessment of  
the Morrisania Urban Renewal Project  
Bronx, New York

CEQR No. 91-033X

Prepared for  
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## ABSTRACT

The nine-block Morrisania Urban Renewal Project area (CEQR No. 91-033X; Blocks 2368, 2369, 2370, 2371, 2385, 2386, 2387, and 2388) comprises the southern core of the planned Village of Morrisania dating from 1848. By 1860, houses, stores, small businesses and industries, churches, and a hotel were located on the site, and its residents were mainly artisans, craftsmen, storekeepers, and professionals--many of them European-born. While subsequent development and demolition occurred, all or part of thirty-eight yards appear relatively undisturbed based on map data, municipal records, historical reconstruction, and three site visits. These yards are where features such as privies (outhouse pits), wells, and cisterns may be found that contain deposits of household debris and other material from these early structures. At least four yards are on lots where long-term owner/occupants have been identified; one belonged to a prominent lawyer, the others-- where the original dwellings still stand--to a tailor, a saloon keeper, and a toolmaker. In addition, yards of many owned and tenanted houses where lots are now vacant also appear to be intact, and at least two areas in the site's southwestern part may have potential for Native-American sites. It is recommended that the prehistoric site potential be tested initially through soil borings. In regard to the historic-era yards, a field testing program is recommended that should be carried out in accordance with an approved scope of work and in time to conduct further excavations if warranted. The goal of the investigation would be to recover information about the daily life of the village's early inhabitants in the unique setting of a defined village in the New York-metropolitan area.



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Photos as credited

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## INTRODUCTION

This report presents an assessment of the archaeological and historical potential of the Morrisania Urban Renewal Project (CEQR No. 91-033X), a nine block parcel<sup>1</sup> located in the south central part of the Borough of the Bronx (Exhibit 1). It comprises all of Blocks 2368, 2369, 2370, 2371, 2385, 2386, 2387, and 2388 (Exhibit 2). The evaluation, based on documentary research and three site visits, was prepared for TAMS Consultants, Inc.

The assessment addresses two archaeological issues: the likelihood of finding prehistoric Native American sites and historic-era features and deposits (the significance of standing structures has been assessed by Andrew S. Dolkart, an architectural historian). To make this evaluation, the resources of the Bronx Historical Society, the New York Public Library, the Library of Congress, the New York Society Library, and municipal agencies and offices have been researched. In addition, published and unpublished maps, reports, and histories were consulted, and site visits were made on March 5, 1991, and January 8 and 10, 1992. A recently completed report on the Melrose Urban Development Area (Greenhouse in TAMS 1990b:Appendix E), an adjacent project site, was particularly helpful in assessing the prehistoric archaeological potential of the Morrisania project area.

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<sup>1</sup> Originally eight blocks, it became nine in 1883 when Gouverneur Place was laid out on Block 2388 (Morizon 1991:personal communication). Technically, it became ten sometime between 1902 and 1908 when Weiher Court was run completely through Block 2369 from Washington to Third Avenues (Sanborn 1890-1902; McNamara 1978:243; see Exhibit 2). For the purpose of this document, the project area is treated as nine blocks.

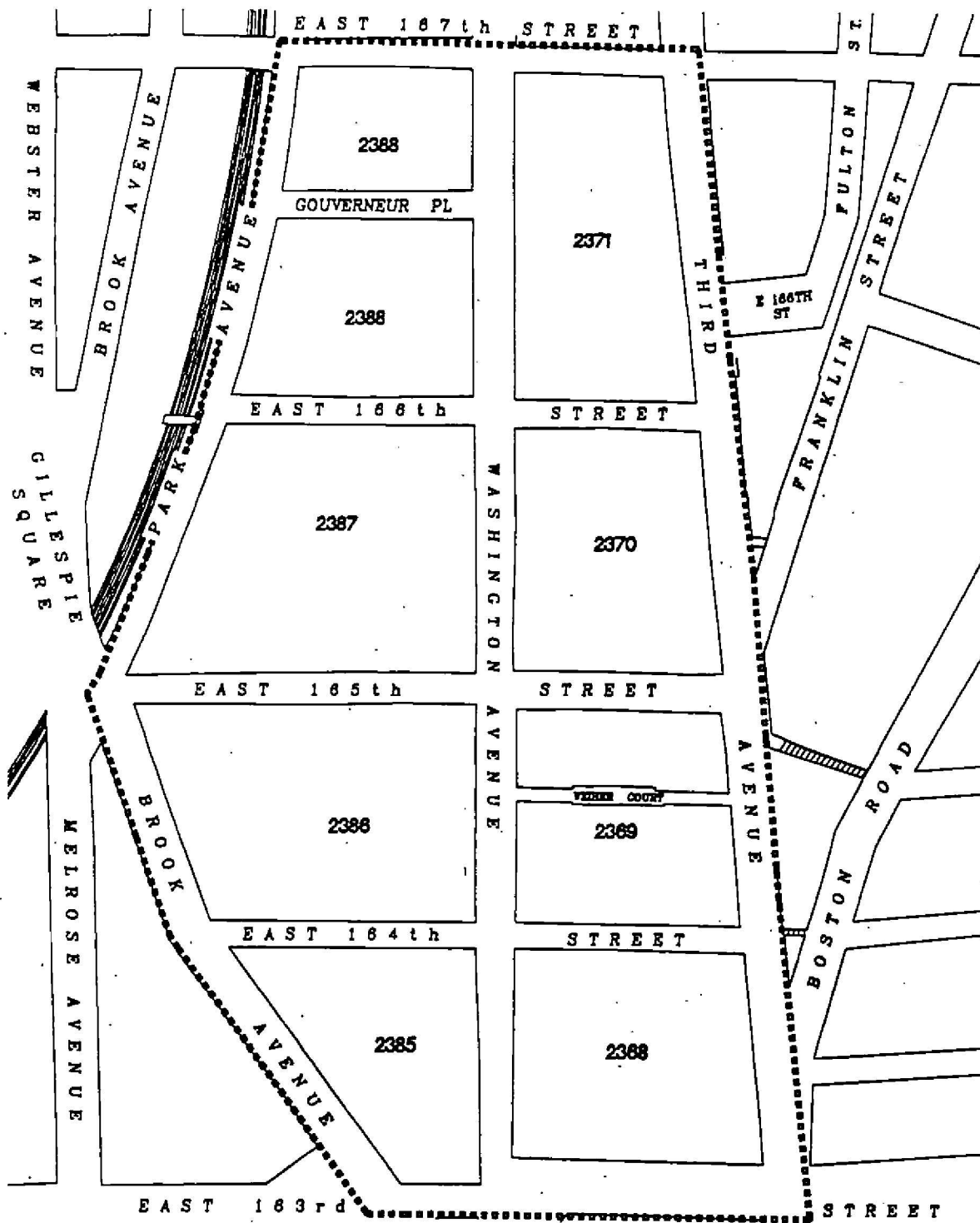


project site

0 2000

ft.





2368 Block Number  
 ■■■■ Study Area

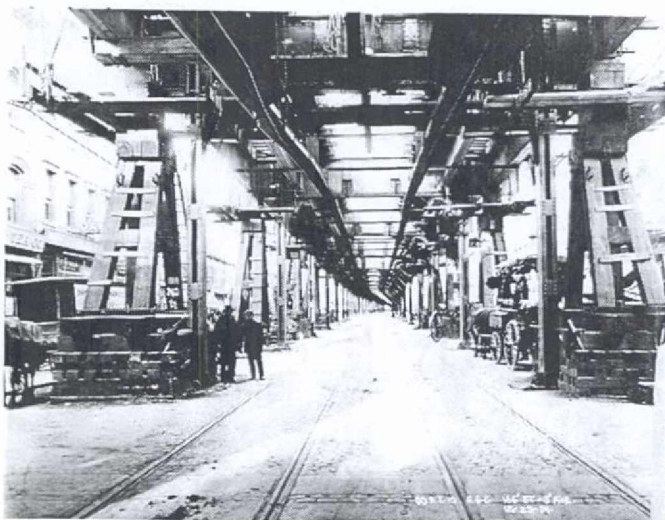
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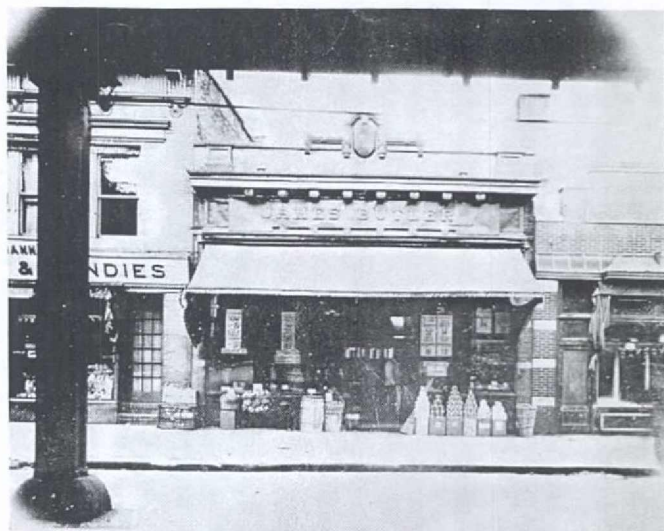
Site ownership can be traced to the seventeenth century, but development did not occur until 1848, when Gouverneur Morris, of the famed Morris Family, opted to subdivide his inheritance and auction off building lots in the course of one September day. In so doing, he created the mid-nineteenth century planned Village of Morrisania of which the project site is the southern core.

From the beginning, the Village of Morrisania was mainly the home of merchants, artisans, and small manufacturers. Saloons, shops, a hotel, a civic building, a meeting hall, and churches alternated with private homes, some of them quite grand. Slowly, small industries were established; for example, by 1860, a ropewalk was producing twine on the project site, and an unidentified factory is documented on an 1879 map (see Exhibit 27). This commercialization of the area was a process spurred by the introduction of rail transportation, especially the elevated train line that ran along Third Avenue, the project's eastern boundary, after 1888 (Exhibit 3). Silk and embroidery manufactories were among the more common industries or businesses that moved to the project site by the early twentieth century, although there were also cigar makers on site and breweries nearby, and stores were located on Third Avenue (Exhibit 4; compare with Exhibit 22). A County Courthouse was built just south of the project area by 1914. This building still stands, albeit in less than pristine condition (Exhibits 5 and 6). While Morrisania became increasingly more commercial over time, residential buildings continued to coexist with businesses and new industries.

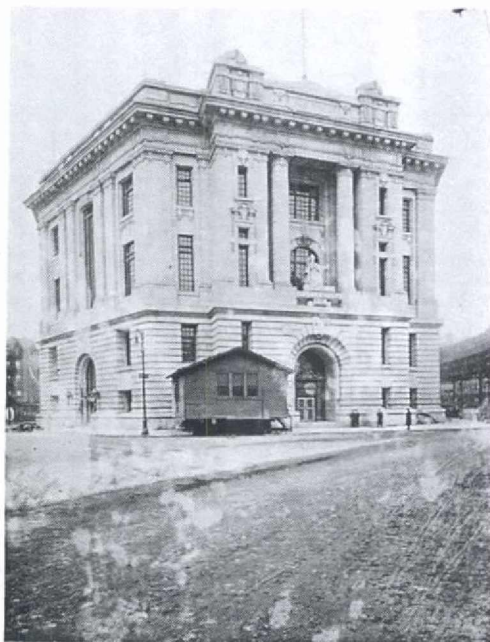




3 Repairs on the "el" at Third Ave. and 166th St. in 1914. View looking north. (New York Views 0001:D2)



4 3358 Third Ave. on the west side of the street between 165th and 166th Sts. in 1914. This building in an altered form still stands in the project area (see Exhibit 22). (New York Views 0001:D1)



5 The Bronx County Court House at Brook Ave. and 163rd St., just south of the project site, in 1914. (New York Views 0084:C5)



6 Although the view and ambience is different from that shown in Exhibit 5, the abandoned Bronx County Court House building still stands just south of the project site. (photo: Geismar 1/92)



At this writing, the project site includes many vacant lots, several automotive works, and open and enclosed storage spaces, but it still shows evidence of its mixed residential/commercial past. Despite problems of access, it was possible to determine that the project area may have archaeological potential, especially regarding the deposits and features associated with the original Village of Morrisania.

#### SITE DESCRIPTION

As mentioned previously, the project site originally comprised eight blocks, but two more were created by the running of streets not planned when the Village of Morrisania was first laid out in 1848. These eight blocks were the southern core of the "New" Morrisania Village.

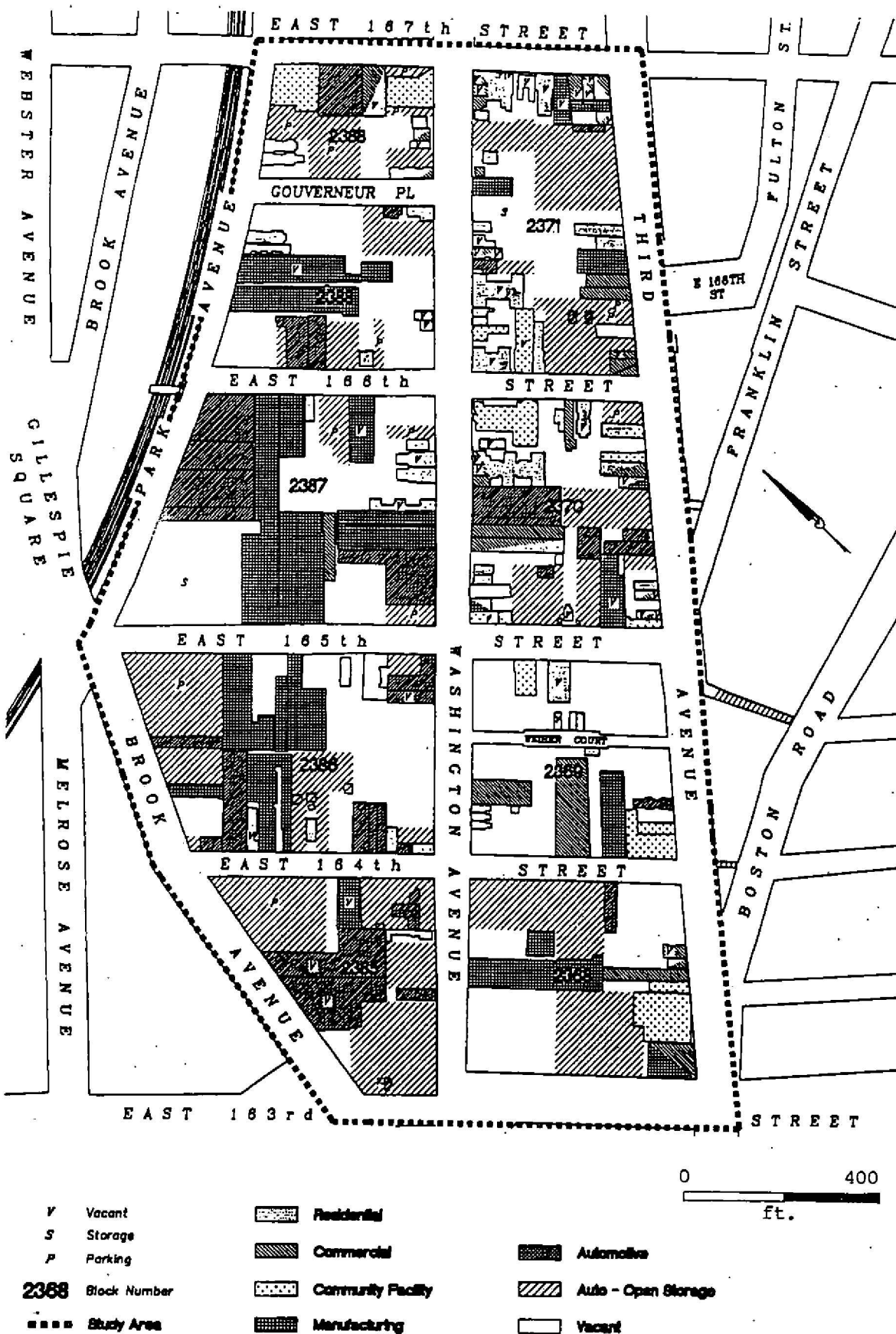
The project area is bounded north by East 167th Street (originally Fifth Street), east by Third Avenue, south by East 163rd Street (originally First Street), southwest by Brook Avenue (Rail Road Avenue), and northwest by Park Avenue (see Exhibits 2 and 14). Brook Avenue in the project area overlays part of the Mill Brook (McNamara 1978:33; see the 1848 Findlay Survey, Exhibit 10 this report), a water course that served as a boundary line in various divisions of the Morris family estate (Cook 1913:14). Based on map data, this brook was filled or rerouted sometime between 1853 and 1858 (see Exhibits 12 and 13), but Brook Avenue, which follows the stream's former course in the southwestern part of the project area, was not officially opened until 1876 (McNamara 1978:33). The stream's

original location affects the project site's potential for prehistoric Native American sites (see below).

On the three site visits noted in the introduction, the project area was found to comprise many vacant, often debris-strewn lots, and one house on East 165th Street had burned between the March, 1991, and the more recent visits (see Exhibit 21). However, vestiges of the mid-nineteenth century village remain in the form of houses, most of them altered from their original state, and a vacant stone church on the corner of East 166th Street and Washington Avenue, also altered.

A study of existing land use undertaken by TAMS Consultants, Inc., as part of the Morrisania Urban Renewal Project PDEIS indicates that most of the project site is vacant land or commercial, manufacturing, or automotive-related space; some of it is also storage (TAMS 1990b; Exhibit 7). But a few residential buildings, both apartments and free standing houses, still survive.

The vacant church structure at the corner of East 166th Street and Washington Avenue (a "community" structure on Exhibit 7) is documented on the 1860 Beers map. It was built as, and remained, a Methodist Episcopal church (Beers 1860; see Exhibit 14) even though it was enlarged or rebuilt between 1902 and 1919 (Sanborn 1890-1902; 1903-1919). Other former community features are a Congregational Church shown on the west side of Washington Avenue between East 165th and East 166th Streets (Block 2387); this structure was demolished by



1902 (Sanborn 1890-1902) and is now the site of an automotive shop (Exhibit 8). Morrisania Park on the northeast corner of Block 2386, also on the 1860 Beers map, may actually have been a beer garden: a large building on the site is labeled "Saloon G. Horn" (see Exhibits 14 and 16a). At this writing, the stores, saloons, bakeries, groceries, craftsmen's shops, and greenhouses documented on the 1860 Beers map are all gone, as are most of the houses. Vestiges of these structures and their associated yard features--the privies (outhouses), cisterns, and wells, will only be found through archaeological investigation and only in selected areas where site conditions would have preserved them (see Project Site History and Survey of Morrisania Site, below).



8 This automotive shop at 1057-1061 Washington Ave., on the west side of the street, stands on the former site of a Congregational Church shown on the 1860 Beers map. (photo: Geismar 1/1992)

#### PREHISTORIC CONSIDERATIONS

As noted earlier, much of the material used to assess the prehistoric sites potential of the project area comes from the Melrose Urban Development PDEIS (TAMS 1990b). Since East 163rd Street be-

tween Brook and Third Avenues is both the northern boundary of the Melrose study area and the southern boundary of the Morrisania study area, the prehistoric sites assessment done for the Melrose Urban Development Area is applicable to both projects.

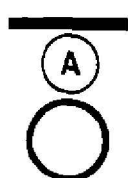
Although there are no known prehistoric or even early-historical Native American sites documented in the project area (Greenhouse <sup>? Doc study</sup> in TAMS Appendix E 1990:2-3; Exhibit 9 this report), the terrain was undoubtedly attractive to prehistoric hunter-gatherers. Rolling woodland and the presence of the Mill Brook in the southwestern portion of the Morrisania study area would have offered food and water to animals and those who hunted them. According to map data, this stream was filled by 1858 (see Exhibit 13); it certainly was filled before 1876 when Brook Avenue, which follows the stream's course, was opened (McNamara 1978:33).

While there are no sites documented within the immediate project area, six are known beyond the one-mile radius used as a criteria for sensitivity by the New York State Museum (see Table 1). One is a camp, another a shell midden (a deposit of shells with other cast-off debris), and yet another an unspecified midden; two are "villages," a designation that is questionable,<sup>2</sup> and the sixth is unidentified (see Table 1).

Three of the sites, designated A, D, and F on Exhibit 4 (State Site Numbers 4065, 2831, and 4064), are known from a 1923 survey

<sup>2</sup> The definition of the Native American "village" in the local coastal context, as opposed to inland Iroquois villages, is problematic (Ceci 1988:personal communication).





project site  
 A prehistoric sites  
 one mile radius

0 200  
 ft.



Table 1. MORRISANIA URBAN RENEWAL PROJECT - Prehistoric Sites in the Vicinity of the Morrisania Project Area (Based on Greenhouse, Table 1 in TAMS 1990b, with Additions)

Designation & Site Name	NYS Number	Parker Number	Other Number	Reference	Periods	Description
A. (1)	4065	Acp-NYRK	--	Parker 1922:Pl. 192	Woodland (2)	Village
B. (1)	5475	--	155	Deleuw, Cather and Parsons 1979	Woodland (2)	Village
Ranachqua (3)	--	--	6	Bolton 1934:136-137	Woodland/Contact (4)	Village
C. Port Morris	5474	--	154	Deleuw, Cather and Parsons 1979	not known	not known
D. West Farms	2831	ACP-BRNK-9	--	Parker 1922:490	not known	Shell Midden
E. Quinnahung/ Hunts Point	--	--	--	Bolton 1934:136-137	Woodland/Contact (4)	Midden, Occupation
F. (1)	4064	ACP-NYRK	--	Parker 1922:Pl. 192	not known	Camp

(1) Not in New York State Museum file.

(2) Based on Parker's description of New York State Museum No. 1065, it appears probable that these sites date from the Woodland period.

(3) The site (or sites) identified by Deleuw, Cather and Parsons (1979) in Greenhouse Table 1 (TAMS 1990b) and by Bolton (1934:137) appear to be the same; this site/sites designated as B in this table.

(4) Greenhouse assessment based on description in Bolton 1975; it is assumed this is the same as Bolton 1934:137 where a European/Native American Contact site may be described.

undertaken by Arthur C. Parker. Two others, B and C on Exhibit 9 (State Site Numbers 5475 and 5474), were discovered during testing for a new Amtrak line. The sixth, E on Exhibit 9 (no State site number), was identified by Reginald P. Bolton (Bolton 1934:137); see Table 1 for identifications of these sites). Of these, four (A, B, C, and F) are near major bodies of water--in this case, the East and Harlem Rivers and Long Island Sound--while the others are near former water courses (Greenhouse in TAMS 1990b:2-3).

Based on this information and other known sites in the general project area, it would appear that the southwestern portion of the project area, particularly the part nearest the former course of the Mill Brook, would be most likely to harbor Native American materials or sites. Consequently, undisturbed areas on Blocks 2385 and 2386 are considered potentially most sensitive for these sites. However, a one-story storage facility now covers the middle part of Block 2385, and a loading platform has been built on potentially sensitive properties on East 164th Street (see below). While this construction may not eliminate historic-era sites (see below), it would have disturbed the more ephemeral evidence of prehistoric occupation. On the northwestern part of the block, along Brook Avenue, there is one small section, now a parking area, that does not appear to have been developed (see B on Exhibit 37a). Until proven otherwise, this part of the block should be considered potentially sensitive for prehistoric sites. This may also be true of the rear portions of lots on Brook Avenue between 164th and 165th Streets (see A on Exhibit 37a and Conclusions and Recommendations).



## PROJECT SITE HISTORY

### General History

When the Dutch settled the western Bronx in the first half of the seventeenth century, the project site was part of a 500-acre land grant lying between the Harlem and Bronx Rivers acquired by Jonas Bronck in 1639 through an Indian deed. According to the nineteenth century historian Robert Bolton, its grantors were Mohegan sachems (Bolton II 1881:451), and the deed documents the Native American presence in the general project area. This acquisition was later confirmed in a ground brief issued by the Dutch authorities (Bolton II 1881:451). Bronck died sometime before 1643, and the property passed from his widow, Antonia, to the family of her new husband, Arendt Van Curler, or Corlear (Bolton II 1881:453). This transaction was again confirmed by a ground brief, this one issued by William Kieft, then the Dutch Director General.

Corlear, who resided at Albany and/or Schenectady, not on his wife's inherited land, was apparently highly respected by many: the Dutch; local Native Americans; Canadians; and, later, the conquering English (Bolton II 1881:452-453). Before Corlear and his wife died, Bronck's 500-acre tract had passed through several owners.

By 1664, the year of the first English takeover from the Dutch, Bronck's land had been bought by Samuel Edsall through a deed from "Herman Smeeman of Commoonnepan on the Maine" (Bolton II 1881:454); this transaction was also confirmed, but this time by a royal British patent. About six years later, Edsall sold this land to

Captain Richard Morris of the island of Barbados who was probably buying it for his brother, Lewis, as well as for himself (Bolton II 1881:455, 460). After Richard's death in 1672, Colonel Lewis Morris, then still living on Barbados, became the guardian of his brother's only child, Lewis, and the second owner of the family holding. This ownership was conveyed by an English patent in 1676 and later confirmed by an Indian deed (Bolton II 1888:460-463). The date of the confirmation attests to the Indian presence as late as 1684.

Westchester County was created in 1683 (Zoebelein 1964:3), a year before the Morris Family received their Indian deed; the Morris family holding became a township in the county in 1697 (Bolton II 1881:470). Named Morrisania, it remained part of Westchester for almost two centuries. The West Bronx where Morrisania was situated was annexed by New York City as the 23rd Ward in 1873 (Scharf 1886: 822). In 1898, all the land north of the Harlem River--including this annexed ward--became part of the Borough of the Bronx, a borough with no borough autonomy (Zoebelein 1964:5). After many attempts to establish the Bronx as a political entity, Bronx County was finally created in 1912 (Zoebelein 1964:10-16), but the project site had been sub-divided and sold long before this.

#### The Morris Family and Morrisania after 1684

The Honorable Lewis Morris, who became the third proprietor of Morrisania after the death of his uncle, spent most of his life in New Jersey and was its first Royal Governor and a prominent legislator (Bolton II 1881:473-474; Scharf 1886:826). His son, another

judge and therefore the second Honorable Lewis Morris, became the fourth proprietor of the manor in 1746 (Bolton II 1888:opp. 455).

This Judge Lewis Morris, the estate's fourth proprietor, married twice and was the father of eight children. He and his first wife, Elizabeth Staats, were the parents of General Lewis Morris who inherited the estate after his father's death in 1762 (Scharf 1886: 827) and was Morrisania's fifth proprietor. He espoused the American cause during the Revolutionary War and was a brigadier-general in the Continental Army. In 1775, he was elected a member of the second Continental Congress and was a signer of the Declaration of Independence (Scharf 1886:827; Ultan 1976:2). Two other children of this union were Staats Long Morris, who became a general in the British army, and the Honorable Richard Morris. Children of his second marriage, to Sarah Gouverneur, were the Honorable Gouverneur Morris, born in 1756, and four daughters. When Judge Lewis Morris died, Staats Long Morris received the eastern part the estate that included the project site (Cook 1913:14). He, like others in his family, was an avid horse fancier and was among the first to import thoroughbred horses to the area; he established a race course east of Mill Brook but beyond the project site prior to the Revolutionary War (Bolton II 1881:491).

The Morris family was among the great colonial families divided by the Revolutionary War, and while his brother, Lewis, and his half-brother, Gouverneur, espoused the rebel cause, Staats was a Tory. After the War, he settled in Canada where he became the Gover-

nor of Quebec. His portion of the estate was purchased by his half-brother, the Honorable Gouverneur Morris, in 1786 (Cook 1913:14).

In this family of distinguished statesmen, the Honorable Gouverneur Morris was one of its most illustrious public figures. History records that he was a member of the Continental Congress, active in the Revolutionary War, and one of the framers of the Constitution. After the War, he was ambassador to France and to England, where he negotiated aspects of the peace treaty. He later served as United States Senator from New York. An accomplished orator, he delivered the funeral orations of Washington, Hamilton, and New York's Governor George Clinton, who were his close associates (Scharf 1886:603-604).

Gouverneur Morris, who settled in Morrisania in 1808, built a mansion house well south of the project area overlooking Hell Gate. This large home was situated in the southwestern corner of the Morris estate, east of what is now St. Ann's Avenue (Bolton II 1881:487), south of the project site. Late in life, at age fifty-seven, he married Ann Cary Randolph of Virginia (Bolton 1886:17). Their son, Gouverneur Morris the second, was born in Old Morrisania in 1813 (Cook 1913:19). Gouverneur Morris the second (later Gouverneur Morris, Esq.) became a pioneer railroad builder. A notable figure in Bronx real estate development, he was the first to develop the project site.

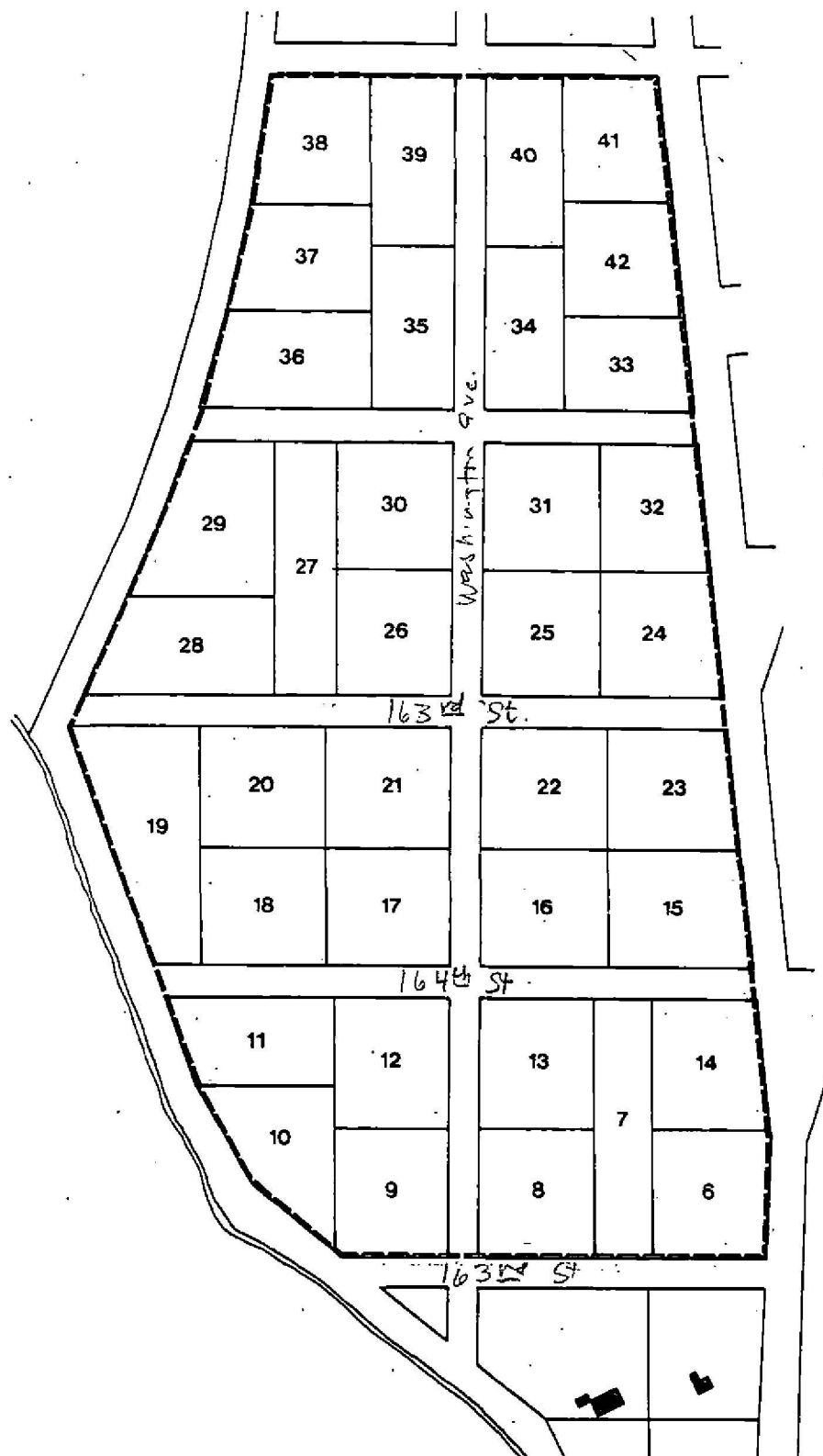
Gouverneur Morris's father had died in 1816, and after the death of his mother in 1837, when he was about fourteen years old, he

inherited the portion of the family estate east of Mill Brook (Cook 1913:18). This property remained sparsely developed woodland until 1848 (Bolton II 1881:487).

According to Cook, the elder Gouverneur Morris had petitioned in about 1790 to have his ancestral land, Old Morrisania, become the capital of the newly-formed United States of America (Cook 1913:20). Scharf says his father, Lewis Morris, not Gouverneur Morris, was the petitioner (Scharf 1886:823). But whether the father or the son was the petitioner, this never came to pass, and it would not be until 1848, more than half a century later, that "New Village," later the Village of Morrisania, would become the first planned village in the Bronx.

Various sources indicate there were two buildings in the project area prior to its 1848 sub-division: a stone gatehouse situated west of Third Avenue (formerly Fordham Avenue) below East 167th Street (Comfort 1906:35), and John Mohring's "segar" store at Third Avenue and East 166th Street (McNamara 1972). However, there appears to be some confusion about both of these buildings, and the gate house may have been located beyond the project area, while the segar store may be contemporaneous with the founding of Morrisania Village.

Neither the gatehouse nor the segar store appear on Andrew Findlay's 1848 survey of the Village of Morrisania (Exhibit 10). The only buildings documented by Findlay are a house and barn south of



- project site
- 15 original lot numbers
- standing structures (1848)

0 200  
ft.

163rd Street, beyond the project area. The gatehouse described by Comfort was a small two-room, two-story structure of hand-hewn stone built about 1816 at the entrance to the William H. Morris estate. However, William H. Morris's land lay west of Brook Avenue, and was inherited by William through his father, James Staats Morris; his grandfather, General Lewis Morris; and his great-grandfather, Judge Lewis Morris (Geismar 1991; Scharf 1886:827). As described above, it was Staats Long Morris, General Lewis Morris's brother, who inherited ancestral lands east of Brook Avenue that included the project area.

William H. Morris's mansion house, which his father, James Staats Morris, built in 1816, was located near East 167th Street between Teller and Findlay Avenues (Conner 1853, see Exhibit 12; Geismar 1991). An 1853 Findlay survey of William H. Morris's land also shows small structures on the eastern approach to the estate, west of Brook Avenue, and one of these may be the gate house in question. The Conner map from this same year also shows these structures (see Exhibit 12). A photograph of the gatehouse in the collection of the Bronx Historical Society is labeled with the Fordham Avenue address, but shows this small stone building standing near the William H. Morris mansion, well west of the project site.

As mentioned above, John McNamara, writing in the Bronx Press Review (nd), notes that John W[illiam] Mohring had his "segar" factory and store, on Third Avenue and East 166th Street before 1848. In another article, McNamara (1972) describes this small stone structure as having been a farm building which pre-existed on the rear of

the lot that Mohring bought from Gouverneur Morris in 1848 (Liber of Deeds [hereafter LD] 26 1848:369). In his 1972 article, McNamara writes that Mohring built his factory and was living on the second floor with his family by 1851. According to the New York Directories, Mohring had his home and business at 3419 Third Avenue for many years (New York Directories misc.); his cigar factory appears to have been the first of several such establishments situated along Third Avenue in the project area (McNamara 1989:54, 234). However, there are no map data to confirm the existence of the stone house on Mohring's lot, before or after his purchase.

In anticipation of the rapid growth of New York City and its suburbs, an association was formed in 1848 to purchase 200 hundred acres of Gouverneur Morris's land and to establish a new village. The association was conceived by Jordan L. Mott, whose iron foundry at Mott Haven was the nucleus of an industrial empire, together with Colonel Nicholas McGraw and Charles W. Houghton (Scharf 1886:831). The tract was surveyed by Andrew Findlay, who laid out streets and avenues (see Exhibit 10), and a fixed price of \$175 per acre was agreed upon. One hundred and sixty-six lots were chosen by their new owners through a lottery system (McNamara 1972), and buyers received their deeds directly from Gouverneur Morris on September 8, 1848 (LD 26 1848:misc.).

The majority of the village's original investors were artisans, craftsmen, and owners of small businesses, principally from New York City (LD 26 1848:misc.): sawmakers; silversmiths and jewelers;



framemakers; tinsmiths and japanners; bakers; cabinet makers; confectioners; undertakers; teachers; saddlers; clerks and carpenters; grocers; coopers; and coal dealers. Most of the lots comprised approximately one acre (about one-sixth of a block) and were priced between \$300 and \$375. These prices were higher than the price originally agreed upon by the association and may have included the cost of the Findlay survey and the laying out of streets. Some lots were subdivided into two or three plots which were available for as little as \$68.75 (e.g, LD 26 1848:133 to Alexander Anderson, pianoforte maker of New York City).

Each deed stipulated that a "neat dwelling house" worth at least \$300 was to be built by the buyer within three years of purchase or the property would revert to the grantor, Gouverneur Morris. Free right-of-way over the Harlem River Bridge (possibly the bridge near Jacob Motts iron-works; see Sidney & Neff 1851, Exhibit 11) was granted by Morris, the chief stockholder, as long as the purchaser held the property.

A number of lots were subdivided and resold soon after they were first purchased, and it is more than likely that many original investors never lived on their properties. Others made long-term commitments to the new village. Of the forty-two lots originally within the project area, at least nine were still occupied by the initial investors and their families more than two decades later (see Table 2).

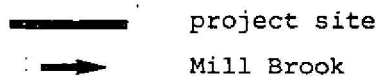


Table 2. MORRISANIA URBAN RENEWAL AREA Original Owners of Lots in Morrisania Village Purchased from Gouverneur Morris on September 8, 1848 (Lots Based on the Findlay Survey of August 10, 1848)

Block (Modern)	Lot (1848)*	Buyer	Residence	Occupation	Price (\$)	Liber/Page	Remarks
2368	6	Thomas Wicks	N.Y.C.	Mason	325.	26:93	
	7	Robert McCoy	N.Y.C.	-	100.	26:9	SW half
	7	Alexander A. Folmar	N.Y.C.	-	100.	26:301	NE half
	8	Daniel Ayers	N.Y.C.	Carpenter	280.5	26:97	
	13	John Mayer	N.Y.C.	Shoemaker	137.50	26:131	SD #1, NE half
	13	Mary Ann Delevan	N.Y.C.	(wife of Wm. H.)	68.	26:403	SD #2, SW half
	14	John Logan	N.Y.C.	Cabinet maker	325.	26:187	
2369	15	Chas. A. Hoffmeister	N.Y.C.	Carver	255.	26:241	
	16	Nehemiah P. Anderson	N.Y.C.	Coal dealer	275.	26:283	
	22	John Young	N.Y.C.	Undertaker	257.	26:127	
	23	Augustus Winckelman	N.Y.C.	-	125.	26:387	
2370	24	Not found					
	25	John R. Wisner	N.Y.C.	Painter	275.	26:259	
	31	Cornelius Hurley**	N.Y.C.	Frame maker	300.	26:121	
	32	Augustus Bachtler**	N.Y.C.	Grocer	300.	26:19	
2371	33	John Cantrell	N.Y.C.	-	300.	26:349	
	34	George Candy	N.Y.C.	Carpenter	175.	26:169	
	40	William Lord, Jr.	N.Y.C.	Printer	237.	26:11	SD #1, NE half
	40	Adolph H. Naumann	N.Y.C.	Clerk	120.	26:239	SD #2, SE half
	41	John Smith	N.Y.C.	Confectioner	140.	26:123	SD #1, SW third
	41	Thomas Jaquiss	N.Y.C.	Tinsmith	68.	26:309	SD #2, middle third
	41	John W. Mohring**	N.Y.C.	Segar manf.	67.	26:369	SD #3, NE third
	42	Alpheus Banning	N.Y.C.	Baker	400.	26:173	
2385	9	John Ridley	N.Y.C.	Gentleman	225.	26:359	
	10	Winfield S. Moody	N.Y.C.	Grocer	150.	26:231	
	11	Samuel E. Tompkins	N.Y.C.	Saddler	250.	26:237	
	12	Nicholas McGraw	N.Y.C.	Cabinet maker	280.50	26:343	
2386	17	James Cooper**	N.Y.C.	Carpenter	275.	26:277	
	18	Joseph Shaler Ives**	N.Y.C.	Organette (reed) maker	250.	26:183	
	19	Mary Ann Smith	N.Y.C.	-	225.	26:65	
	20	Charles Deltz	N.Y.C.	Tailor	255.	26:365	
	21	Not found					
2387	26	John L. Gilder	Newburgh	Minister of the Gospel	275.	26:271	NE half
	26	William Kay	N.Y.C.	Machinist	565.	26:389	SW half
	27	George R. Tremper	N.Y.C.	Carpenter	125.	26:189	SD #1, SW half
	27	Edward E. Baldwin	N.Y.C.	Carpenter	125.	26:191	SD #2, NE half
	28	John Heckel**	Brooklyn	Cabinet maker	350.	26:159	
	29	Christopher Barnhard Hellmuth**	Brooklyn	Cabinet maker	450.	26:119	
	30	Alexander Middleton**	N.Y.C.	Tailor	300.	26:355	

Table 2. MORRISANIA URBAN RENEWAL AREA Original Owners of Lots in Morrisania Village Purchased from Gouverneur Morris on September 8, 1848 (Lots Based on the Findlay Survey of August 10, 1848)

Block (Modern)	Lot (1848)*	Buyer	Residence	Occupation	Price (\$)	Liber/Page	Remarks
2388	35	Edward Spinning	N.Y.C.	-	300.	26:251	
	36	Eliza Ann Ellis	N.Y.C.	(wife of Wm. H.)	450.	26:375	
	37	James M. Barker	N.Y.C.	Drygoods dealer	450.	26:55	
	38	Nicholas McGraw	N.Y.C.	Cabinet maker	500.	26:345	
	39	Thomas Dodsworth**	N.Y.C.	Musician	350.	26:195	

\* Lot numbers are those found on Beers 1860 (see Exhibits 14, 16a and 16b)

\*\* Still on property in 1869 (Morrisania Directory)

NE=northeastern; SE=southeastern; SW=southwestern; SD=subdivision

As can be seen on the 1851 Sidney & Neff map (see Exhibit 11), the more detailed 1853 Conner map (Exhibit 12), and the 1858 Merry map (Exhibit 13), growth of the new village was rapid. The 1860 Beers map identifies many village landowners (Exhibit 14). An 1861 lithograph that looks north from what is now 163rd Street between Brook and Washington Avenues (Davies Collection 1861; Kouwenhoven 1953:291<sup>3</sup>), depicts a thriving settlement of houses, stores, churches, and small manufactories and businesses.

The lithograph identifies the homes of early Morrisania residents, some of them in the project area (Exhibit 15). Among them is Chauncey Smith, a respected attorney who established a law practice in Morrisania by 1853 (Morrisania Directory 1853). Despite directory listings that place his home at "R. R. av n[ear] 5th (167th Street)" (Morrisania Directory 1853; Westchester Directory 1869), Smith apparently lived at Rail Road (Brook) Avenue and East 163rd Street by 1860 if not before (this is the "large frame" house mentioned by Andrew Dolkart in Section 3.5 of the Morrisania PDEIS; see No. 1 on Exhibit 15).

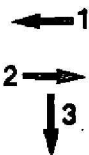
The house of Joseph Shaler Ives, a piano or organette maker from New York City, and later a reed maker (NYC and Morrisania Directories 1853; Westchester Directory 1869), is also shown one

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<sup>3</sup> Although Kouwenhoven identifies the road where the cart and horse are travelling as "present 169th Street," and the one in the foreground as the Boston Road (1953:291), it appears from map and directory data that the cart is on Washington Avenue and the road in the foreground is 163rd Street, the project site's southern boundary.



project site  
W. H. Morris mansion



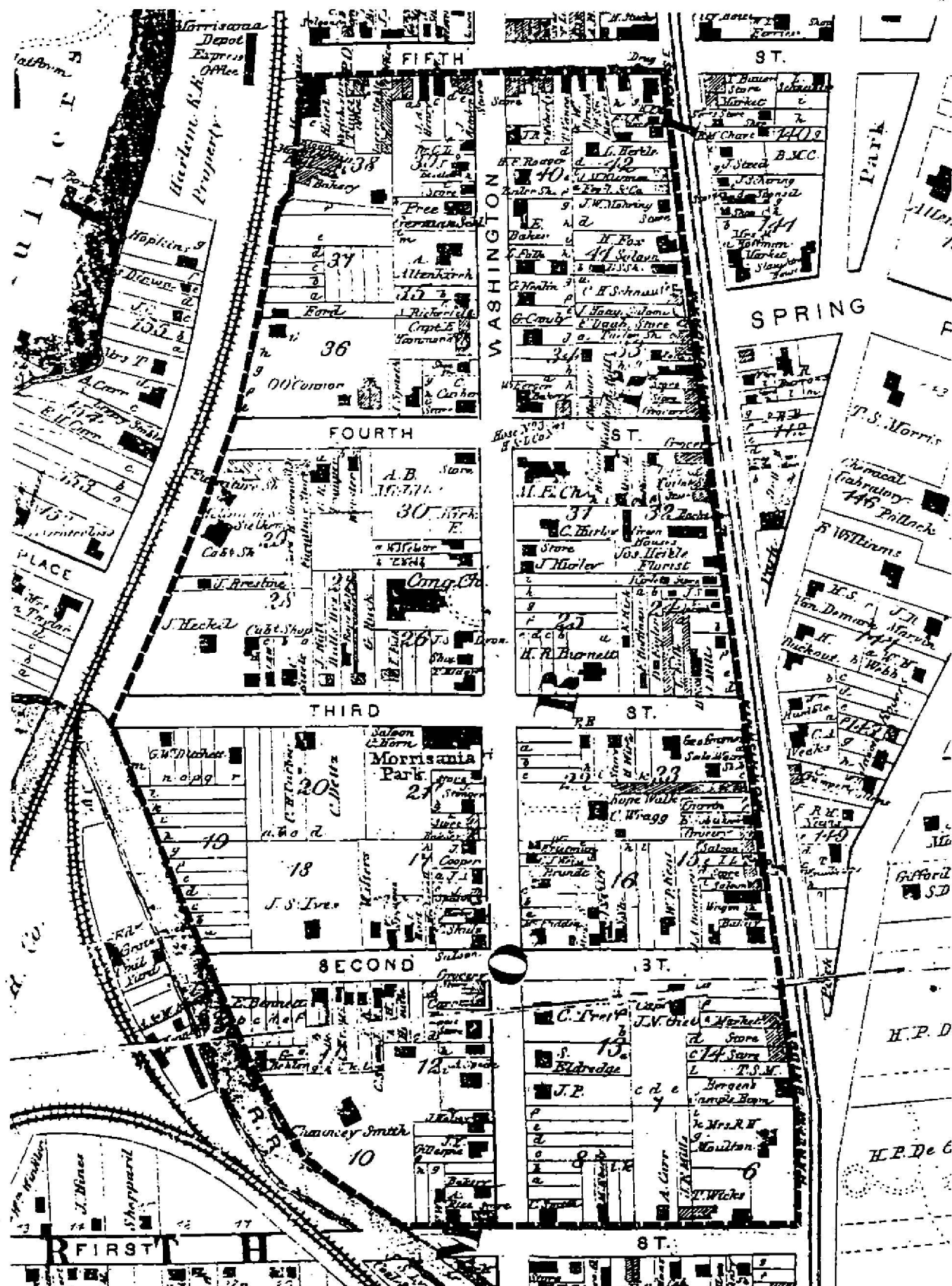
possible gatehouse  
Mill Brook  
C. Smith house complex



no scale



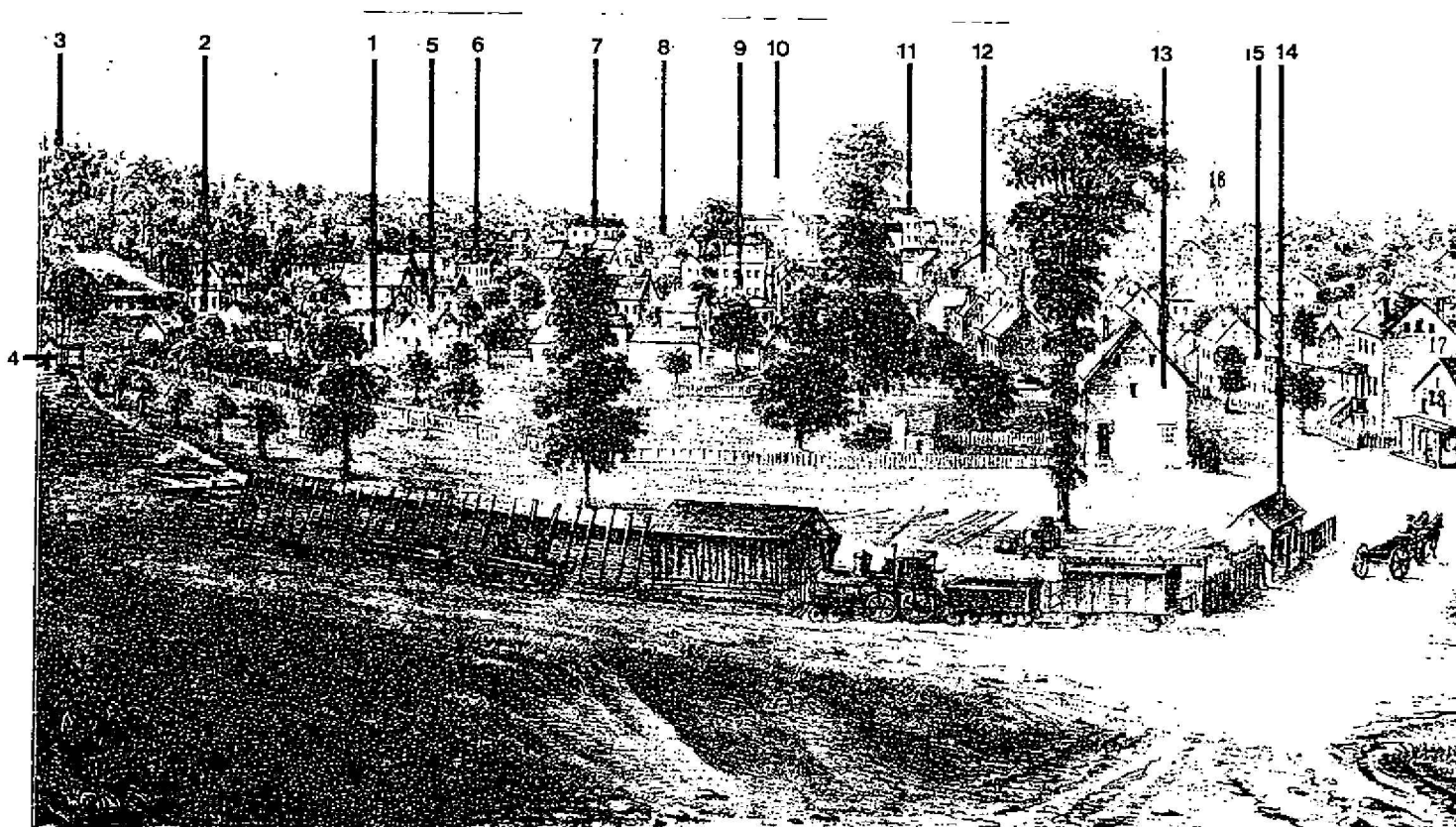




----- project site

no scale





- |  |  |
|--|--|
| 1. Chauncey Smith                                | 8. Judge Silas Gifford                   |
| 2. Nicholas McGraw                               | 9. Joseph Ives                           |
| 3. William H. Morris                             | 10. Baptist Church                       |
| 4. Miller & Kimpton, Coal and<br>Lumber Yard     | 11. James L. Parshall                    |
| 5. Joseph S. Ives                                | 12. Austin Carr                          |
| 6. Stewart & Blauvelt, Sash and<br>Blind M'f'rs. | 13. A. Rice                              |
| 7. McGraw or Morrisania Hall                     | 14. John S. Lyons, Coal and<br>Wood Yard |
|  | 15. J. Anderson                          |

block north on East 164th Street (No. 5 on Exhibit 15) near Rail Road Avenue (Brook Avenue) as listed in the 1869 Westchester Directory. Based on comparison with the 1860 Beers map, the Morrisania houses and other buildings within the project area appear correctly identified on the lithograph. The William H. Morris mansion mentioned earlier can be seen on a hill to the west (No. 3 on Exhibit 15), beyond the project site.

One of the identified businesses on the lithograph belongs to John S. Lyons who was located at "Washington av n[ear] R. R. av" according to the 1869 Westchester Directory (No. 14 on Exhibit 15). McGraw or Morrisania Hall (No. 7 on Exhibit 15) is shown approximately between 166th and 167th Streets, its location on the 1860 Beers map (see Exhibit 14), but McNamara locates it at the corner of East 165th Street and Washington Avenue (McNamara 1978:416). Apparently this was where the body of the village's first Civil War casualty, Oliver Tilden, lay in state.

The new town of Morrisania was formed from West Farms in 1855; in addition to the Village of Morrisania, it encompassed the villages of Mott Haven, Port Morris, Wilton, East and West Morrisania, Old Morrisania, South and East Melrose, Claremont, and Eltona (Scharf 1886:822). Gouveneur Morris was elected the town's first supervisor in 1856, and the village was incorporated in 1864 (Scharf 1886:823). As mentioned earlier, it was annexed to New York City as part of the 23rd Ward in 1873 (Scharf 1886:822).

SURVEY OF MORRISANIA PROJECT SITE--OWNERSHIP, CONSTRUCTION, ARCHAEOLOGICAL POTENTIAL (see Exhibits 37a and 37b and Appendix A)

Map data indicate there are potentially sensitive areas on all but one block (Block 2368) in the project area. In some instances, these are where buildings documented on the 1860 Beers map<sup>4</sup> (Exhibit 14; detailed in Exhibits 16a and 16b) still remain on their original lots; in others, these buildings have been demolished but yards appear to be intact. A total of thirty-eight yards appear relatively undisturbed and may harbor cisterns, wells, and privies where archaeological material could be recovered that relates to the early development of Morrisania Village. Eight of these yards are less potentially sensitive than the others, but all have been designated as Recommended Test Areas (RTA) and all are listed in Table 3. The less sensitive ones are indicated by asterisks in the text and in Table 3 (Recommended Test Areas [RTA]) and Appendix A (19th Century Ownership/Occupation of Recommended Test Areas). As noted earlier, in the southwestern part of the project area, evidence of Native American sites may also remain.

In many instances, photographs taken on the three visits to the project area are included the block-by-block summary of areas of potential archaeological sensitivity presented below; in addition to the photographs included here, site conditions will be found in the Existing Conditions section of the Morrisania Urban Renewal Project PDEIS (TAMS 1990a).

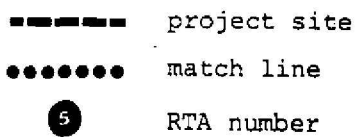
<sup>4</sup> It should be noted that the 1860 Beers map may have been updated since at least three property owners purchased their lots after 1860, although the map implies 1860 ownership and construction.

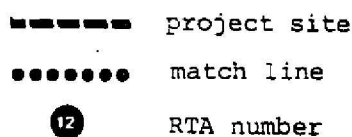
Table 3. MORRISANIA URBAN RENEWAL PROJECT Recommended Test Areas (RTA)

<u>Address</u>	<u>Description/Primary Owner(s)</u>	<u>Block No.</u>	<u>RTA No.</u>
--	no recommended test areas	2368	--
1012 Washington	Ernst Henry Hartmann/ Wragg/Wilson, ropemakers (now Weiher Court)	2369	1
3313 3rd Ave.	Ropewalk, multiple dwelling		2
1004 Washington	C.J. Weiss, watchmaker		3
1008 Washington	W. Friedman (rental)		4
501 (old 761) E.165*	Edward Kirk	2370	5
503 (old 769) E.165*	Frederick & Matilda Hoffman, engraver		6
505 (old 771) E.165*	Daniel Eichler, tailor		7
3357 3rd Ave.	Edward Kirk, drygoods		8
3359-3361 3rd Ave.	Joseph/Simon Hefelee, florist		9
498 (old 756) E.166	Conrad Hubner, saloonkeeper (& owner of Washington Hall)		10
506 (old 766) E.166	"Hartman"/John Knops, tailor		11
1118 Washington*	John Falk, cabinetmaker	2371	12
1138 Washington	F. Hackman/H. Rottger, tailor		13
1146-1148 Washington *	"J.R."; John Reinkin, stable		14
456-464 Brook Ave.	Chauncey Smith, attorney	2385	15
432 (old 694) E.164	B. Bennett		16
436 (old 696) "	E. Gallahue/John Ward, fireman		17
438 (old 700) "	John Ernst, cooper		18
440 (old 704) "	" " "		19
442 (old 706) E.164	Philip & Mary Ann Knoblock		20
949 Washington*	Gillespie/Dworak/Dr. Ruhl		21
951 Washington*	Dworak/Dr. Ruhl, stable		22
973 Washington*	(no primary owner determined)		23
997-999 Washington	John Spaight, music teacher	2386	24
1001 Washington	Alice Anderson (rental)		25
1009 Washington	S. E. Cooper (rental)		26
1013 Washington	"Store"; John Kempf, grocer		27
437 (old 703) E.164	John Walters		28
441 (old 707) "	Wm. Stoddard, pattern maker; Sarah & Valentine Sprague, moulder		29
443 (old 709)* "	James & Charlotte Hart		30
439 (old 715) E.165	J. J. Redmond	2387	31
441 (old 717) E.165	Louis Falk, cabinetmaker		32
1079 Washington	William Webster, wrenches		33
453 (old 721) E.166	Charles Spaight, tobacconist/ John Spaight	2388	34
1097 Washington	"Shoe store"; James B. Brown, shoemaker		35
1099 Washington	Capt. Edmond Hammond		36
1107-1109 Washington	Rickersfelt/Charles Kirk, stoves		37
1135 Washington	"Store"; F. Engleholm		38
986-1008 Brook Ave.	--		A
N. of 980 Brook Ave.	--		B

A and B are areas to be tested for Native-American site sensitivity

\* potentially less sensitive historic-era site







BLOCK 2368: between 3251-3283 Third Avenue, 940-982 Washington Avenue, 481-519 East 163rd, and 480-512 East 164th Streets.

This block has been intensively built-upon since the last part of the nineteenth century so little archaeological potential remains. In addition, grading of backyards at numbers 3275, 3277, and 3279 Third Avenue on the east side of the block has eliminated any archaeological potential. These were originally the addresses of three commercial structures--two stores and a market--that had been built by 1860 (Beers 1860; see Exhibit 16a). Similar disturbance has also occurred at 972 Washington Avenue, the house lot of Samuel Eldridge, a New York City plumber. By 1919, Eldridge's backyard had become the site of a large, three-story brick paper box factory (Sanborn 1903-1919). This building and associated structures now cover what was the yard area of Eldridge's home. This is the only block in the project area with no known archaeological potential.

BLOCK 2369: between 3287-3307 Third Avenue, 986-1010 Washington Avenue, 481-519 East 164th, and 480-512 East 165th Streets.

This block is bisected from east to west by Weiher Court, a narrow street that runs between Third and Washington Avenues. The land beneath and bordering this narrow thoroughfare has an interesting development history and significant subsurface features may remain.

1012 Washington Avenue (RTA 1; Exhibit 17)

John Young, a New York City undertaker and the original purchaser of Lot 22 (Table 2), soon sold the lot to Ernst H. Hartmann (LD 1849 28:73). Hartmann, a German-born joiner and cabinetmaker,

also owned other Morrisania real estate, including the southern portion of Lot 23. By 1853, he was living on East 165th Street near Washington Avenue, possibly at 1012 Washington Avenue (Morrisania Directory [hereafter MD in citations] 1853). The 1860 Beers map documents a house on the Washington Avenue side of the property set well back from the street, and the 1860 Federal Census (hereafter FC) records that Hartmann was living on the Washington Avenue site with his wife, six children, and two boarders or tenants.

In 1867, Hartmann sold an irregular parcel of land, with 100 ft. on Washington Avenue and 25 ft. on Third Avenue, to Catharine Wragg, wife of Joseph Wragg, a rope manufacturer (LD 1867 134:299). Although "C. Wragg" is found on the 1860 Beers map, New York City Directories and the conveyance record indicate the Wraggs lived in Harlem, on West 111th Street near Second Avenue, until 1867 when the Morrisania property was bought in Catherine Wragg's name. Wragg then moved his home to Morrisania where he had apparently established his business earlier. According to the New York City Directories, he continued to maintain a business address at 46 Beekman Street in Manhattan, which was also the address of the rope manufacturers, J. P. Travers and Son. Wragg may have been an officer in this company, as he lists his occupation as "vice-president" from 1865 through 1868 (New York City Directories [hereafter NYCD in citations] 1865-1868).

Wragg probably died in 1876 (NYCD 1875, 1876), and in 1877 his widow, Catherine, sold the property to Albert Wilson, another rope manufacturer, whose former business address also was 46 Beekman

Street, Manhattan (LD 1877 1418:143; NYCD). Wilson, like the Wraggs, was born in England, and is found living in the Wragg household in 1870 (FC 1870). Possibly he was a relative since the widowed Catherine Wragg was living in his household at the time of the 1880 census. Wilson lived on the property until about 1900, when he moved from the area (NYCD 1877-1901).

Wragg's house appears to have been demolished by 1900 when Weiher Court extended half-way through the block from Washington Avenue; as noted earlier, by 1908 it went through to Third Avenue. The 1900 census records eight tenant families living in Weiher Court, an enclave lined with small, two-story brick row houses, just 16 ft. wide by 20 ft. deep (McNamara 1978:243). Of these, five are still standing, three on the north side of Weiher Court and two on the south; four of them are occupied at this writing. Although these houses are of historical interest, their lots do not appear to have archaeological potential as they are without rear or side yards. Moreover, they post-date sewer installation in the area that apparently occurred between 1885 and 1889 (Shapiro 1991:personal communication).

The site of Wragg's house and rear yard are now beneath Weiher Court, and cisterns, privies, and other subsurface yard features may lie under this street.

3313 Third Avenue (RTA 2; Exhibits 17 and 18)

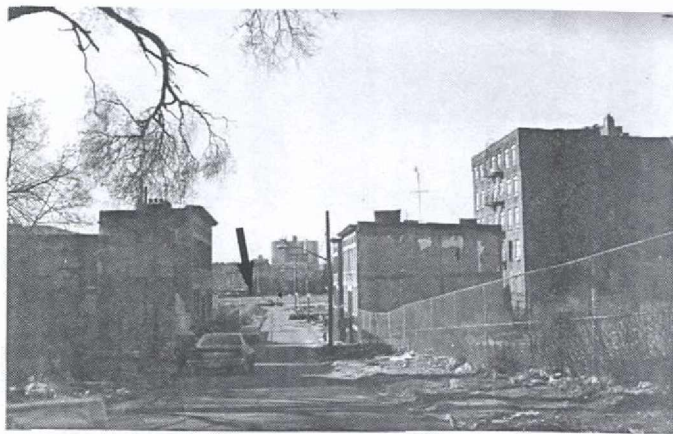
Part of the irregular parcel on this block, sold by Hartmann to Catherine Wragg (LD 1867 134:299), comprised 25 ft. on Third Ave-

nue that became 3313 Third Avenue. By 1860, a ropewalk was located on this property (Exhibit 16a). Since "C. Wragg" is shown on the 1860 map, the Wraggs may have leased the property before buying it (or, as noted earlier, the Beers map may have been updated).

A ropewalk is a long, low building or shed where rope or twine was extended its full length during the manufacturing process (Exhibit 19). The length of the rope that could be made without splicing was determined by the length of the ropewalk. The finished segment was about seven-tenths of the untwisted spun yarn when it was extended the full length of the building; after being cut, it was twisted and "laid" into cordage (see for example Stiles 1884:716-724 for a full discussion of nineteenth-century rope manufacture). Ropemaking was a major industry in nineteenth-century New York City. Not only were quantities of it needed for the marine shipping trade in the port of New York, but it had many household uses which are less common today, for example, clothesline and window sash cord. While factories that made heavy rope, such as marine hawser, were sometimes enormous buildings (e.g. Stiles 1884:723; Randel 1811), the length of Wragg's ropewalk--approximately 250 ft.--suggests he was making cordage for household use; this is confirmed by his listing as a twine maker in the 1873 New York City Directory.

Tax records indicate the lot was occupied by "old sheds" in 1896 (New York City Tax Records [hereafter NYCTR in citations]). By 1900, a ten-family multiple dwelling occupied the front of the lot (FC 1900). According to map information, the rear of the yard at

what was 3313 Third Avenue has not been built upon, and the ropewalk foundation could therefore remain as a subsurface feature in this part of the lot.



**17** Weiher Court looking west from Third Ave. The Wragg house (RTA 1) stood where Weiher Court now meets Washington Ave. (arrow). To the right, beyond the chain-link fence, was the site of Wragg's ropewalk (RTA 2) where twine was made (see Exhibit 18). (photo: Geismar 1/1992)

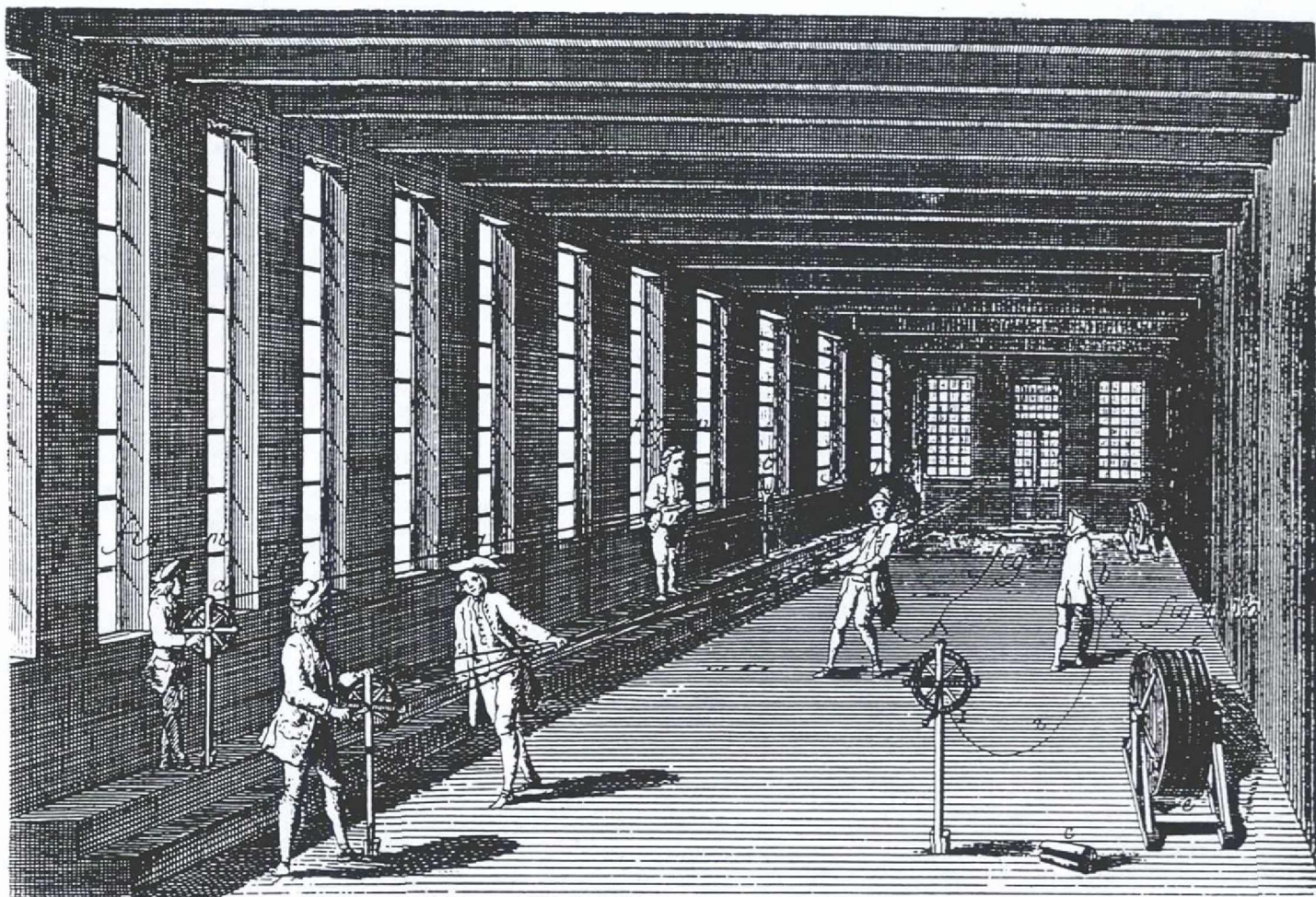


**18** Vacant lot on the north side of Weiher Court at Third Ave., the site of Wragg's ropewalk (RTA 2) by 1860. (photo: Geismar 1/1992)

#### 1004 Washington Avenue (RTA 3; Exhibit 20)

In 1855, Margaretha Weiss, a German-born widow, bought this property from William and Catharine Kehr of New York City (LD 1855 66:265). She and her son, Charles J. Weiss, a German-born watchmaker and lifelong bachelor, lived on the property and their house is shown on the 1860 Beers map. Charles later shared this dwelling with other relatives for more than forty years (Westchester Directory [hereafter WD in citations] 1869; FC 1860-1900; NYCTR). Features associated with the mid-nineteenth century house may still remain in the rear part of this now-vacant lot.









20 1004 and 1008 Washington Ave., now-vacant lots south of the corner of Weiher Court that were the sites of mid-nineteenth century houses (RTA 3 and 4). (photo: Geismar 1/1992)

1008 Washington Avenue (RTA 4; see Exhibit 20)

The building shown on the 1860 Beers map at 1008 was owned by William H. Friedman (NYCTR), but no information about Friedman was found; it is possible that this was a rental property throughout the nineteenth century. In 1900, it was home to three immigrant families headed by a wagon driver, a bricklayer, and a coachman (FC 1900).

BLOCK 2370: between 3323-3377 Third Avenue, 1040-1074 Washington Avenue, East 481-517 165th, and 490-510 East 166th Streets.

501 East 165th Street (RTA 5; Exhibit 21)\*

Edward Kirk, a dry goods merchant, owned a building on this lot that the 1860 Beers map shows set well back from the street, but it was only one-story high and measured 16 by 20 ft. (NYCTR 1875) and may not have been residential. The lot abuts the rear property line of Kirk's lot on Third Avenue (see 3357 Third Avenue, RTA 8) where Kirk had his home and store, and could conceivably have provided back access to that property. The lot appears to be part of Louis Falk's

sash and blind factory complex by 1902 (Sanborn 1890-1902). A house had been built on this site sometime between 1879 and 1902 that was still standing on the March 5, 1991 site visit, but by the January 8, 1992 visit, it had been severely damaged by fire.



21 View looking west on E. 165th St. between Third and Washington Aves. The house on the north side of the street at 501 E. 165th St. (arrow) stands on the site of an earlier 1-story structure (RTA 5). This building has been greatly damaged by fire since the photo was taken. To the right of the house are the sites of former structures at 503 E. 165th St., the home of Frederick Hoffman (RTA 6), and 505 E. 165th St., the home of D. Eichler (RTA 7) (photo: Geismar 3/1991)

503 East 165th Street (RTA 6; see Exhibit 21)\*

East of Kirk's lot on 165th Street stood the home of Frederick Hoffman. Hoffman, a Prussian-born engraver, is on the 1860 Beers map and is listed with his wife, six children, and his father, Sebastien Hoffman, on the 1870 census. By 1880 the family appears to have moved away, although Hoffman is listed as the property's owner through 1885 (NYCTR). By 1890, Samuel Pryor owned the property and it was rented in 1900 to Nicholas Cooney, a blacksmith from Ireland, who lived there with his wife and three adult sons. According to the 1902 Sanborn map, the rear lot was part of Falk's sash and blind factory complex and may have had some low structures on it (Sanborn

1890-1902). This property was hard to assess for archaeological potential because of debris covering the lot.

505 East 165th Street (RTA 7; see Exhibit 21)\*

A building at this address belonged Daniel Eichler ("D. Eichler" as shown on the 1860 Beers map). Eichler, who was born in Germany (FC 1860), was at this address in 1853 when he is listed in the Morrisania Directory as a tailor. According to the 1860 Federal Census, he was a cabinetmaker, not a tailor, who lived on the property with his wife, Catherine. Eichler appears to have died about 1870, but his widow remains through at least 1883. By 1896, Louis Falk had bought the lot and had a shop, a frame shed, and an engine room on the property (NYCTR 1896).

3357 Third Avenue (RTA 8; Exhibit 22)

Edward Kirk, the dry goods merchant mentioned above, had two buildings on this Third Avenue property. One, fronting on Third Avenue between Third and Fourth Streets (now East 165th and 166th Streets), is shown as a "store" on the 1860 Beers map (see Exhibit 16b), while the 1869 Westchester Directory lists Kirk's home on Third Avenue near East 165th Street as well; this may refer to a rear structure shown on the lot (see Exhibit 16b).

Kirk, a merchant from England, was in residence in 1860, with his wife, Ann, and five children, one of them Edward, Jr. Kirk's business listing at this address continues in the New York City Directories through 1879, but he was not found in the 1870 census



and may have lived elsewhere. According to tax records, he continued to own this building through 1896, when he would have been eighty-five years old. Possibly the title had passed to Edward, Jr., before then. By 1870, the younger Edward Kirk was a tinsmith who lived on a lot previously owned by his father on Washington Avenue (Beers 1860; FC 1870).

In 1870, Edward Kirk's daughter, Mary Ann, lived at the Third Avenue address with her husband, Edward Rate, a carpenter, and their two small children. Her brothers, Thomas and Charles Kirk, were in the household as well. Mary Ann's occupation is given as "dry goods," so presumably she worked in the store, and her personal estate is valued at \$3000, which may reflect her role as store keeper. The Rates are not found on the 1880 census, but Edward Rate, later listed as a pianomaker, and Mary Ann, intermittently listed as dealing in "fancygoods," continue to have their home and business at this address until 1885, when the family moved elsewhere (NYCD).

Map data suggest the rear of this lot has not been built upon.



22 The vacant lot on the right is where Edward Kirk's store (RTA 8) and a backhouse that may have been his home once stood. On the far left is 3353 Third Ave., a store in the first decades of this century (see Exhibit 4). (photo: Geismar 1/1992)

3359-3361 Third Avenue (RTA 9)

Joseph Hefeale, a florist, lived and conducted business at what was listed as 3359 or 3361 Third Avenue on various Sanborn maps; the 1860 Beers map documents his residence on the lot by 1860. He was not found on the 1860 census, but a Louis Hefeale, a gardener and perhaps Joseph's son, was on Third Avenue near East 167th Street. In 1870, Joseph Hefeale, who was born in Bavaria and was sixty-seven, lived on the property with his wife, Elizabeth, and two children, Catherine and Simon (FC 1870). Simon was listed as a gardener, as was his father. A younger Joseph Hefeale, also a gardener and perhaps another son, lived nearby with his family. No one on Block 2370 was found in the 1880 census, but the directories indicate that Simon Hefeale still conducted business at this address. By 1885, Simon is also listed as owner in the tax record (NYCTR). In 1900, he lived on the property with his wife, children, and relatives (FC). The 1902 Sanborn map shows that Hefeale's gardens and greenhouses extended toward Washington Avenue but did not reach the street. The original residential buildings are now gone, but the land occupied by greenhouses behind 3359-61 Third Avenue and the rear yard of the dwelling at this address appear to be intact.

498 East 166th Street (RTA 10; Exhibit 23)

The pre-1860 house of Conrad Hubner, a tall, narrow wooden structure with a peaked roof, stands on this site (see Exhibit 23). The rear portion of the lot is undisturbed according to map information, although it could not be seen from the street. Hubner bought this property from the original owner, Cornelius Hurley in 1863 (LD



1863 105:47). Hubner was the owner/saloon-keeper at Washington Hall, a well-known social center and meeting place across the street at 497 East 166th Street (McNamara 1989:504;NYCTR; FC). Washington Hall, not to be confused with Morrisania or McGraw Hall mentioned earlier, was erected in 1855 by John Eisele, a Morrisania builder. For over seventy-five years, it was the scene of political rallies, wedding receptions, and social club meetings. Here lecturers, musicians, and actors performed, and Tom Thumb and his wife, Minnie Warren, once appeared accompanied by P. T. Barnum (McNamara 1989:504).

Hubner, who was born in Bavaria, and his wife, Sophia, appear on the 1860, 1870, and 1880 Federal censuses and had six children. In 1880, Hubner was retired, and only his youngest son, Adam, a printer, was living at home. By 1885, Hubner may have been deceased, as he is no longer listed in the New York City Directories. The property was then owned by Louise Edel, possibly the wife of Charles Edel, who had a furnishings store at Third Avenue and 157th Street (NYCD). No listing was found for the address in the 1900 Federal census.



**23** The home of Conrad Hubner at 498 E. 166th St. (RTA 10). The building is still occupied. Hubner was the owner/saloon-keeper of Washington Hall before 1860 (photo: Geismar 1/1992)



506 East 166th Street (RTA 11; Exhibit 24)

The owner found on the 1860 Beers map appears to be "Hartman" (possibly Ernst Hartmann who owned other Morrisania property; see above). The backyard of this house lot seems to have remained undeveloped although the original building is no longer standing and the lot is now vacant.

Two families occupied the house in 1860; one was headed by John Bouton, an engineer, and the other by Michael Bagor, a wheelwright. Both men were born in Germany (FC 1860). By 1869, John Knops was the owner/occupant (MD 1869; NYCTR). Knops, a German-born tailor, and his wife, Katharine, remained until at least 1880 (FC). By 1885 and through 1896, the house was owned and occupied by Conrad Muller, an engineer (NYCTR; NYCD). By 1900, a William Doepp, also born in Germany, was the owner and occupant (1900 FC). His wife, Margaret, was a midwife. In addition to two daughters and a great-uncle, the Doepps shared their house with another German-born couple, Conrad Werhun, an upholsterer, and his wife.



**24** Former site of 506 E. 166th St. (RTA 11; arrow), a rental property built prior to 1860 belonging to Ernst Hartmann who owned Morrisania Hall. (photo: Geismar 1/1992)

BLOCK 2371: between 3387-3434 Third and 1088-1158 Washington Avenues, 485-509 East 166th and 482-504 East 167th Street.

Two structures built by 1860 are standing at this writing, 1118 and 1138 Washington Avenue; both have intact yards.

1118 Washington Avenue (RTA 12)\*

This lot is marked "L. Falk" on the 1860 Beers map. Henry Falk, a cartman born in Germany, was living here with his family by 1853 (MD) and remained through at least 1870 (FC 1860, 1870). Also in the household in 1860 were Henry's wife, Catherine, and the couple's two sons, who were carpenters, and their families: John, his wife, Mary, and their infant son, Louis; and Louis, who was twenty-two, and his eighteen-year-old wife, Margaret. Sixty-six-year-old Sophia (?) (last name illegible, relationship unknown) was also listed in the household. John and Mary were still there in 1870 and had five children (FC). A family of three adults with the surname Ryan were also at the address, and may have occupied the backhouse shown on the 1860 map. By 1870, however, Louis Falk and his family had moved elsewhere. Louis was then an architect and builder with a business address at 165th Street and Third Avenue, where he later established his sash and blind factory (MD 1869; NYCD; Sanborn 1902; see RTA 6 and 7).

By 1875, John Falk, was the property owner according to New York City tax records. However, the John Falks moved to Morris Avenue by 1879 (NYCD), and in 1879-1880 the property was rented to the family of George Smith, a bank clerk from England (NYCD; FC 1880). Charlotte R. Hanlon, who owned buildings next door to the

south, bought the lot by 1896 (NYCTR). Renting at this address in 1900 were John Bukrandorf, a shoe manufacturer from Germany, and his wife and six children (1900 FC).

A cinder-block extension appears to cover the yard of the building now standing on the lot, reducing but not necessarily eliminating its archaeological potential.

1138 Washington Avenue (RTA 13; Exhibit 25)

Frederick Hackman, a tailor (MD 1869), bought this property in 1849 from Adolph Naumann, the original owner (LD 1849 28:244). Hackman, and presumably his family, were in residence by 1853 (MD 1853). While it has been altered, his large frame house is in surprisingly good repair, and, like other early Morrisania Village houses, it is a tall, narrow building with a peaked roof. The building is set back from the street approximately 20 ft., and map information indicates that no construction has occurred in the side or rear yards of this property. Although the backyard was somewhat cluttered when seen in March, 1991, it was cleaner on the January, 1992, visits.

By 1860, Hackman had died, leaving a widow, Mary (nee Hartmann), and three young children, Sophia, Henry, and Mary; this family is on the census with two tenant households. By 1861, Mary had married another tailor, Henry Rottger. Rottger bought the house and lot from Hackman's executor, Ernst Henry Hartmann, who may have been Mary's brother (LD 1861 95:455). Mary and Henry Rottger had a daughter, Elizabeth, and are found on the 1870 census with their combined

family, although Sophia is not listed. There was also a tenant family, that of Benjamin Westervelt, a carriage trimmer, and his wife. Young Henry and Mary Hackman received title from their step-father, Henry Rottger, in 1879 (LD 1879 1485:142), perhaps the year of his death, as he is not on the 1880 census with his wife and family. In 1900, Mary's three children continued to share the house; Henry C. Hackman was a painter, Mary Hackman was keeping house, and Elizabeth Rottger was a school teacher.



**25** The home of Frederick Hackman by 1853, this building at 1138 Washington Ave. (RTA 13; arrow) was then occupied by his widow and her second husband, Henry Rottger, a tailor. (photo: Geismar 3/1991)

1146-1148 Washington Avenue (RTA 14) \*

This double lot was sold by the original owner, William Lord, Jr., a New York City printer, to Charles Yarwood, of New York City (LD 1848 28:75). Yarwood sold to Frederick Hackman in 1849 (LD 28 1849:235). By 1860, there was a double building on the lot which then belonged to "J. R." (Beers 1860); this is John Reinkin, a grocer, whose home and grocery were across the avenue on the southwest corner of Washington and East 167th Street (WD 1869; FC



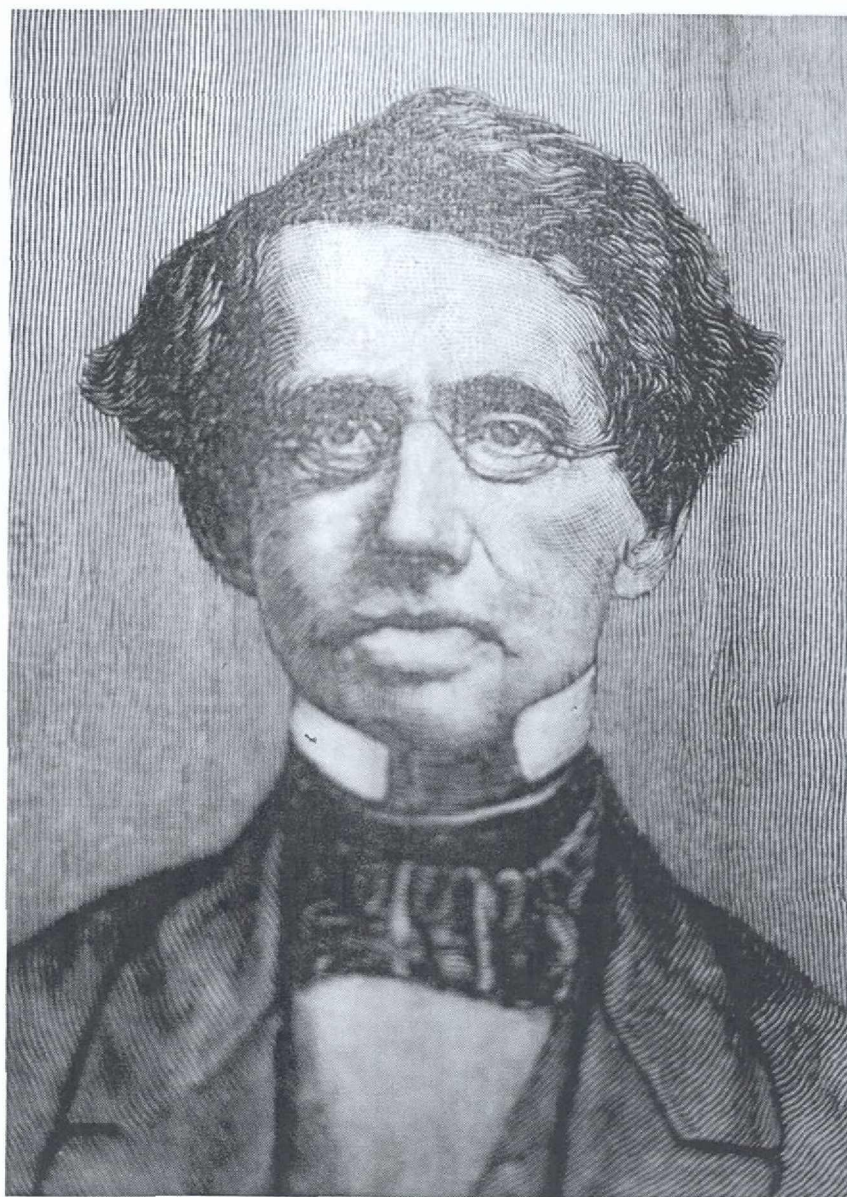
1870). Reinkin had built a large (40 ft. by 30 ft.) barn on the lot by 1875 (NYCTR; see Bromley and Robinson 1879, Exhibit 27). In 1885, the building is described as a stable on the tax record. By 1890, a two-story, 20 ft. by 30 ft. house stood on the property. In 1900, 1148 Washington Avenue was rented by Charles Diehl, a highway foreman born in New York, his wife, Caroline, their son, John, a collector, and his wife, Annie. Map information does not document any further lot development, but since this lot was not originally a house site, its archaeological potential is questionable.

BLOCK 2385: between 939-985 Washington Avenue, 940-980 Brook Avenue, 451-457 East 163rd, and 422-460 East 164th Streets.

456-464 Brook Avenue (RTA 15)

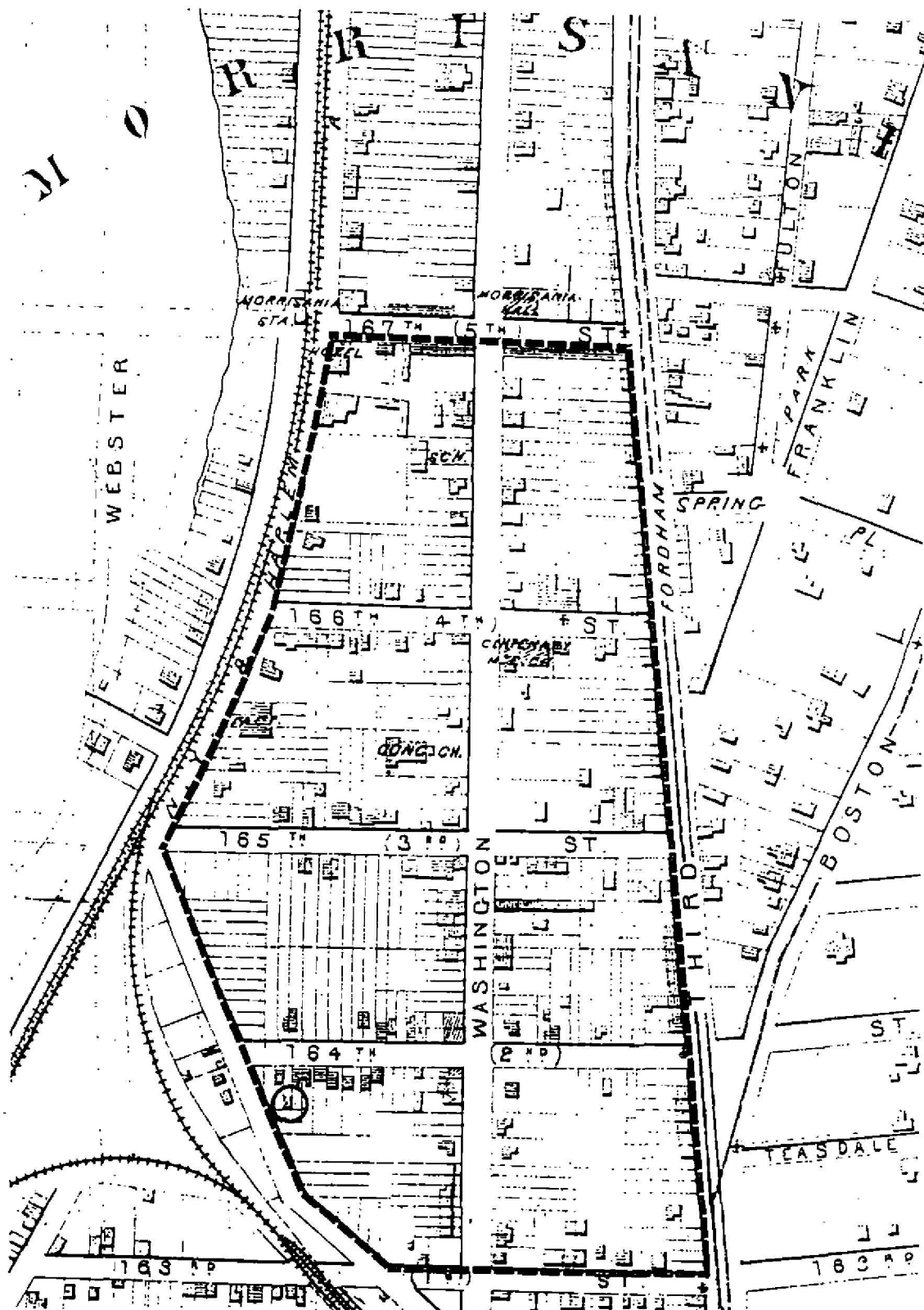
At this writing, the irregular lot at 456-464 Brook Avenue, comprising about one quarter of the block on the southwest side, is partly covered by a one-story garage and storage structure built in about 1924. Because this building has only a 4-ft. basement (New Building Application [hereafter NBA] 1714/1924), subsurface yard features may remain that relate to the house site of one of Morrisania's most prominent early citizens, Chauncey Smith who has been mentioned earlier (Exhibit 26).

Smith, a graduate of the prestigious Bedford Academy in Bedford, New York, was a respected attorney (Scharf 1886:566). He established a local law practice in 1853 that continued until 1877 (MD; NYCD misc.). Prior to this, Smith practiced law in White Plains, where he was Westchester County Clerk in 1847, and the



**26** Chauncey Smith, a prominent Morrisania lawyer who owned 456-464 Brook Ave. (RTA 15) beginning in 1856. After Smith died in 1885, the property remained in his family through at least 1900. (photo copied from Scharf 1886: 565)





----- project site  
○ stable 430 East 164th Street

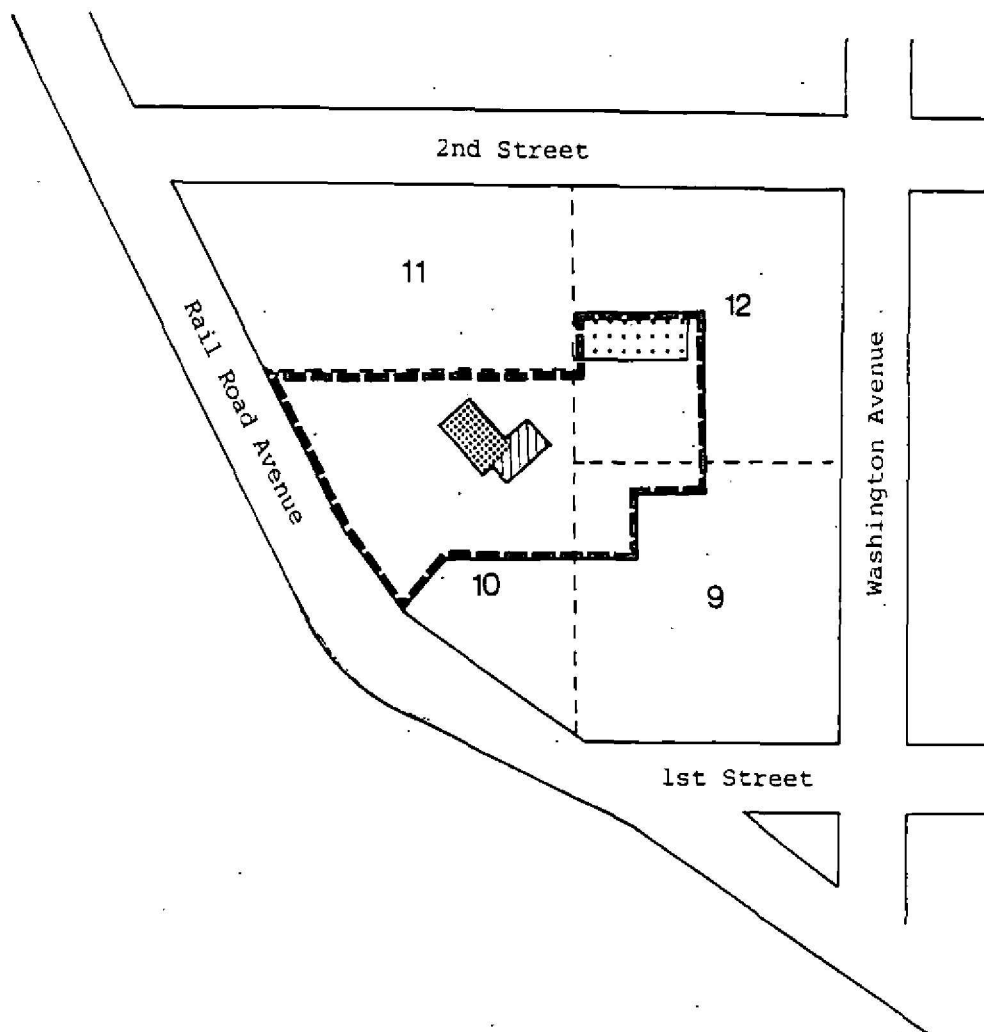
0 200  
ft.

appointment officer for Sing Sing Prison in 1847-1848 (Scharf 1886: 567). In his History of Westchester (1886), Scharf describes Smith as follows:

an old-school type Christian gentleman, highly respected in all the walks of life....active in the true interests of the society and community in which he lived. He was intimately acquainted with and highly respected by men connected with the growth and prosperity of Morrisania. He was of a naturally retiring disposition and although often urged to accept public office, he refused (Scharf 1886:567).

In addition to his other accomplishments, Smith annotated Caldwell's Treatise on the Law of Arbitration (published in 1853) and coauthored a text on the Law of Railways (published in 1854) as well as contributing to other works. Nine volumes of his papers, donated by his son, William Stebbins Smith, are in the collection of the New York Historical Society.

Smith's house lot in Morrisania (Lot 10) was originally owned by Winfield Moody, a New York City grocer (LD 1848 26:231; see Table 2). Moody sold a large irregular lot in the southern part of Block 2385 in 1850 to Louis Ingersoll, a New York City chair manufacturer (LD 1850 310:299). Ingersoll presumably built his house on the lot and was in residence by 1853 (MD 1853). In 1854, he sold the house and lot to Joseph A. Woolf (LD 1854 574:157), and in 1856 Smith purchased the property from Woolf (LD 1856 69:54). Smith's purchase included the house shown on Conner's 1853 map (see Exhibit 12) as well as a carriage house and barn documented on a deed-map executed for the Ingersoll-Woolf transaction (Exhibit 28). These transactions and the Conner map date construction of the house-complex between 1850 and 1853 or 1854.



- property line
- ..... barn/stable
- XXXXXX house structure
- ||||| "L" extension not shown on 1860 Beers

no scale



According to a later alteration plan (see below), the house on Smith's new land was a two-story frame structure with a peaked roof. The schematic rendering of the house on the 1860 Beers map does not include a southeast wing shown on the above-mentioned Ingersoll-Woolf map; nor does it show the outbuildings--a carriage house and barn (see Exhibit 28).

In 1859, Smith enlarged his lot by purchasing additional property from Ingersoll (LD 1859 85:305), and seventeen years later, in 1876, he expanded the original house, already large by Morrisania standards, by adding another two-story wing (Alteration Application 818/1876). The building application for this alteration describes an existing wooden dwelling with a shingled, peaked roof; the architect's rendering of the proposed alteration is drawn by Alexander Campbell, and shows a porch with wooden "ginger-bread" trim and a peaked-roof detail (Exhibit 29).

Chauncey Smith and his family continued to occupy the house throughout the nineteenth century. At the time of the 1860 census, he was living with his wife, Hannah (nee Horton) and four children, Elizabeth, Amelia, the above-mentioned William Stebbins, and Sarah, as well as two female servants, and a Methodist Episcopal clergyman whose name is illegible in the census record.

In 1870, Hannah Smith's mother, Harriet Horton, was in the household, as was a Henry B. Fowler, a young real estate broker who was probably a relative, since Fowler was Hannah's mother's maiden



name (Scharf 1886:566). Also in the household was Fowler's wife and one female Irish servant (Smith's household is one of the few in the project area where servants are documented on the 1860 and 1870 censuses).

By 1880, the Smiths shared their home with their son, William Stebbins Smith, and his wife, Lillian (FC). He was a graduate of Columbia College Law School, and was admitted to the bar in 1871 (Scharf 1886:567); like his father, he was a practicing attorney. The Fowlers are still documented in the household on this census, and one of Chauncey and Hannah Smith's daughters, Sarah, remained at home; there was also one Irish domestic and an Elizabeth Fisher whose occupation and relationship are unspecified.

After suffering a paralytic stroke in 1877, Smith retired from law practice and died on December 25, 1883 (Scharf 1886:567). He was buried from the Centenary Methodist Episcopal Church at the corner of 166th Street and Washington Avenue (New York Times 1883), the now-vacant church that still stands just a few blocks from his home.

Although the 1900 census report was not found for Smith's address, directories and other records show that William Stebbins Smith continued to live in his parents' home through 1900. Because the storage facility built over the Smith house complex in 1924 has such a shallow basement, there is potential for finding archaeological evidence of Smith's house and his occupation.



432, 436, 438, 440, and 442 East 164th Street (RTA 16-20)

Dwellings stood on these lots by 1860. By 1919, three one-story structures had been built at the rear of the backyards of 432 and 436. By 1951, a loading platform for a wholesale grocery warehouse extended across the rear of all five backyards (Sanborn 1909-1951), but yard features associated with the early houses may be preserved beneath this platform site; all the lots are now vacant.

According to Bronx conveyance records, Frederick Ford bought these undeveloped lots in 1850 from the original purchaser, Samuel E. Tompkins (LD 28 1850:466, 488; see also Table 2). Ford, an ivory-turner who lived on East 167th Street near the Morrisania Depot (MD 1853), appears to have been a developer who owned several properties in the Village. He began to sell those on East 164th Street in 1851. Unfortunately, subsequent conveyances have not been located.

The 1860 Beers map notes "Bennett" as the owner of 432 East 164th Street (RTA 16); this is confirmed by the earliest available New York City Tax record from 1875, which records that B. Bennett owned a double lot with a house at number 432 (a stable stood next door at the rear of 430 [see Exhibit 27], but it is not one of the flagged sites). Eli Bennett, a laborer who lived on "2nd [164th Street] n[ear] R. R. av" (WD 1869), presumably lived at No. 432, the house nearest the corner on the 1860 Beers map. Bennett also owned the lots between his house and the corner according to Beers (see Exhibit 16a). Little has been learned about the Bennetts who continued to own No. 432 through 1896, but the property appears to be rented out since they are not found on censuses for this block.

Elizabeth Gallahue bought 436 East 165th Street (RTA 17) from Eli and Emma Bennett in 1869 (LD 1869 158:253). The deed stipulates that this building should not be moved or removed in a manner that would damage the building at No. 432 (the house that the Bennetts still owned). N. C. Gallahue was listed as the owner by 1875 (NYCTR), but is not found in directories or census records, and it appears likely that the Gallahues continued to live in Riverdale, their place of residence at the time of purchase. Like its neighbor, 436 East 164th Street was a rental property.

John Ward, a New York City fireman and the next owner, first lists this as his home address in 1881, and continues to live there with his family through 1900 (NYCD 1881-1900; NYCTR).

John Ernst, a cooper, was the owner of buildings at 438 and 440 East 164th Street (RTA 18 and 19) as early as 1860 (Beers 1860; NYCTR). Ernst was from Germany and his wife, Sarah, from Ireland. They occupied No. 440 and were long-term residents on the block (but are not listed in the 1869 WD). Their son, John, who was a bookkeeper, continued to live in the house until 1898 (NYCD). Number 438 was presumably a rental property, but since there are no house numbers in the census reports, the identity of tenants could not be established.

The initials "P. K." appear at 442 East 164th Street (RTA 20) on the Beers map and probably refer to Phillip Knoblock, whose ownership is confirmed by the tax record in 1875. However, no

Knoblocks were found on the census until 1880, when the house was occupied by Mary Ann Knoblock, a widow, who may have been in straightened circumstances. Mary Ann worked as a tailoress, while her three teenaged children were also employed: Phillip (nineteen) was a candy maker, Bernhard (sixteen) was a cigar maker, and Mary (thirteen) was a fan maker. In the 1885 New York City Directory, Mary Ann is listed at the address as the widow of Phillip Knoblock. There is a Phillip Knoblock, who was a peddler, listed for many years at East 155th Street and Elton Streets, but he continues to be listed after 1885 and cannot have been Mary Ann's husband (NYCD).

949 and 951 Washington Avenue (RTA 21 and 22;\* Exhibit 30)

Construction on these now-vacant lots, which included tenements, does not appear to have affected rear portions of yards of former 1860 houses, but this is a question. John Ridley, a New York City "gentleman," was the original 1848 owner of a double lot at 949-951 Washington (LD 26:359). By 1860, the property appears to have belonged to James Y. Gillespie according to the 1860 Beers map. Gillespie is listed at this address 1869 Westchester Directory (at what is now 949 Washington Avenue). The 1870 census documents Gillespie and his wife, Charlotte. Gillespie, sixty-seven in that year, was born in New York State and was a tobacconist.

By 1875, lots at 949-951 Washington Avenue, a 75 ft. frontage, belonged to John Dworak, a cigar maker who lived on Third Avenue at East 166th Street (NYCTR; MD 1869). A house stood at number 949 and by 1885 there was a stable at number 951, a lot which had

previously been vacant (NYCTR). By 1890, the lots had been bought by Henry Ruhl, a physician who owned other property in Morrisania. Ruhl lived on East 164th Street, west of the project area (NYCD). A 1900 census listing was not found for this block, and the tenements noted above were constructed sometime between 1902 and 1919 (Sanborn 1903-1919).



30 This large vacant lot is 949-951 Washington Ave., the site of James Y. Gillespie's house in 1860 (RTA 21-22). Soon after the turn of the century, tenements were built on the site, but the rear yards seem to be intact. (photo: Geismar 1/1992)

973 Washington Avenue (RTA 23;\* Exhibit 31)

The house shown at this address on the 1860 Beers map still stands. Nicholas McGraw, the original 1848 owner (LD 26:343), was a cabinetmaker who lived, and owned several properties, at Rail Road Avenue and East 167th Street, including Morrisania Hall (MD 1853; Beers 1860). By 1875, his Washington Avenue lot was owned by G. L. Hasty (NYCTR), but no further information has been found about Hasty or about how the lot was used. By 1890, Sarah E. Wales was the owner (NYCTR).

A one-story shed has stood behind the house since the first half of the twentieth century, and other similar buildings are

documented (Sanborn 1909-1951). Although they do not negate the lot's archaeological potential, they do decrease its possible sensitivity. ? how



31 973 Washington Ave. (RTA 23), a tenant house since at least 1860. A 1-story extension is located behind the structure, but it is possible that yard features still remain (photo: Geismar 1/1992)

BLOCK 2386: between 986-1014 Brook Avenue, 987-1031 Washington Avenue, 421-459 East 164th, and 408-460 East 165th Streets.

997-999 Washington Avenue (RTA 24; Exhibit 32)

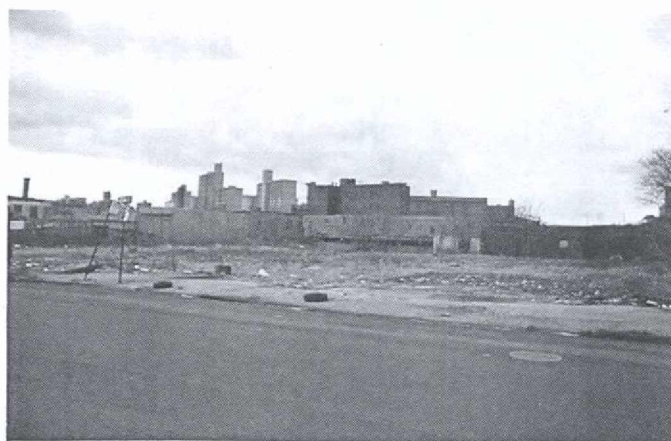
James Cooper, a carpenter and the first owner of this property, was an original investor in Morrisania Village who sold most of his land purchases to others. Cooper appears not to have lived in Morrisania, as he is not listed in Morrisania Directories or in census records.

At this address in 1860 was a double house, probably of frame construction, owned by John Spaights (Beers 1860; NYCTR). This and neighboring lots are now vacant. James Cooper and his wife, Susan, sold the property to Spaights in 1859 (LD 1859 86:331). Spaights--whose name is variously spelled as Speights, Spaight, Spaeth, and



Spath--was a music teacher whose family continued to occupy the property throughout the nineteenth century.

In 1860, Spaight appears alone on the census record, but by 1870 he is living with his wife, Anna, who was twenty-six years younger than he, and the couple's three small children. The elder Spaight was both born in Bavaria. By 1900, Anna was a widow who shared the house with a German-born carpenter, Henry Schefer, and his wife, and six children (FC 1900). Sometime after 1919, the double structure was demolished, and the lots appear to have been vacant since at least 1951 (Sanborn 1902-1919, 1909-1951).



**32** 997-999, 1001, and 1009 Washington Ave., on the west side of the street. 997-999 (RTA 24) is a double lot that was occupied by John Spaight through the last half of the nineteenth century. 1001 (RTA 25) was the home of J. Anderson, a grocer, and 1009 (RTA 26) in the 1880s was the home of William O. Stoddard, an author (photo: 1/1992)

1001 Washington Avenue (RTA 25; see Exhibit 32)

James and Susan Cooper were also the original owners of this property in 1848 (LD 26:277). The lot is Labeled "J. A." on the 1860 Beers map and was bought from the Coopers by Alice Anderson in 1851 (LD 1851 34:78). According to the 1853 Morrisania Directory, John

[?] Anderson, a grocer, was at this location in 1853. There is a J. Anderson indicated on the 1861 lithograph of Morrisania Village (see No. 15 on Exhibit 15), but whether this is John or James is unknown. James Anderson and his wife, Alice, both born in Ireland, appear on the 1860 census with their five children, and James is also listed in the 1869 Westchester Directory, but the family appear to have moved by 1870 (FC). Alice Anderson retained ownership through at least 1896 (NYCTR), and the building may have been occupied by tenants through the remainder of the century. In 1900, five families of German origin were living in what appears to be a three-story, multiple-family dwelling (Sanborn 1903-1919) that replaced the smaller, two-story house built by 1853, but the rear of the original backyard may still have features related to the earlier structure.

1009 Washington (RTA 26; see Exhibit 32)

A house was built on this lot by 1860 that, again, originally belonged to James Cooper. Cooper retained this double lot while selling others (see above) and although he does not appear to have occupied the house, his name continues on the tax record through 1896.

In 1880 and through 1886, the building was occupied by William O[sborn] Stoddard, who listed his occupation as "author" on the 1880 census, his wife, and four young children (FC 1880; NYCD). Stoddard wrote numerous biographical and fictional accounts of American history and patriotism for boys. Among them were Dan Monroe; A Story of Bunker Hill and Crowded Out o' the Crofield; or the Boy Who Made His

Way. Abraham Lincoln: The True Story of a Great Life, a biography published in 1885, was probably written while Stoddard lived at 1009 Washington Avenue.

Also living in the house in 1880 was a James M. Cooper, aged thirty, with his wife, Nancie, an infant son and an eight-year-old adopted daughter. Cooper lists himself as "Collector in General" (FC 1880). Possibly this James Cooper was related to the owner and may be the James M. Cooper listed in the 1875 New York City Directory as a collector at 245 Broadway (no home address given). Whatever their relationship to the owner, the James Coopers were no longer at the address by 1885 (NYCD). In 1900, five families, a total of eighteen people, were living in the building (FC). The house was demolished after 1951 (Sanborn 1909-1951), and the lot appears to have remained vacant.

1013 Washington Avenue (RTA 27)

The original 1848 conveyance for this lot was not found, but the first owner may have been George Horn, a barber and tavernkeeper at the corner of Washington and East 166th Street, whose name appears on other conveyances for original Lot 21 (see Exhibit 16a). There was a store on the lot by 1860 (Beers 1860), probably a wooden structure. According to the census, the building's 1860 occupant may have been Henry Banning, a German-born shoemaker and his family. A John George Kempf, elsewhere on the block in 1853 (MD 1853) and 1860 (FC 1860), was the owner/occupant by 1868 (LD 1868 143:219; MD 1869). Kempf's name is spelled variously and creatively in many documents.

By 1870, Bavarian-born Kempf, now a grocer, was living at 1013 Washington Avenue with his wife, Catherine, and their five children, as well as two other families. Three Kempf grandchildren, Annie and Georgina Wheeler, and George Kempf, were living with the couple in 1880 (FC). By 1900, Catherine was a widow living with George Wheeler, who worked as a servant, and his small son, who may have been Catherine's grandson and his child--her great-grandson. A young laborer from Ireland, William Cotton, and his wife, also lived in the building (FC). This is now a vacant lot, and its rear portion may contain yard features associated with the house shown on the 1860 map.

437 East 164th Street (RTA 28; Exhibit 33)

According to Beers (1860) and later tax records, John Walters owned a house on this lot by 1860. By 1890, the owner appears to be Albert G. Warner, but no information about these owners was found. This is now a vacant lot, and, again, portions of the yard may contain features associated with the house shown on the 1860 map.



**33** View looking east from the yard of 437 E. 164th St. (RTA 28) to 441 E. 164th St. (RTA 29), the former a vacant lot, the latter where a house still stands. Note the yard clutter. (photo: Geismar 1/1992)



441 East 164th Street (RTA 29; see Exhibit 33)

James and Susan Cooper were also the original 1848 owners of this lot, and they sold to Valentine Boyd in 1849 (LD 1849 28:286). William H. Stoddard bought from Boyd in 1850 (LD 1850 28:284), and was living on the property by 1853 (MD). Stoddard was a pattern maker (not be confused with William O. Stoddard, the author mentioned above). He and his wife shared their home with their several children, including their married son, William H. Stoddard [Jr.] and his family. The younger William H. was a carpenter.

After William, Sr., died in about 1863, the property was sold to Sarah S. Sprague. Her husband, Valentine, was a moulding maker who had his business on Rivington Street in New York City (NYCD misc.). The Spragues appear to have occupied the property through at least 1885 according to directory and tax record information. By 1890, Albert G. Warner was the owner (NYCTR). The rear portion of the backyard of this property may contain features associated with the former house structure.

443 East 164th Street (RTA 30)\*

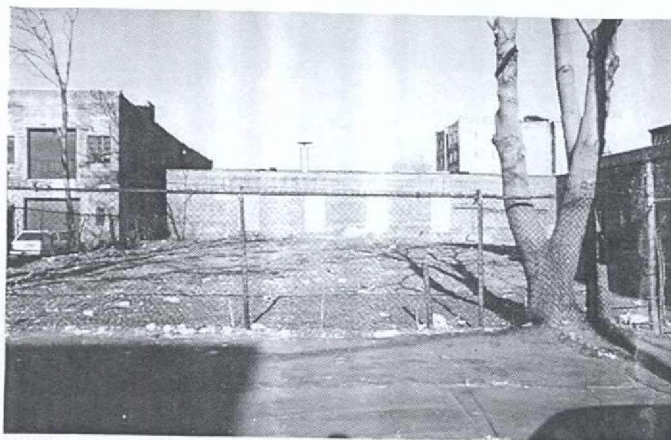
By 1860, this property was owned by James Hart, and according to the 1860 Beers map, a house stood on the site. Charlotte Hart continued as the owner of record through 1885 (NYCTR), but no further information was found regarding the Harts. By 1890, Albert G. Warner was the owner (NYCTR). A one-story mineral water factory is documented on the lot by 1902 (Sanborn 1890-1902); consequently this lot is of questionable sensitivity, but remnants of yard features associated with the 1860 house structure may remain.



BLOCK 2387: between 3360-3384 Brook Avenue, 1037-1085 Washington Avenue, 419-451 East 165th, and 420-452 East 166th Streets.

439 East 165th Street (RTA 31; Exhibit 34)

A frame building stood at this address by 1860 (Beers 1860). According to the first available New York City tax record, this lot belonged to J. J. Redmond by 1875, but information concerning him remained elusive. In 1900, the house was occupied by two tenant families. One of them was headed by B. Martin, an engineer born in New York, who lived with his wife and adult son; the other was an unmarried woman, Edna Black, and her two brothers--Joseph, a contractor, and John--who were from Scotland. The building was still standing in 1951 (Sanborn 1909-1951), and the vacant lot appears relatively undisturbed.



**34** 439 (RTA 31) and 441 (RTA 32) E. 165th St., a vacant lot that was the site of two rental properties throughout the nineteenth century. (photo: Geismar 1/1992)

441 East 165th Street (RTA 32; see Exhibit 34)

This property is labeled "L. Falk" on the 1860 Beers map. It may have belonged to Louis Falk, but, as noted earlier, at the time Louis was a twenty-two-year-old carpenter who lived with his eighteen-year-old wife, Margaret, in his father's house on Washington

Avenue. A sixty-six year-old woman, whose last name is illegible but who may have been Margaret's mother, also lived with them (FC). Louis's youth and situation suggest that the 1860 Beers map may have been up-dated during the decade, but this is a question. As mentioned previously, he later, he listed himself in the directories as an architect and builder. By 1884, Louis had his home and office on East 165th Street near Third Avenue, where his sash and blind factory was later located (NYCD, NYCTR, Sanborn 1902; see RTA 6, 7, 8).

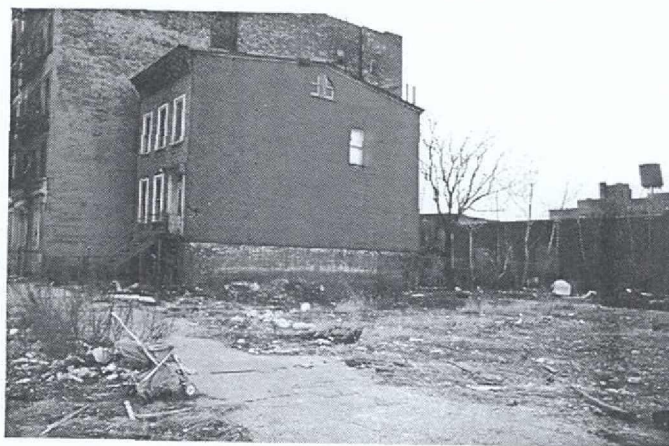
By 1875, the house and lot were owned by Sarah Mills (NYCTR). Sarah was the wife of John Mills, a blacksmith living at the corner of Third Avenue and East 165th Street (FC 1860). A. Schaeffer was the owner in 1885 (NYCTR); by 1890 through 1896, Catherine Timon held title. The houses at 439 and 441 were rental properties throughout the nineteenth century, but the 1900 census entry for this address is unreadable. Occupancy on other census reports for 439-441 East 165th Street were unclear, and like its neighbor at 439, 441 East 165th Street is now a vacant lot.

1079 Washington Avenue (RTA 33; Exhibit 35)

The original owner, Alexander Middleton (see Table 2), sold this property to William Webster in 1850 (LD 1850 30:182). Webster was a carpenter from New York at the time of his purchase and was listed in the Morrisania Directory in 1853. In 1860, William and his wife, Jane, had four children, and he gave his occupation as "agent" (FC 1860). By 1870, he is listed in the census as an "inventor." Later New York City Directory listings indicate that he was a dealer



in wrenches, and still later list him as "Pres. Tryon row," whatever that means. His sons, William, Jr., and Joseph, were clerks by 1870 (MD 1869; FC 1870). William, Sr., (or perhaps his son, William, Jr.) was the owner of record through 1896 (NYCTR). The two-story dwelling still stands on its lot, and its neat yard appears to have remained undisturbed over time.



35 William Webster's house at 1079 Washington Ave. (RTA 33) throughout the second half of the nineteenth century. The yard appears completely intact. (photo: Geismar 1/1992)

Block 2388: between 3370-3440 Brook Avenue, 1091-1143 Washington Avenue, 401-437 East 166th, and 420-440 East 167th Streets.

453 East 166th Street (RTA 34; Exhibit 36)

Charles Spaights, a tobacconist from New York City, bought this lot in 1850, from its original owner, Edward Spinning (LD 1850 38:21). Spaights owned all of the northern block-front of East 166th Street between Rail Road and Washington Avenues and had his home at the corner of Rail Road Avenue and East 166th Street in 1853 (MD). By 1860, according to Beers (1860), J. Spaeth [sic] owned the

property; this was John Spath [sic] according to New York City tax records (through 1896) and may be the music teacher who lived on Washington Avenue near East 164th Street (see RTA 24). However, taking into account the variety of spellings found for this surname, this is questionable since there were several other Spaeths living in Morrisania Village; for example, John A. Speights, a merchant, lived at Washington Avenue near East 170th Street (MD 1869).

Tax records show that John Spaeth owned a 58-ft. frontage at 449-453 166th Street (NYCTR). By 1860, there was a house on the lot at number 453, and between 1875 and 1885, houses had also been built at 449-451 East 166th Street (NYCTR). These may have been rented throughout the remainder of the nineteenth century, but census reports do not offer any clarification. By 1900, 453 East 166th Street was owned and occupied by G. H. Daam, a baker born in New York, who lived there with his wife and two children (FC).

The yard of this now-vacant lot does not appear to have been developed.



**36** The vacant lot to the right of the double building is 453 E. 166th St. (RTA 34), a rental property throughout the second half of the nineteenth century that belonged to the Spaights family. The double house to the left was built by the Spaights family, but it is not as old as the demolished structure. (photo: Geismar 1/1992)

1097 Washington Avenue (RTA 35)

This lot does not appear to have been developed after construction of a shoe store by 1860. James B. Brown and/or members of his family are found on census records from 1860 to 1880, and the first available tax record (NYTR 1875) confirms Brown's ownership through 1875. Brown, a shoemaker, was born in England. In 1860, he appears to live in the household of Andrew Schutzla (?), a tailor, and his wife, but this may have been an error on the part of the census taker who seems to have misplaced several households on the census. It is more likely that Brown lived with English-born Frances Brown also on the census who, although listed in a separate household and dwelling, appear to be his wife (FC); several other families may also have been in this household, but this, too, is a question.

Brown's two-story building measured only 20 by 25 ft. and possibly had a shoe store on the first floor. It seems likely that one or more families associated with Brown's household actually may have lived in neighboring houses rented from Captain Edmund Hammond, the owner of 1099-1105 Washington Avenue.

The 1870 census again lists James, but he was then living with his thirty-year-old son, George J., a carriagemaker; neither man appears to be married. Also included in the household are a mariner, David Kohler, and his wife, Elizabeth, and their seven-year-old daughter, Caroline; Arthur Stephenson, a physician, and his wife; and fifty-year-old Caroline D--(illgible). The next two houses on the census were apparently vacant, followed by one occupied by the Rickersfelts, who lived at 1109 Washington (see RTA 37 below).



In 1880, James Brown is not found on the census, but his son, George, is living with a large family that included a wife, children, and a mother-in-law listed as a boarder. Other families may also occupy this dwelling, and it is possible that eleven people were living under one roof if the census report is accurate.

George and his wife, Elizabeth, had five daughters (two with the surname Bell) and a step-daughter, Mabel Clark (the Bell girls and Mabel Clark may be children from Mrs. Brown's previous marriages). While Mrs. Brown's mother, Ann Blenkhorn, was a boarder in the Brown household, a Christopher George Blenkhorn, her mother's husband and presumably Mrs. Brown's father, appears to live next door. It is possible this is yet another mistake on the part of the census taker. By 1882, the George Browns had moved to another Morrisania address (NYCD).

The tax record lists the property in J. B. Brown's name through 1890, but by 1896 the owner is listed as "unknown."

1099 Washington Avenue (RTA 36)

The adjacent lots at 1099-1105 Washington belonged to "Capt. E. Hammond" by 1860, according to the Beers map, although the deed that documents his purchase has not been found. Edmund Hammond, who lived north of the project site at Fulton and 169th Street, and later at 1581 Washington Avenue, was a seaman according to the directories. He may have leased the house at 1099 Washington Avenue to some of those listed in the George Brown household since there is a question

about where they actually lived (see above). Hammond was listed as the owner in the tax record through 1890, but by 1896 the owner is "unknown." Apartment buildings were later built on Hammond's lots at 1003-1005 Washington Avenue, but 1099 Washington appears to have been relatively undeveloped according to map information.

1107-1109 Washington Avenue (RTA 37)

This lot is identified on the 1860 Beers map as belonging to "Rickersfelt." The map indicates a building that straddled lots marked (b) and (c) was at least in part the home of August Rickersfelt, a tobacconist born in Prussia (FC 1870). He was not found on the 1860 census, but according to the 1870 report he lived here with his wife, Mary, his daughter, Maya, and a fourteen-year-old niece, Anna Sweitdrink. In 1873, the Rickersfelts sold their property to Mary M. Kerker, of New York City (LD 1873 192:47).

By 1885, the owner was Edmund Hammond, who, as noted above, also owned property at 1099-1105 Washington Avenue. By now, what was a two-story building had become a three-story structure, 22 by 30 ft. (NYCTR 1885), a large house by Morrisania standards. In the same year, Charles Kirk first lists himself at this address in the directories, and the 1890 tax record confirms his ownership. Charles was the son of Edward Kirk, the dry goods merchant who owned other properties cited in this report, and he lists his business as "stoves" on Third Avenue near East 166th Street in most documents.

Charles appears in the 1900 census with his wife, Frances, and his son, Charles [Jr.], a salesman. He had built a stable on the

rear of his lot at 1107 Washington by 1896 (NYCTR). According to later Sanborn maps, no further construction occurred on the lot at number 1109, although a twentieth-century storage shed covered the site of the stable next door at least through 1951 (Sanborn 1909-1951).

1135 Washington Avenue (RTA 38)

The first owner of this lot was Thomas Dodsworth (LD 1848 26:195) followed by Anton Kaess (LD 1850 30:456), and John Irwin (LD 1851 36:465); according to the Beers map, a store had been built by 1860. In 1870, the building may have been tenanted by the family of William Fechner, a German-language teacher (FC 1870). Ellen Dungan, about whom no further information has been found, owned it by 1875 (NYCTR 1875). In 1880, the tenants appear to be the family of John Reader, a bookkeeper (FC 1880).

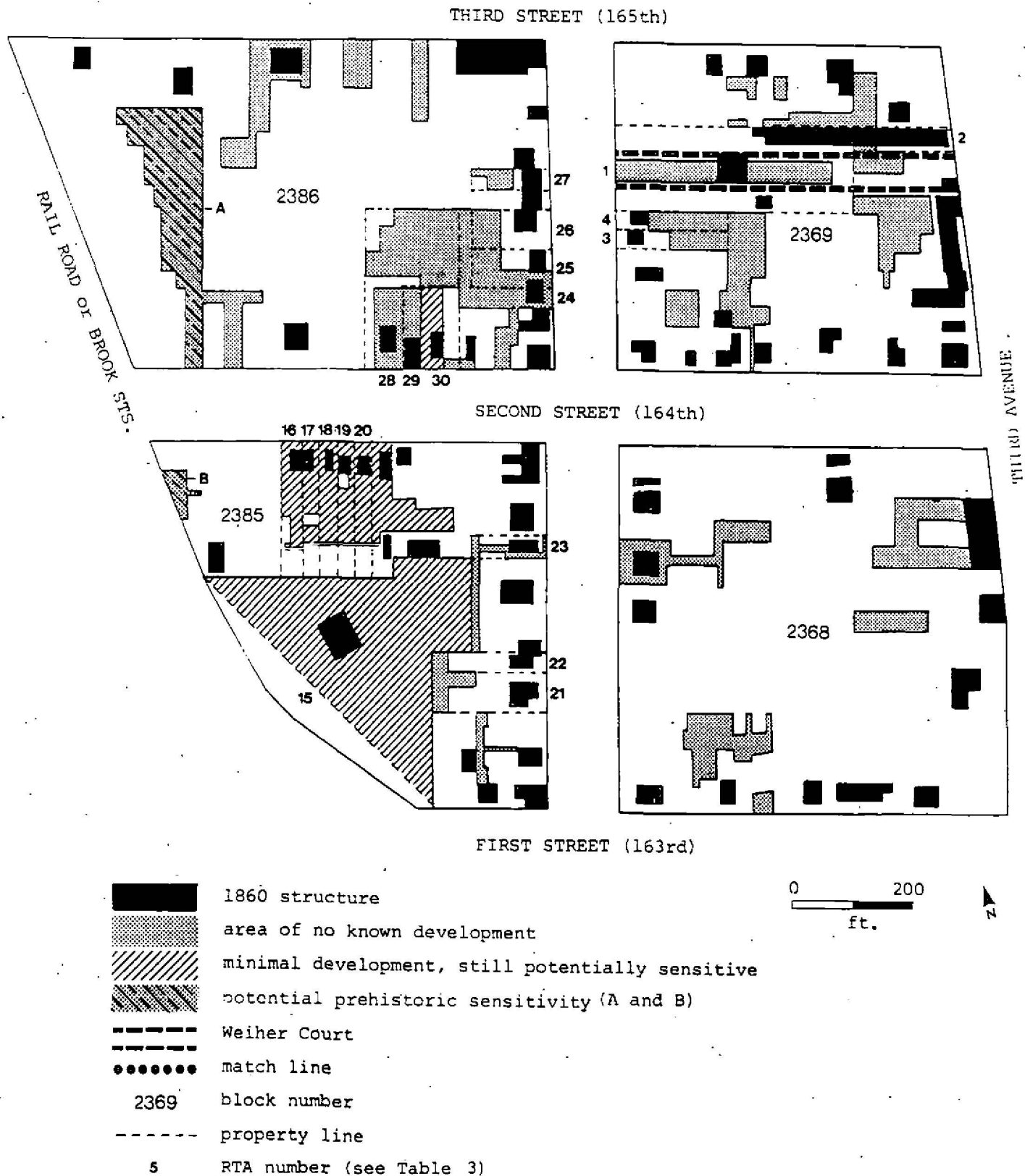
A family named Engleholm seems to occupy the building by 1884 and remain through 1900; Hannibal Engelholm [sic], an upholsterer, was listed at 1137 Washington Avenue in the 1884 New York City Directory, and F. Englehorn (sic) is the owner of record in 1890 (NYCTR). In 1900, an "Angleholm" family is listed at 1135 Washington Avenue on the census (the 1896 tax record lists Engleholm's lot as 1137, but this appears to be an error). According to the census, the family included a widow, whose given name is indecipherable, with her four children: Ferdinand (a plumber); Helen; Hannibal; and Howard. The lot is now vacant, and no development that would have caused disturbance to the yard is documented.

There are thirty-eight historic-era properties within the project area that may have archaeological potential based on this assessment (see Table 3 and Exhibit 37a and 37b for Recommended Test Areas). Although prehistoric sites are more problematic, at least two sections of the project area's southeastern portion may be potentially significant (see Exhibit 37a).

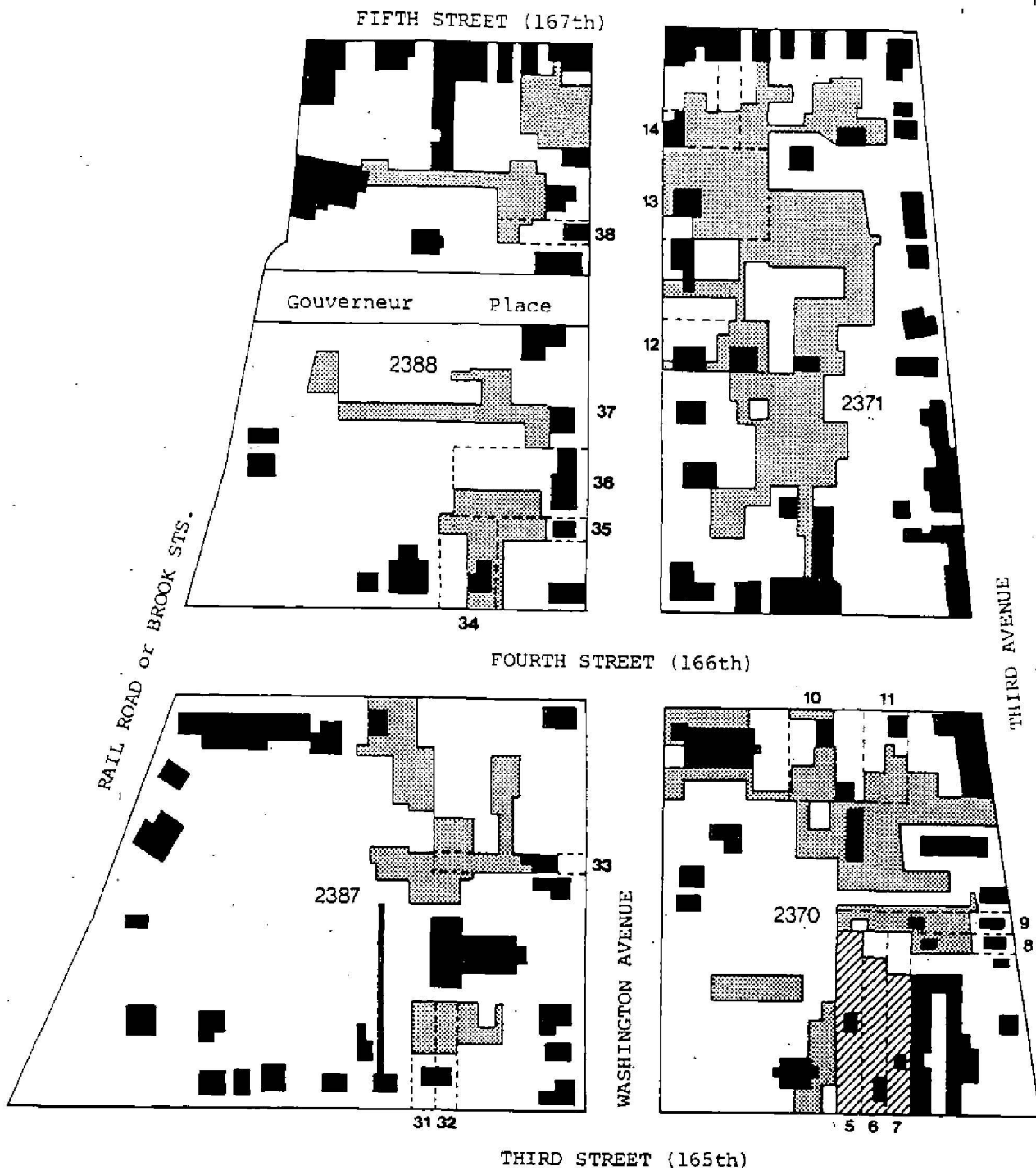
#### INDUSTRY IN MORRISANIA (1848 through mid-twentieth century)

From its inception, New Morrisania Village was a settlement of mixed residential/industrial use. Many of its early settlers combined homes and businesses on the same premises, or practiced their professions or crafts a few short blocks from their homes.

The pattern of living and working in the same close-knit community was long established in American cities and towns. The traditional American dinner hour was noontime, and bankers and plasterers alike walked home from work to have the midday meal, the principal meal of the day, at home with their families (e.g., Wall 1987). In the project area, artisans such as Joseph Heckel, Joseph S. Ives, James Cooper, and Christopher Hellmuth had their shops and homes on the same property (see Exhibit 14). Joseph Hefe's floral greenhouses were behind his home and shop on Third Avenue (see Exhibit 16b). Lawyer Chauncey Smith had about a one-block walk to his office in the McGraw Building near the depot (MD 1853), while Edward Kirk probably lived and worked in the same building or in separate buildings on the same lot.







- 1860 structure
- area of no known development
- minimal development, still potentially sensitive
- match line
- 2371 block number
- property line
- 12 RTA number (see Table 3)

0 200  
ft.



Four factories are found in the project area on the 1860 Beers map: Joseph Wragg's ropewalk and another ropewalk whose owner has not been identified; Louis Falk's sash and blind factory; and Joseph Mohring's segar factory (see Exhibit 14 and Table 4). The owners of the three named businesses were long-term residents in the village.

Later in the nineteenth century, there was a growing trend toward separation of the home and the work place (Wall 1987). From its inception, Morrisania defined itself as a community for commuters. By the mid-nineteenth century, New York City was expanding rapidly and bedroom communities were springing up on the outskirts, attracting homeowners with promises of salubrious country air, low taxes and affordable real estate prices, within easy commuting distance of the city (e.g., MD 1853:publisher's introduction). As noted earlier, the original deeds to lots in Morrisania Village guaranteed the buyer toll-free right-of-way across the Harlem River Bridge, an attraction for new home owners who worked in Manhattan. Local shop owners were quick to tailor their services to the needs of commuters: in 1853, Mann's grocery store advertised in the Directory that "Persons leaving in the Cars for the City, by leaving their orders, will have them delivered at their residences with promptness and dispatch." Still, until around the turn of the century, industry in the project area appeared to be family and neighborhood oriented.

In the latter half of the nineteenth century, cigar manufacturing become an important industry in Morrisania, with a concentration of cigar factories on Third Avenue between East 162nd and East 169th

Table 4. MORRISANIA URBAN RENEWAL AREA Industries in Morrisania, 1860-1951\*

Address**	F.W. Beers 1860	Sanborn 1902***	Sanborn 1919	Sanborn 1951
BLOCK 2368.				
487-497 E. 163rd St.			McDermott Dairy Co.	
499-505 " " "				Metal works
972-974 Washington Ave.			S.T. Bates, decorative plate glass (1909-1919)	
972-974 (rear)" "			Paper box factory	Paper box factory
500-502 E. 164th St.			Morrisania Wagon Works (1901-1918)	Henry D. Mahler rug cleaning
3269 Third Ave.		A. Vanecek Co. (cigar mfg. (NY Bus. Dir. 1889)		
BLOCK 2369				
501-505 E. 164th St.				Henry D. Mahler rug cleaning
511-513 " " "			Saxe Embroidery (1902-1918)	
998-1000 Washington Ave.				Metal fab[rication?]
3313 Third Ave.	Jos. Wragg/A. Wilson, ropewalk (1860-1902)	Ropewalk		
BLOCK 2370				
503-409 E. 165th St.	Louis Falk, sash and blind factory (1860-1875)			Wholesale drugs (507-- 1509 East 165th St.)
1054 Washington Ave.				Mfg. store fixtures/ Lacquer spraying
1056 " "				Woodworking
1060 " "				Metal products
3361-3363 Third Ave.	Jos. Hefe, florist/ greenhouses (1890-1902)	Hefe, florist		
3371 " "				Mfg. store fixtures
BLOCK 2371				
1122 Washington Ave.				Sheet metal works
3417-3419 Third Ave.	Jos. W. Mohring, segar factory and store*** (1853-1881)			
3425 Third Ave.		Cooperage		
BLOCK 2385				
956 Brook Ave.				Murphy Door Bed Co.(1949)***
" " "				Woodworking
968 Brook Ave.				Wholesale groceries
428 E. 164th St.				Wholesale groceries
951 Washington Ave.		Morrisania Paper Co.++ (1901-1902)		

Table 4. MORRISANIA URBAN RENEWAL AREA Industries in Morrisania, 1860-1951\*

Address**	F.W. Beers 1860	Sanborn 1902***	Sanborn 1919	Sanborn 1951
BLOCK 2386				
429 E. 164th St.	Joseph S. Ives, reed-maker (1853-1869)+++			
433 " " "				Thermostat parts
437-441 (rear) "			Embroidery factory	
443-447 " "		Mineral water factory		
442-452 (rear) "			Ornamental iron works	
430-440 E. 165th St.			Shoe mfg.	
432 (rear) " "				Plastic novelties mfg.
998-1002 Washington Ave.				Building materials
BLOCK 2387				
419-421 E. 165th St.	Jos. Heckel, cabinet shop (1853-1869)			
431 (rear) E. 165th St.			Farmer's feed	
431-435 " " "				Coca Cola bottling
437 (rear) " " "			Embroidery works	
443-445 " " "	" Ropewalk			
3372 Brook Ave.	Helmuth and Sielken cabinet shop (1843-1869)			
3350 " "				Coca Cola bottling
3352-3374 "				Continental Bakery Co.
1061 Washington Ave.				Metal works
1069 (rear) "			Wagon builder	
1083 (rear) "			Embroidery works	
422-430 E. 166th St.				Coca Cola bottling
440 (rear) " " "				Novelties mfg.
444 (rear) " " "				Lacquer sprays
450 " " "				Auto body builder
BLOCK 2388				
421-437 E. 166th St.		Morrisania Silk Mills (1892-1912)		Bed spring mfg.
435-447 " " "				
3386-3406 Brook Ave.		Morrisania Silk Mills		
3408-3412 " "				Sheet metal works
1115-1117 Washington Ave.		Granite tub works		

\* As shown on four area maps with minimum dates of operation documented through New York City and Morrisania Directories and other sources as indicated

\*\* All street addresses converted to current numbering

\*\*\* Duration of mid-20th century industries not documented

- Information from Sanborn 1909-1919; not found at this address in Directories

-- According to McNamara (1972) Mohring here prior to 1848, but not found on 1848 Findlay map

--- Plumber's affidavit 416/1949, Bronx Buildings Department

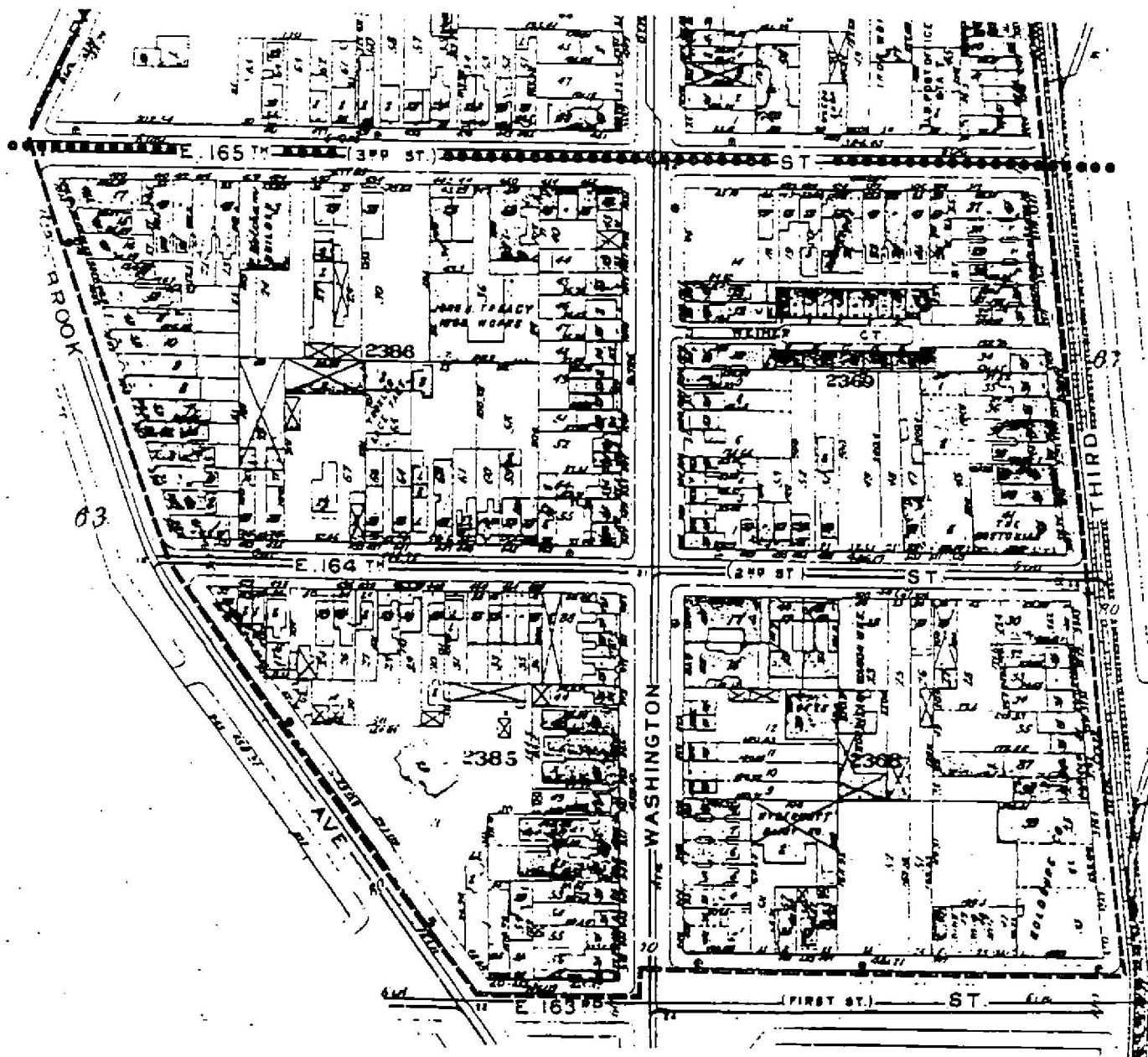
++ New York City Directory 1901-1902; not on Sanborn maps

+++ Residence on East 164th near Brook Ave.; shop may have been at same address

Streets. By 1889, the largest factory was Jacob Stahl's firm at Third Avenue and East 166th Street (possibly at the address where Mohring's factory and store had previously been located) where over fifty German immigrants were employed in rolling and packing cigars. Cuban tobacco arrived by ship to New York harbor and was used to make the prized "Havanas." Virginia tobacco, delivered by rail, was unloaded at the freight yards at East 164th Street and Brook Ave. Bales of Connecticut tobacco were brought down Boston Road by farm wagon. Cigars were hand-rolled, both in the factories and in the workers' homes, until around the turn of the century, when mechanization was introduced (McNamara 1989:54, 234).

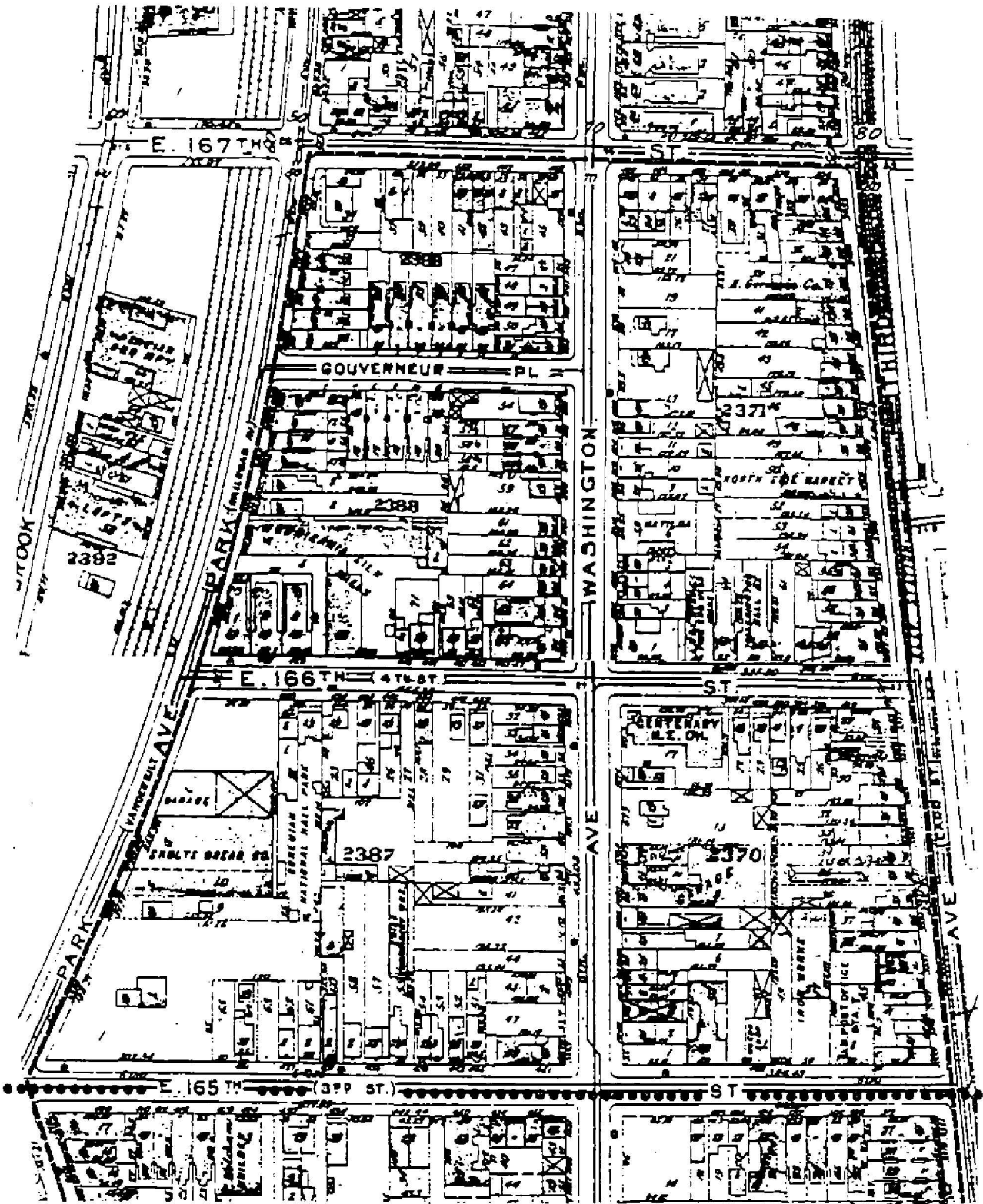
A 1912 Bromley atlas documents the development of the project area after the turn of the century (Exhibits 38a and 38b); this and Sanborn maps indicate that Morrisania's character was changing. By 1919, there were several factories in the project area that must have employed numbers of people who were neither on-site residents nor independent artisans (see Table 4). There were a dairy company, a decorative plate glass works, two wagon manufacturers, an ornamental iron works, a shoe factory, and a granite tub producer. In addition, there were four embroidery works in the area, as well as the Morrisania Silk Mills at Brook Avenue and East 166th Street. The silk mill, in operation from 1892 to 1912, also had a downtown office at 478 Broome Street (NYCD misc.). The increasingly industrial character of the area may reflect a decline in desirability of Morrisania as a residential community, as well as marking a nationwide trend toward wholesale manufacture of consumer goods to be distributed over a wide area through railroad networks.





----- project site, southern portion  
..... match line

0 200  
ft.



----- project site, northern portion  
..... match line

0 200  
ft.

The 1909-1951 Sanborn map shows that the project area had become even more heavily industrialized. Emphasis had shifted away from textiles and items of nineteenth century technology, such as granite tub making and wagon building. Instead, in the mid-twentieth century, there were five metal or sheet metal works and an auto body builder in the area. The Coca Cola Bottling company occupied much of Block 2387, along with the Continental Bakery Co., while other buildings were being used for storage of rugs and wholesale products such as drugs, groceries, and building materials. Still other lots had been leveled to provide garage space and loading platforms.

At this writing, according to the land use study done for the Morrisania Urban Renewal Project PDEIS (TAMS 1990a; see Exhibit 7), much of the land in the project area is vacant or used for auto and open storage. Many of the standing structures are also used for automotive-related activities, but some manufacturing continues to be done in each block. Few commercial establishments are in operation in the area, and there are only a small number of isolated residential buildings still in use.

#### CONCLUSIONS AND RECOMMENDATIONS

The project area covers the southern half of the historical mid-nineteenth century Village of Morrisania, a planned community laid out in 1848 by Gouverneur Morris, a member of the illustrious Morris family, and his associates. Forty-two original lots lie within the project area. These have been subdivided over time, and thirty-eight properties or lots now within the project site are

considered to have historical archaeological potential based on this documentary study. Most of the historic-era sites were residences, but industries and businesses, such as a nineteenth century ropewalk (where twine was made) and stores are also included.

In some instances, buildings dating from the 1860s or earlier still stand, albeit in altered states, and their lots are of particular interest. This is especially so where early and long-term occupants of these buildings have been identified: these include homes belonging to Conrad Hubner (RTA 10), a saloon-keeper; Henry Rottger, a tailor (RTA 13); and William Webster, a toolmaker (RTA 33). In others, the original buildings are gone, but their backyards are of archaeological concern: the attorney, Chauncey Smith (RTA 15) is one of these, as is Joseph Wragg, the ropemaker (RTA 1). In these yards, and in those from tenanted houses, abandoned and filled privies, cisterns, and wells may be preserved that contain information about the day-to-day life of the occupants of these early structures.

In addition to these historic-era sites, properties on Blocks 2385 and 2386 in the southwestern part of the project site may harbor evidence of prehistoric Native American use: the Mill Brook ran along what is now Brook Avenue in this part of the site until at least the third quarter of the nineteenth century. This waterway, which in historical times was a boundary found in various Morris Family deeds, would have provided food and water to Native American hunter-gatherers and the game they pursued.

Table 3 and Exhibits 37a and 37b identify undeveloped yard areas and mark those properties with archaeological potential. These are areas where testing is recommended based on this study. As just noted, primary among them are the properties of Chauncey Smith, a long-time resident of the Village who had a large house at Brook and Washington Avenues; the house and ropewalk belonging to Joseph Wragg; and the homes of Henry E. Rottger, William Webster, and John Hubner. But these are only a few of many lots of archaeological concern.

It is recommended that soil borings required for construction consider archaeological concerns, particularly in the southwestern portion of the project area where Native-American sites may be an issue (A and B on Exhibit 37a). In this regard, it is recommended that an archaeologist be on site to monitor relevant boring sites. It is also recommended that an appropriate field testing program that follows an approved scope of work be implemented prior to construction, and that ample time be allotted to excavate and record any prehistoric or historic-era archaeological sites or features found within the project area. The goal of such a program would be to document Native-American use and to record archaeological evidence of the inception, growth, and decline of a core area of the first planned village in the Bronx. This would entail recovering information about the daily life of its early inhabitants who were mainly European-born artisans and craftsmen, but also included many who were professionals and the owners of small businesses. The opportunity to recover these data in such a defined village setting is unique in the New York-metropolitan area.



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APPENDIX A MORRISANIA URBAN RENEWAL PROJECT 19th Century Ownership/Occupation of Recommended Test Areas (RTA)

Date	Owner	Occupant	Comments	Source
All lots in the project area owned by Gouverneur Morris prior to land sale of September 8, 1848.				See text; Liber Bk. 26 (misc. libers)
BLOCK 2368	--	--	No recommended test areas identified in this block.	
BLOCK 2369				
1012 WASHINGTON AVENUE (Recommended Test Area [hereafter RTA] 1)				
1848-1849	John Young	?	Young a New York City undertaker.	LD 26:127
1849-1867	Ernst Henry Hartmann	Owner/tenants (by 1860)	Hartmann a German-born cabinet maker; owns several lots in village. Lives on 165th nr. Washington in 1853. In residence by 1860 with wife, 6 children and 2 boarders/tenants.	LD 28:73 FC 1860; MD 1853 FC 1860
1867-1877	Catharine Wragg, wife of Joseph Wragg	Owner	Joseph Wragg an English-born rope maker in NYC. Wraggs may lease property by 1860 (see Beers map); but live in Harlem until 1867 when they buy property. Albert Wilson, ropemaker and subsequent owner, lives with and may be a relative. Wragg dies c. 1876 at age 76.	FC 1870 Beers 1860 LD 134:299
1877-c. 1800	Albert Wilson	Owner	Wilson a NYC ropemaker in same firm as Wragg; widow Catharine Wragg remains in household in 1880. Wilson family relocates by 1900.	NYCD LD 1418:143 FC 1880, 1900 NYCD
c. 1900	?	8 tenant families	By 1900, Weiher Court and 8 houses on property. Most tenants born in NY or Ireland.	FC 1900
3313 THIRD AVENUE (RTA 2)				
1848-	Augustus Winckelman	?	Winckelman from NYC, no occupation given.	LD 26:387
by 1867	Ernst Henry Hartmann	Joseph Wragg/ropewalk (by 1860)	Ropewalk on property by 1860, in name of C. Wragg, wife of Joseph Wragg, NYC ropemaker.	Beers 1860
1867-1877	Catharine Wragg, wife of Joseph Wragg	Owner/ropewalk	Wraggs buy property 1867, live at 1012 Washington.	LD 134:299; NYCD
1877-c. 1890	Albert Wilson	Owner/ropewalk	Wilson a NYC ropemaker, lives with family at 1012 Washington Ave.	LD 1418:143; FC 1880 NYCTR
c. 1890-1896+	F. W. Morris	?	Owner Morris on 1890 NYCTR; no building listed but "old sheds" noted in 1896 NYCTR. 10-family multiple dwelling on site by 1900.	NYCTR FC 1900
1004 WASHINGTON AVENUE (RTA 3)				
1848	Nehemiah P. Anderson	?	Anderson a NYC coal dealer.	LD 26:283
by 1855	William/Catharine Kehr	?	Kehr from NYC, no occupation given.	LD 66:265
1855-1900+	Margaretha Weiss/ Charles J. Weiss	Owner/family	Margaretha a widow from Morrisania according to deed. Weiss a German-born watchmaker. A bachelor, Weiss occupies property 45+ years with relatives.	LD 66:265 Beers 1860; FC 1860 1880, 1900 MD 1869; NYCTR
1008 WASHINGTON AVENUE (RTA 4)				
1848	Nehemiah P. Anderson	?		LD 26:283
by 1860-1900+	William H. Friedman		Friedman not found in Directories. May be rental property throughout 19th century.	Beers 1860; NYCTR
		3 tenant families (1900)	Charles Heron, Irish wagon driver, wife, 3 children; William Englehardt, German bricklayer, & wife; William Piesrik, German coachman, wife & infant.	FC 1900



APPENDIX A MORRISANIA URBAN RENEWAL PROJECT 19th Century Ownership/Occupation of Recommended Test Areas (RTA)

Date	Owner	Occupant	Comments	Source
<b>BLOCK 2370</b>				
<b>501 (formerly 761) EAST 165TH STREET (RTA 5)*</b>				
1848	John Mills?		1848 conveyance record not found. Mills, a blacksmith, Eg. LD 39:387 apparently original owner of Lot 24. Lives at 3rd. & MD 1853 E. 165th St. by 1853 when he is listed as a vicemaker.	
by 1860- 1896+	Edward Kirk	?	Kirk an English-born drygoods merchant. Store & home at 3357 3rd Ave. Building very small; perhaps not residential. Lot abuts rear of Kirk's lot on 3rd Ave. Used as part of sash & blind factory by 1902.	FC 1860 WD 1869 NYCTR Sanborn 1902
<b>503 (formerly 769) EAST 165TH STREET (RTA 6)*</b>				
1848	John Mills?	?	See above.	
by 1860- c. 1890	Frederick Hoffman	Owner	Hoffman a Prussian-born engraver. On 1860 map and 1870 FC with wife, father, & 6 children. Listed in NYCTR as owner thru 1885.	Beers 1860 1870 FC NYCTR
c. 1890- 1896+	Samuel Pryor	?	No information concerning Pryor.	
		Tenants (1900)	Nicholas Cooney, Irish blacksmith, with wife, 3 adult sons: James (policeman), Michael (plumber), Nicholas (carpenter) and Eliza Dolan, sr.-in-law.	FC 1900
<b>505 (formerly 771) EAST 165TH STREET (RTA 7)*</b>				
1848	John Mills?		See above.	
by 1853- c. 1883	Daniel Eichler	Owner	Eichler a German-born cabinet maker; dies by 1870. His widow, Catherine, remains thru 1883 with tenants/relatives.	MD 1853; FC 1860 1870, 1880 NYCTR
by 1890- 1900+	Louis Falk	Owner/sash and blind factory	Shop, frame shed, engine room of sash and blind factory on property by 1896.	
<b>3357 THIRD AVENUE (RTA 8)</b>				
1848	John Mills?	?	See above.	
1850- 1896+	Edward Kirk	Owner and family, home/store	Kirk an English-born drygoods merchant; store & home at 3357 3rd Ave. Here on 1860 FC with wife & 5 children. Business listing in NYCD at 3rd Ave. at E. 165th St. thru 1879, but Kirk may live elsewhere. (Property listed in Edward Kirk's name thru 1896).	LD 39:387; Beers 1860 FC 1860, 1870 WD 1869; NYCD
		?	Kirk's sons, Charles (stoves), Thomas (carpenter), daughter, Mary Ann (fancygoods) & husband, Edward Rate (pianomaker), & children live here 1870-1885.	NYCTR FC 1870
		Tenant family (1900)	William Walker, tinsmith, born Virginia, with wife & 4 children (William, Jr., tinsmith; Frances, telegrapher) here in 1900.	NYCD FC 1900
<b>3359-3361 THIRD AVENUE (RTA 9)</b>				
1848	Augustus Bachtler	?	Bachtler, a grocer, a long-term resident and merchant at 3367 Third Ave.	LD 26:19 FC 1860, 1870
by 1860- c. 1885	Joseph Hefe	Owner, home/floral greenhouses	Hefe, a florist from Germany, on 1860 map, 1870 FC with wife & adult son, Simon, a gardner, & daughter, Catherine. Sons, Louis and Joseph, also gardeners, live elsewhere.	Beers 1860; WD 1869 FC 1870
c. 1885- 1900+	Simon Hefe	Owner, home/floral greenhouses	Simon, a florist born in Germany, with wife, Mary, 5 adult children (Joseph, civil engineer; Elizabeth, saleslady, florist; Frank, clerk in provision house); sister & brother-in-law.	NYCTR 1900 FC

APPENDIX A MORRISANIA URBAN RENEWAL PROJECT 19th Century Ownership/Occupation of Recommended Test Areas (RTA)

Date	Owner	Occupant	Comments	Source
498 (formerly 758) EAST 166TH STREET (RTA 10)				
1848	Cornelius Hurley	?	Hurley, a frame maker, long-term resident in block.	LD 26:121
1863- c. 1881	Conrad Hubner	Owner	Hubner, German-born innkeeper/saloon keeper, on property by 1860 according to Beers. Owns Washington Hall, popular meeting hall on E. 166th St. (see text). He & wife, Sophia, have 6 children. Hubner no longer listed after 1881.	Beers 1860; LD 105:47 NYCTR FC 1860, 1870 1880 NYCTR; NYCD
by 1885- 1896+	Louise Edel	?	Edel may be wife of Charles (furnishings), 3rd Ave. at 167th St. 498 E. 167th St. not listed in 1900 FC.	NYCD 1900 FC
506 (formerly 766) EAST 166TH STREET (RTA 11)				
1853	Cornelius Hurley	?		LD 26:121
?	Hartmann?	?	"Hartman" on 1860 map may be Ernst Henry Hartmann who owned other lots in village, but no record of conveyance found.	Beers 1860
		2 tenant families (1860)	John Bouton, German-born engineer, wife, 3 children; Michael Bagor, German-born wheelwright, wife, child.	FC 1860
by 1869- c. 1887	John Knops	Owner	Knops, a German-born tailor, occupies house with wife Katharine. In 1870, house shared by Edward Austin (carpenter), wife & child.	WD 1869; FC 1870 1880; NYCD
c. 1885- 1896+	Conrad Muller	Owner	Muller an engineer.	NYCTR NYCD
by 1900	William Doepp	Owner/tenants	Doepp, German-born carpenter, on 1900 FC with wife, Margaret (midwife), 2 daughters, and grand-uncle; also Conrad Werhum, German-born upholsterer & wife.	FC 1900
BLOCK 2371				
1118 WASHINGTON AVENUE (RTA 12)				
1848	George Candy	?	Candy, a carpenter, long-term resident in block.	LD 26:169; Beers 1860
1849	Henry Falk	Owner	Falk, German-born cartman, here with wife & extended family. Son, Louis Falk, carpenter, & wife in home in 1860. (Lot labeled "L. Falk" on 1860 map).	LD 28:30; MD 1853 FC 1860, 1870
by 1875 1896+	John Falk	Owner (until 1879)	John Falk, carpenter, in father's house with wife, children, thru 1879; rents property after moving to Morris Ave.	Beers 1860 NYCD NYCTR
		Tenant family (1879-1880)	George Smith, English-born bank clerk, here with wife, children: Harry (engraver), George (at school), Emily (school teacher), and Amy.	FC 1800; NYCD
			House not listed in FC 1900.	FC 1900
1138 WASHINGTON AVENUE (RTA 13)				
1848	Adolph Naumann	?	Naumann of NYC, has SE half of Lot 40.	LD 26:239
1849- 1861	Frederick Hackman	Owner/tenants	Hackman a tailor. His German-born widow, Mary, here 1860 with 3 children, 6 tenants. Hackman's executor, Ernst H. Hartmann, may be Mary's brother.	LD 28:244 FC 1860
1861- 1879	Henry Rottger	Owner/tenants	Mary remarries, to Henry Rottger, Prussian-born tailor. Rottgers have daughter, Elizabeth. By 1880, Mary widowed again; children occupy house thru 1900: Henry C. Hackman (painter), Mary Hackman (keeps house), Eliz. Rottger (school teacher).	LD 95:455 FC 1870 FC 1880
1879- 1903	Henry/Mary Hackman	Owner		LD 1485:142 FC 1900, NYCTR

APPENDIX A MORRISANIA URBAN RENEWAL PROJECT 19th Century Ownership/Occupation of Recommended Test Areas (RTA)

Date	Owner	Occupant	Comments	Source
1146-1148 WASHINGTON AVENUE (RTA 14)*				
1848	William Lord, Jr.	?	Lord, a NYC printer, has NE half of Lot 40.	LD 26:11
by 1849	Charles Yarwood	?	Yarwood of NYC buys 25 ft. frontage.	LD 28:235
1849-	Frederick Hackman		See above. Hackman dies by 1860.	LD 28:235; FC 1860
c. 1860				
by 1860-	John Reinken	Barn/stable	Reinken a grocer, home & store on west side of	Beers 1860
1896+			Washington cor. of 167th St.	NYCTR; FC 1860, 1870
by 1900	?	Tenants	In 1900, Charles Deihl, highway foreman, & family rent house built c. 1890.	FC 1900 NYCTR
BLOCK 2385				
948-960 BROOK AVENUE (RTA 15)				
1848-	Winfield Moody	?	Moody a NYC grocer.	LD 26:231
1850				
1850-	Louis Ingersoll	Owner	Ingersoll a chair manufacturer from NYC; builds &	LD 31:299
1854			occupies house on large corner lot by 1853.	MD 1853
1854-	Joseph A. Woolf	?		LD 57:157
1856				
1856-	Chauncey Smith	Owner/extended	Smith, a wealthy New York-born attorney, practiced	MD 1853; LD 69:54
1883		family	1853-1877; dies 1883. He & wife, Hannah, have 4	LD 85:305
1883-	Chauncey Smith (Est.)		children, Elizabeth, Amelia, William Stebbins Smith	Scharf 1886:567
1900+			(attorney) & Sarah, share home with extended family, and servants. Wm. Stebbins Smith (wife Lillian) remains in home thru 1900; has office on 167th St.	FC 1860, 1870, FC 1880 NYCD
32 (formerly 692-694) EAST 164TH STREET (RTA 16)				
1848-	Samuel E. Tompkins	?	Tompkins a NYC saddler.	LD 26:237
1850				
1850	Frederick Ford	?	Ford, an ivory-turner and multiple property-owner in	LD 28:466
by 1860-	(Eli?) Bennett	?	village, lives on 167th St. near Morrisania Depot.	MD 1853
1896+			House at #432 by 1860; owner "Bennett." Eli Bennett	Beers 1860
			a laborer, cor. RR Ave. & E. 164th St., probably	MD 1853
436 (formerly 696) EAST 164TH STREET (RTA 17)				
1848-	Samuel E. Tompkins	?	at No. 436.	LD 26:237
1850				
1850	Frederick Ford	?		LD 28:466
by 1869	Eli/Emma Bennett	?	Bennetts have land in NW of block, see above.	LD 158:253
1869-	Elizabeth Gallahue	?	Gallahue of Riverdale. Tax record lists "W. C.	LD 158:253
1881			Gallahue" as owner.	NYCTR
1881-	John Ward	Owner	Ward a fireman, formerly lives at 152 Varick Street.	NYCTR; NYCD
1900+				
38 (formerly 700) EAST 166TH STREET (RTA 18)				
1848-	Samuel E. Tompkins	?		LD 26:237
1850				
1850	Frederick Ford	?		LD 28:466, 488
by 1860-	John Ernst	Tenants	Ernst owns/lives next door at 340 E. 166th St. (see	NYCTR; NYCD
1896+			below).	

APPENDIX A MORRISANIA URBAN RENEWAL PROJECT 19th Century Ownership/Occupation of Recommended Test Areas (RTA)

Date	Owner	Occupant	Comments	Source
340 (formerly 704) EAST 166TH STREET (RTA 19)				
1848-	Samuel E. Tompkins	?		LD 26:237
1850				
1850	Frederick Ford	?		LD 23:466, 488
by 1860-	John Ernst	Owner and family	Ernst a German-born cooper; wife, Sarah, from Ireland. Also owns 438 E. 166th St. Son, John, a bookkeeper, marries by 1880, remains here thru 1898.	FC 1860, 1880 Beers 1860 NYCD, NYCTR
c. 1898				
342 (formerly 706) EAST 164TH STREET (RTA 20)				
1848-	Samuel E. Tompkins	?		LD 26:237
1850				
1850	Frederick Ford	?		LD 28:466, 488
by 1860?	P. Knoblock	Owner's family/tenants	"P. K." on 1860 map may refer to Philip Knoblock. Mary Ann Knoblock, French-born tailoress, widow of Philip, listed 1880-1889 with teenaged children; Philip (candy maker), Bernhard (cigar maker), Mary (fan maker).	Beers 1860; NYCTR FC 1880 NYCD
1896+				
949 WASHINGTON AVENUE (RTA 21)*				
1848	John Ridley	?	Ridley a "gentleman" from NYC.	LD 26:359
by 1860-	James Y. Gillespie	Owner	Gillespie a NY-born tobacconist, aged 67, on FC 1870 with wife, Charlotte.	Beers 1860. MD 1869 FC 1870
c. 1875				
by 1875	John Dworak	?	Dworak a cigar maker, lives on Third Ave. nr 166th; has 2 lots (75 ft. frontage): #949 (house) & #951 (stable)	MD 1869; FC 1870 NYCTR
by 1890-	Henry Ruhl	?	Henry Ruhl, a physician, lives at 842 E. 164th St.; has other property in village.	NYCTR, NYCD
1900+				
951 WASHINGTON AVENUE (RTA 22)*				
Same ownership/occupancy information as 949 Washington Avenue.				
973 WASHINGTON AVENUE (RTA 23)*				
1848-	Nicholas McGraw	?	McGraw a cabinet maker, has several properties at 167th/RR Ave., inc. Morrisania Hall; dies before 1875. Building on property by 1860.	LD 26:343 NYCTR Beers 1860
by 1875-	G. L. Hasty	?	No information found regarding Hasty.	NYCTR
c. 1890				
by 1890-	Sarah E. Wales	?	No information found regarding Wales.	NYCTR
1896+				LD 26:131
LOCK 2386				
97-999 WASHINGTON AVENUE (RTA 24)				
1848-	James Cooper	?	Cooper a carpenter from NYC. Buys large lot corner of 164th St. & Washington; subdivides.	LD 26:277
1859				
1859-	John Spaights	Owner	Spaights (also spelled Spath, Spaeth, Spaight), German-born music teacher, has 47+ft. frontage on Washington. Lives with wife, Anna; children, George, Otto & Annie. Anna, widow by 1900, lives with Annie; son-in-law, Henry Schefer; & grandchildren.	LD 86:331 Beers 1860; NYCTR FC 1860-1900
1900+				
1001 WASHINGTON AVENUE (RTA 25)				
1848-	James Cooper	?	See above.	LD 26:277
1851				

APPENDIX A MORRISANIA URBAN RENEWAL PROJECT 19th Century Ownership/Occupation of Recommended Test Areas (RTA)

Date	Owner	Occupant	Comments	Source
1851- 1896+	Alice Anderson	Owner (1851- c. 1869)	Alice & husband, James (merchant/grocer), both born in Ireland, here with 6 children.	LD34:78; Beers 1860 FC 1860; NYCTR WD 1869
		Tenants (1870 onward)	By 1900, 5 families of German origin on site; appears to be multi-family dwelling, first shown on Sanborn map 1903-1919.	FC 1900 Sanborn 1903-1919
1009 WASHINGTON AVENUE (RTA 26)				
1848	James Cooper	?	Cooper retains 50 ft. frontage on Washington.	LD 26:277
		Tenants (throughout?)	House at 1009 by 1860. William O. Stoddard, NY-born author, here with wife, Susan, & 4 children 1880-1886. James Cooper, collector-in-general, here with family in 1880 (relationship to owner not known). In 1900, 5 families (18 people) live in building.	Beers 1860; NYCTR FC 1880 NYCD FC 1900
by 1885- 1896+	S[usan?]. E. Cooper			
1013 WASHINGTON AVENUE (RTA 27)				
1848	George Horn?	?	1848 conveyance not found. Horn has tavern and barber shop at Washington and E. 166th. May be original owner, based on other early conveyance records.	Beers 1860 eg. LD 27:109
by 1868	Herman Stucke	Tenants? (1860)	"Store" on 1860 map. Tenant may be Henry Banning, German-born shoemaker and family. Stucke (& Ferdinand Engeholm) have hardware store and live at Fordham and E. 157th St.	MD 1853
1868 1900+	John George Kempf	Owner/tenants	Kempf on block at another address by 1853. Listed as a carpenter in 1860. Kempf, a German-born grocer, with wife, Catherine, 5 children, & 2 tenant families. Catherine a widow by 1900. Grandchildren in home in 1880 & 1900.	MD 1853; FC 1860 FC 1870, 1880, 1900
437 (formerly 703) EAST 164TH STREET (RTA 28)				
1848	James/Susan Cooper			LD 26:277
by 1860- 1875+	John Walters	?	No information found concerning Walters.	Beers 1860; NYCTR
by 1890	Albert G. Warner			
441 (formerly 707) EAST 164TH STREET (RTA 29)			See above re. Cooper.	
1848	James/Susan Cooper			LD 26:277
1849	Valentine Boyd	?	Boyd from Brooklyn.	LD 28:286
1850	William H. Stoddard	Owner	Stoddard a pattern maker; lives on property by 1853, with family. Shares home with son Wm. H. Stoddard, a carpenter, and his family. Wm., Sr. dies c. 1863.	LD 28:484; MD 1853 FC 1860
1863- c. 1885	Sarah S. Sprague		Sarah's husband Valentine a moulding maker in NYC.	LD 106:16; NYCD NYCTR
by 1890	Albert G. Warner			
443 (formerly 709) EAST 164TH STREET (RTA 30)*				
1848	James/Susan Cooper			LD 26:277
by 1860- c. 1885	James Hart/ Charlotte Hart	Owner	Hart listed in MD 1869, but no occupation given. No listing in NYC Directories.	MD 1869 NYCTR
by 1890	Albert G. Warner			



APPENDIX A. MORRISANIA URBAN RENEWAL PROJECT. Nineteenth Century Ownership/occupation.

Date	Owner	Occupant	Comments	Source
<b>BLOCK 2387</b>				
439 (formerly 715) EAST 165TH STREET (RTA 31)				
1848	William Kay	?	Kay a NYC machinist.	LD 26:389
by 1875-	J. J. Redmond	?	No information found regarding Redmond.	NYCTR
1896+				
1900		Tenants	2 tenant families: S. Martin (engineer) & wife; Edna,	FC 1900
441 (formerly 717) EAST 165TH STREET (RTA 32)				
1848	William Kay	?		LD 26:389
by 1860	Louis Falk	Tenants?	Lot labeled "L. Falk" on 1860 map. Falk, a German-born carpenter, aged 22 and married in 1860, lives in father's house on Washington Ave. By 1869, listed as architect/builder at Third Ave. & E. 165th St. where he later has sash & blind factory.	Beers 1860 FC 1860, 1870 MD 1869; NYCD WD 1869; NYCD Sanborn 1903
by 1875	Sarah Mills	?	Wife of John Mills, English-born blacksmith; lives at Fordham (3rd Ave.) and 165th St. with family.	NYCTR
by 1885	A. Schaeffer	?	No information found regarding Schaefer.	FC 1860; WD 1869
by 1890-	Catherine Timon	?	No information found regarding Timon.	NYCTR
1896+				
1079 WASHINGTON AVENUE (RTA 33)				
1848	Alexander Middleton	?	Middleton a tailor from NYC.	LD 26:355
1850-	William Webster	Owner	Webster a carpenter from NYC; later listed as agent, inventor, dealer in wrenches; and finally, "Pres. Tryon Row." He and wife, Jane, have 4 children.	LD 30:182; MD 1853 FC 1860, 1870 WD 1869; NYCD
1896+				
1900		Tenants?	Census entry for this address illegible.	FC 1900
<b>BLOCK 2388</b>				
453 (formerly 721) EAST 166TH STREET (RTA 34)				
1848	Edward Spinning	?	Spinning a painter from NYC.	LD 26:251
1850-	Charles Spaight	?	Spaight a tobacconist from NYC. Buys corner lot: 145 ft. on Washington, 150 ft. on 166th St. Lives at RR Ave. and E. 166th St. No longer listed by 1860.	LD 38:21 MD 1853
1896+	J. Spaight		1860 map & later tax records list "J. Spaight" as owner (possibly John Spaight, the music teacher?). House on lot by 1860.	Beers 1860; NYCTR
by 1900	G. H. Daam	Owner	Daam a NY-born baker; here with family by 1900.	FC 1900
1097 WASHINGTON AVENUE (RTA 35)				
1848	Edward Spinning	?	See above.	LD 26:251
by 1860	James B. Brown	Owner/shoe store (& home?) (1860-1881)	Brown, an English-born shoemaker, listed in 1860-1870, with what may be large, extended family in more than 1 house; possibly in Hammond house next door? Son, George J., carriage maker, here 1870-1881 with large, extended family; may have been at 1099 Washington Ave.	FC 1860, 1870 NYCTR FC 1870-1880 NYCD
1885+				
by 1896	?	?	Owner "unknown" on 1896 NYCTR.	NYCTR

APPENDIX A MORRISANIA URBAN RENEWAL PROJECT 19th Century Ownership/Occupation of Recommended Test Areas (RTA)

Date	Owner	Occupant	Comments	Source
<b>1099 WASHINGTON AVENUE (RTA 36)</b>				
1848	Edward Spinning	?	See above.	LD 26:251
by 1860	Edmund Hammond	Tenants	"Capt." Hammond on 1860 map, a seaman, lives at Fulton & 169th St.; later at 1581 Washington. Hammond has 72ft. frontage on Washington (#1099-1105). May have may have rented house at 1099 to family of James Brown (see above).	Beers 1860 NYCD NYCTR FC 1870-1880
by 1896	?	?	Owner "unknown" on 1896	NYCTR
<b>1107-1109 WASHINGTON AVENUE (RTA 37)</b>				
1848	Edward Spinning	?		LD 26:251
by 1860	August Rickersfelt	Owner	Rickersfelt, a Prussian-born tobacconist, on 1860 map. House at 1109; lot at 1107 vacant. On 1870 FC with wife, Mary; daughter, Maya; niece, Anna Sweitdrink.	Beers 1860 WD 1869; FC 1870
1873	Mary M. Kerker	?	Kerker of NYC.	LD 192:47
c. 1885	Edmund Hammond		Hammond appears to own property this year.	NYCTR
c. 1885	Charles Kirk	Owner	Kirk has stove/home furnishing store 3371 3rd Ave. Previously lives in 3rd Ave. home of father, Edward Kirk. Here through 1900 with wife, Frances; son, Charles (salesman). Stable at 1107 Washington by 1896.	NYCTR; NYCD FC 1860, 1870 FC 1900 NYCTR
1900+				
<b>1135 WASHINGTON AVENUE (RTA 38)</b>				
1848	Thomas Dodsworth	?	Dodsworth, a musician, lives on Fulton nr. E. 167th St. "Store" on site by 1860. In 1870, William Fechner, German-language teacher may live here with family.	LD 26:195; WD 1869 Beers 1860 FC 1870
		Tenants (1870)		
by 1875	Ellen Dungan	Tenants? (1880)	No information found regarding Dungan. Family of John Reader, bookkeeper, may be residents.	NYCTR FC 1880
by 1884-	F. Englehorn [sic]	Owner?	In 1884, Hannibal Engleholm, upholsterer listed at 1137 Washington. A--? Engleholm [sic], a widow, on 1900 FC at 1135 Washington with children: Ferdinand (aFC 1900 plumber); Helen; Hannibal; and Howard.	NYCD
1900+			Note: the house number for this lot is somewhat confusing as at least one tax record lists it as 1137, but this appears to be a mistake.	NYCTR 1896.

(\*) potentially less sensitive site

Abbreviations: FC=Federal census; LD=Liber of Deeds; MD=Morrisania Directory 1853; NYCD=New York City Directories; NYCTR=New York City Tax Record; WD=Westchester Directory 1869