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Greenhouse  
2008

PHASE 1A  
ST. ANN'S AVENUE DEVELOPMENT  
BLOCK 2618, LOTS 1, 10, 30, 33, AND 42  
THE BRONX, NEW YORK  
05DCP051X

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## INTRODUCTION

This archaeological and historical sensitivity evaluation documents the potential prehistoric and historic sensitivity of the St. Ann's project area, Borough of the Bronx, New York City, New York through field inspection and the review of archival, cartographic and published references. Recommendations regarding further documentation, archaeological testing or monitoring are also indicated. In order to provide a context for the evaluation of any resources within the subject parcel, this study provides a synthesis of published and unpublished documentation of prehistoric and historic resources within and around the project area.

The project area is located in the South Bronx. St. Ann's Avenue Development encompasses 742 to 820 St. Ann's Avenue (west side), 741 to 823 Eagle Avenue (east side), 571 to 609 East 156<sup>th</sup> Street (south side) and 570 to 582 East 159<sup>th</sup> Street (north side) (Environmental Project Data Statements Company EPDSCO 2007). Rothkrug (2007) requested a Phase 1A archaeological documentary study for Lots 1, 10, 30, 33, and 42 on Block 2618 in order to address to potential for nineteenth century occupations. Lots 1, 10, 15 and 42 are contiguous and occupy roughly the southern 60 percent of the block. Lot 33 is located at the intersection of 159<sup>th</sup> Street and Eagle Avenue, on the northeastern corner of the block. See Figure 1 for the location of the project area.

This sensitivity evaluation is organized in the following manner: first, an overview of the geography and physical setting of the project area; second, a review of prehistoric findings in the vicinity of the project area; third, a discussion of the historic sensitivity of the project area; and finally, conclusions and recommendations.

## **GEOGRAPHY AND PHYSICAL SETTING**

### Project Area Inspection:

The documentary researcher inspected the project area during May 2007. The project area is presently vacant land. Some of it is used storage. The project area is at a considerably higher elevation on the east side than on the west. This slope is clearly evident in the bed of 159<sup>th</sup> Street. See Plate 1. Plate 2 illustrates the current conditions within Lot 33 at 159<sup>th</sup> Street and Eagle Avenue. It is surrounded by a chain link fence and is used for the storage of truck trailers. The southern end of the block is shown in Plate 3. This area is used for the storage of trucks. More of this use can be seen in Plate 4, taken further to the northwest. Plate 5 shows the standing structures adjacent to the northwestern part of the project area. These are the only standing structures currently on Block 2618 other than a few sheds associated with a community garden within the east central part of the block facing Eagle Avenue.

The block is rectangular in shape, approximately 200 feet in width and 700 feet long. The eastern side of the block is 15 to 25 feet higher in elevation than the western portion. A stone retaining wall located in the center is oriented north/south (EPDSCO 2007:2)

## PREHISTORIC SENSITIVITY

Research into prehistoric sites in the vicinity of the project area was undertaken. A search was made for all sites located in the borough of the Bronx within two miles of the project area. A total of six prehistoric sites are known in the Bronx within two miles of the St. Ann's project area.

Table 1: Prehistoric Sites near the Project Area

Site Number	Name	Type	Period	Reference
NYSM 4065 ACP-NYRK		Village	Woodland	Parker 1922 Pl. 192
NYSM 5475		Village	Woodland	Deleuw, Cather & Parsons 1979
NYSM 5474	Port Morris	?	?	Deleuw, Cather & Parsons 1979
NYSM 2831 ACP-BRNX-9	West Farms	Shell midden	?	Parker 1922:490
	Quinnahung, Hunts Point	Midden, occupation	Woodland	Bolton 1975:79-80; 1934:137
NYSM 4064 ACP-NYRK		Camp	?	Parker 1922 Pl. 192

The project area lies approximately 220 feet east of a former stream course. It is possible but unlikely that the project area was utilized during prehistory. It is mostly steeply sloping, so although it lies close to a fresh water source, it probably was not occupied unless caves or rock shelters were available here. However, most of this location was developed as a brewery during the mid-nineteenth century and has seen considerable development and continuous occupation during the twentieth century. It would be very unlikely for any evidence of prehistoric use to survive undisturbed, should this location have been utilized.

## HISTORIC SENSITIVITY

The first European to purchase land now within the Bronx was Jonas Bronck, after whom the territory is now known. Bronck, of Swedish extraction, arrived from Holland during 1639 or 1640. He purchased approximately 500 acres located between the Harlem River and the Bronx River from the Indian Chiefs Ranachqua and Taekamuck. The Dutch West India Company had secured a grant of all the land between the North and Norwalk Rivers during 1640 (Morris 1886: 769).

At the beginning of this period, all of the future Bronx and Westchester Counties was administered by the Dutch as a part of New Netherlands. The English took over New Netherlands during September 1664. The colony was renamed New York, as was the settlement of New Amsterdam, and the territory around it became Yorkshire. The future Westchester County was a part of the North Riding of Yorkshire. This situation continued until November 1, 1683 when the colony of New York was divided into counties. Westchester County was one the original counties created (Griffin 1946 vol.1:177; Bolton 1848: xi). It included the project area.

Richard Morris, a former Captain in Cromwell's army and of Welsh descent, purchased a plantation in the Bronx between 1665 and 1670. Morris had fled to Barbados from England after the restoration. Richard and his wife settled on their plantation. Their son Lewis, named after his uncle Colonel Lewis Morris, was born there in 1671. Richard and his wife died the following year. The young Lewis and the plantation were left in care of his uncle until he came of age. Colonel Lewis Morris died during 1691. Governor Benjamin Fletcher confirmed the grant to the younger Lewis Morris during 1697. Lewis became the Lord of the Manor of Morrisania at this time. He died during 1746, and the Manor passed to his son Lewis (Morris 1886: 778-782; Booth 1880: 288; Wilson 1892: 216-217). The project area was a part of the Manor of Morrisania.

Westchester County was provisionally divided into towns during 1783. This was confirmed on March 7, 1788 by act of the legislature. One of the 20 towns established was Morrisania, which included the project area. This lasted only until 1791 when Morrisania was annexed to the Town of Westchester. The project area remained in Westchester until 1846, when the territory of West Chester west of the Bronx River was taken off to form the Town of West Farms. A new Town of Morrisania was set off from West Farms during 1855, but it was smaller than the former Town of Morrisania. The project area remained in the Town of Morrisania until 1874 when was annexed to the city of New York. It became a part of New York County at this time. This situation continued until 1898 when the Borough of the Bronx was created, but it remained a part of New York County. Bronx County was created from land in New York County during

1914 (Renino 2003: 203-204; Bolton 1848: 280). The project area remains a part of the Borough of the Bronx, New York City, and a part of Bronx County today.

#### Cartographic Evidence:

A series of maps depicting the project area and vicinity were examined as a part of this research. The earliest of these is the 1856 Buckhout and Livingston map, see Figure 2. The project area block is shown bounded by Carr Avenue, John Street, Avenue A and Beck Street. No structures or labels are shown. *Grove Hill* and *Carr Hill* are shown adjacent.

Figure 3 is taken from the 1868 Beers Atlas. This map shows the project area as vacant land within an area labeled *Grove Hill*.

The 1872 Beers Atlas is presented here in part as Figure 4. Both avenues and 156<sup>th</sup> Street adjacent to the project area now have their current names. 159<sup>th</sup> Street is shown but not labeled. The map is not detailed enough to show structures within the block.

Figure 5 is taken from the 1885 Robinson Atlas. This is the first map to show details within the project area block. The southern half is the location of several structures labeled *P. & Wm. Ebling Aurora Park Brewery*. The northeastern corner lot includes three structures and is labeled *J.G. Miner Globes & Lamps*.

The 1891 Sanborn map is the source of Figure 6. This map shows two structures within the lot on the northeastern corner of the block. A rectangular three story building with a small one story rear extension occupies the front of the lot. The rear of the lot is covered by a two story building. The northeastern lot appears to have only one address on Eagle Avenue. More than half the block is the location of the *Phil. & Wm. Ebling Brewing Company*. The west central part of the block houses stables with storage behind. There are offices shown to the south along St. Ann's Avenue. A ball room with two other rooms probably used for catering occupies the south end of the block. The grain kilns and malt house are just north of this along Eagle Avenue. Further north are the engine room, refrigerating house, and more storage. There are a row of probable dwellings shown north of this along Eagle Avenue.

Figure 7 is taken from the 1909 Sanborn map. The rear building in the northeastern lot has been expanded to the east with a one story addition including two rooms. We now see that the two story portion has a basement. The three story building appears unchanged. It also has a basement. A second address on East 159<sup>th</sup> Street has been added for the rear building in the northeastern lot. More extensive labels are now seen within the Ebling Brewing Company property. The stables remain along St. Ann's Avenue. The storage area behind them now reads *Barrel Shed Bas. Storage 1<sup>st</sup>*. The

offices remain south of this. The southern end of the block is now used for entertainment. It is labeled *Roof Garden, Meeting Rooms and Casino*. To the north along Eagle Avenue is the *Malt House & Ice Ho.* Northwest of this and east of the offices is the *Brewing Ho.* with the fermenting rooms and cold storage to the east. Further east along Eagle Avenue is the *Bottling Dept.* The *Pump House* is south of this. The probable dwellings along Eagle Avenue are now confirmed as such.

The 1909 Sanborn map updated to 1951 is presented here as Figure 8. Two changes are evident in the northeastern lot. The one story extension of the rear building has been removed. The address remains on East 159<sup>th</sup> Street. An extension has been added to the northwestern corner. The Ebling Brewing Company no longer has stables. This area is now labeled *R. & G. Milk Products Inc. Ice Cream Fact'y*. The northern two thirds of the offices along St. Ann's Avenue remain, but the one story porches to their north have been demolished. The southern end of the offices have been replaced by a *Gas Storage* room with a rear extension. Just south of this, the former roof garden has been replaced by a large storage room which now abuts the Malt House. The southwestern corner of the block formerly the location of a three story store, is now the location of a five story building with basement marked *Offices and Lodge Rms*". The former Casino is now used for Bowling and Storage. Much of the brewery remains including the Malt House, Pump House, Cold Storage and Bottling areas. The row of dwellings along Eagle Avenue have been demolished and replaced with two structures labeled *Bottling* and *shipping*. These cover the entire area leaving no open yards.

Figure 9 is an oval tin plaque illustrating the brewery, probably in the late nineteenth century. The view is facing northeast from the corner of St. Ann's Avenue and 156<sup>th</sup> Street showing Block 2618. Horse drawn carriages are along 156<sup>th</sup> Street and St. Ann's. The block east of the project area is partially developed, probably by the Eblings while further north and east, a bucolic countryside is depicted. A sizable number of buildings are present as part of the Ebling complex. The Brewery & Bottling Department is noted at the left side, with horses and a wagon emerging from it. Stables are illustrated at this location on the 1891 Sanborn and a garage on the 1951 Sanborn ([http://www.vcaauction.com/show\\_images.php?item\\_id=238&auction\\_id=32](http://www.vcaauction.com/show_images.php?item_id=238&auction_id=32) 2007).

Figure 10 is a rectangular tray. The view is looking northeast from the corner of St. Ann's Avenue and 156<sup>th</sup> Street. Another line of buildings has been added to 156<sup>th</sup> Street. The next block east appears fully developed as part of the Ebling complex. Horse drawn wagons are present on St. Ann's as well as three cars parked and one car being driven (<http://www.trayman.net/TrayDetail/Factories/Ebling.htm> 2007).

Sanborn maps dating to 1969 through 1996 were examined. These maps show the progressive demolition of the structures within the project area, but no new structures

are added. The rear building in the northeastern lot is demolished between 1977 and 1984. The front building is gone by 1989. The shipping and bottling rooms on north end of the brewery property along Eagle Avenue are demolished by 1969. Offices, Lodge Rooms, Bowling Alley and Malt House on the southern end of the block are all demolished by 1989. The offices along St. Ann's Avenue are demolished by 1991. The remaining brewery structures are standing in 1993 but gone by 1996.

The cartographic evidence clearly shows that the project area developed during the 1850s. By 1886, the southern half of the project area block is the location of the Ebling Brewing Company, and the northeastern corner is occupied by *J.G. Miner Globes & Lamps*. The brewery is still in use during 1951.

Deed evidence was then sought in the offices of the Bronx Register and the Westchester County Clerk. The northeastern corner of the block is Lot 33. The chain of title was followed back to the 1850s.

Table 2: Chain of Title Lot 33 Block 2618

Grantor	Grantee	Date	Liber:Page
Morris, Gouverneur	John S. Shaw	Dec. 11, 1850	155: 215
Shaw, John S.	Jacob G. Miner	May 18, 1854	270: 408
Miner, Sarah C.	Eugene Pasquini Eva DiVella	March 12, 1925	489: 90
Pasquini, Eugene DiVella, Eva	Pasquini Bros. Inc.	July 11, 1925	508: 337
Pasquini Bros. Inc.	Ralph Rella	Sept. 4, 1928	691: 360
Rella, Ralph	Eugenio Pasquini Eva DiVella	Sept. 4, 1928	691: 361
Pasquini, Annella	Mabel Gale	Dec. 29, 1959	2368: 463
Gale, Mabel	Kenneth Kirshner Harry Don	Dec. 31, 1959	2369: 142
Kirshner, Kenneth Don, Harry	Inetha Simmons Hugo Freeman	June 28, 1960	2392: 315
Simmons, Inetha Freeman, Hugo	Inetha Simmons	June 28, 1960	2392: 321

Table 3: Chain of Title Lot 1 Block 2618

Grantor	Grantee	Date	Liber:Page
Morris, Gouverneur	William Carr	Jan. 31, 1848	124: 378
Carr, Maria	John M. Beck	Mar. 12 1852	183: 334
Beck, John M.	Philip Ebling William Ebling	May 6, 1868	673: 210
Dennelein, John Dennelein, Catherine	Philip Ebling William Ebling	April 24, 1871	768: 389
Mack, Francois Mack, Mary M.	Philip Ebling William Ebling	April 24, 1871	768: 443
Bruorton, Wm. (ref)	Philip Ebling William Ebling	Aug. 9, 1875	1339: 142
Ebling, Philip Ebling, William	The Ph. & Wm. Ebling Brewing Co.	Dec. 20, 1888	2178: 331
Ebling Brewing Co.	Alfred Hills	Feb 10, 1926	542: 14
Hills, Alfred	Ebling Brewing Co.	Feb. 16 1927	620: 40
Ebling Brewing Co.	Rubel Coal & Ice Corp.	April 2, 1927	598: 473
Rubel Corp.	Bernora Realty Corp.	Dec. 18 1956	2216: 350
Bernora Realty Corp.	Dora N. Rubel Bernice R. Ross Honora R. Shapiro	Jan 29, 1967	228: 178
Rubel, Dora N. Ross, Bernice R. Sapiro, Honora R.	Dora N. Rubel	Oct. 26, 1971	167: 1645

Lot 1 transactions include some which are for only portions of the lot, and some that also include parts or all of Lots 10, 15 and 42. It should be noted that the libers referenced are from three counties. All references prior to 1874 are for Westchester County. Those from 1874 through 1914 are for New York County, and those from 1914 to date are for Bronx County.

The brewery was initially called the *Aurora Park Brewery* by its owners, the Ebling brothers. The location was the site of a German picnic ground during the Civil War. Locals called it the Ebling Brewery or Eblings, and the Eblings changed the name by 1868 (to 1874) to *Philip Ebling & Bro.* Further name changes included: *Philip & William Ebling* from 1874-1889; *Ph. & Wm. Ebling Brewing Co.* from 1889 to 1901; *Ebling Brewing Co.* from 1901-1920; and *The Ebling Brewing Co., Inc.* from 1933 to 1950



(<http://www.trayman.net/TrayDetail/Factories/Ebling.htm> 2007). Figure 9 is called the *Ph. & Wm. Ebling Brewing Co.* and therefore dates to the 1889 to 1901 period. Figure 10 is called *The Ebling Brewing Co.* and therefore dates to the period of 1901 to 1920.

In 1866 the Eblings (Ph & Bro) were at 837, 839 and 841 West 39<sup>th</sup> Street between Eighth and Ninth Avenues in business as vinegar manufacturers. By 1868 Phillip & Bro were listed at brewers and maltsters at 156<sup>th</sup> Street and 760 St. Ann's Avenue (Guest 1994). The population of that area of the Bronx was becoming increasingly German and the Ebling's, as well as other German breweries in the neighborhood, met the demand for beer. Storage caves were built into Eagle Avenue for the aging and storage of the beer. As demand for the company's product grew, the brewery expanded. It became a complex which included Brewmasters' Row along East 156<sup>th</sup> Street, where the brewmasters resided, and a casino at the corner of St. Ann's and East 156<sup>th</sup> Street.

Ebling's Casino was an important social and cultural center for the local population, presenting dances, operas, balls and folk festivals (especially Octoberfest). McNamara (1993:281) called the casino "... one of the landmarks of The Bronx..." A partial calendar of events for January 1914 also included political events:

- |                  |   |
|------------------|---|
| January 3, 1914  | Monster New Year's Jubilee and Mardi Gras Ball of the Bronx Follies, to be held at Ebling's Casino, 156 <sup>th</sup> street and St. Ann's avenue. Music by Hetmeath's double orchestra |
| January 9, 1914  | Public installation of officers of the combined Bronx Councils, Jr. O.U.A.M., will be held at Ebling's Casino, 156 <sup>th</sup> street and St Ann's avenue                             |
| January 25, 1914 | Reception and Dance of Pawneee Democratic Club, at Ebling's Casino, St. Ann's avenue and 156 <sup>th</sup> Street.  |

The brewery complex was assaulted by fire several times, including 1875 and 1922 (*The New York Times* April 10, 1875 and December 12, 1922). The fire was great enough in 1922 that William Ebling feared that the entire plant would be lost. The 1922 fire resulted in the destruction of the two-story stable and caused \$100,000 in damage. The final fire occurred in the early 1950s.

Although officially Prohibition shut breweries from 1920 until 1933, Ebling's promoted and sold their malt "tonic." Unofficially, it appears from news reports, that Ebling's continued manufacturing their regular product. On June 17, 1922 General Federal prohibition officers raided the Ebling Brewery Company at 760 St. Ann's Avnue, the Bronx. A load of possible real beer was found on a truck at 116<sup>th</sup> Street and Third Avenue, and the agents had been suspicious of the brewery for a while. Returning to

the brewery, the agents found another truck being loaded. A \$4000 bribe was offered to the agents (*The New York Times* June 18, 1922).

Phillip and William Ebling were the original founding brothers of the brewery. By the 1890s, a second generation of the family was introduced to the company, as evidenced by the city directories. William Ebling 2<sup>nd</sup> was listed as a secretary, and William H. Ebling was listed as a superintendent. Phillip remained president and William remained vice-president. Phillip Jr. was a brewer. By the end of the first decade of the twentieth century, the casino is listed separately in the directories.

Samuel Rubel immigrated from Riga, Latvia in 1904 and starting working selling coal and ice in the East New York section of Brooklyn. Rubel became head of the Pocono Mountain Ice Company in Hoboken, New Jersey. In 1927 Rubel bought the Ebling Brewery, with the plan to convert it to an ice cream factory. At his death in 1949, he was still president of the Ebling Brewery and his net worth was \$8,000,000 ([http://en.wikipedia.org/wiki/Samuel\\_Rubel](http://en.wikipedia.org/wiki/Samuel_Rubel)).

Information on the Miner ownership was gleaned from city directories. Jacob G. Miner was first listed as a builder in 1869 and carpenter in the early 1870s and a real estate agent. During the late 1870s he begins to be listed as Lamps, and continues throughout the nineteenth century as lamps, except for 1882/1883 when he is listed as Globes. Ultran (2007 pers. comm.) stated that it was almost impossible to find information about such small businesses since their records were discarded for the most part.

Information was obtained from the Department of Permitting and Connections in the Bronx for sewer installation records. Current sewer lines date to 1892-1893 along St. Ann's Avenue and East 159<sup>th</sup> Street. Sewer lines along Eagle Avenue and East 156<sup>th</sup> Street date to 1897-1898. Central Mapping/Records of the Department of Environmental Protection, City of New York, provided for water lines. A twelve inch pipes lies along St. Ann's Avenue and dates to 1885. The East 159<sup>th</sup> Street water line was installed in 1931. The water line along East 156<sup>th</sup> Street dates to 1940 and Eagle Avenue dates to 1960.

It can now be seen that both parcels originate with deeds from Gouverneur Morris, a descendant of Lewis Morris, Lord of the Manor of Morrisania. The southern end of the project block was sold to Philip and William Ebling during 1868. The Ebling family sells at least part of their parcel during 1927. The Miner family purchase Lot 33 during 1854 and hold the lot until 1925. Therefore both parcels have long periods of ownership by one family.

## CONCLUSIONS AND RECOMMENDATIONS

The above research has documented that the northeastern corner of the project block was owned by the Miner family from 1854 through 1925. During 1886, this lot was the location of *J.G. Miner Globes & Lamps*. The southern half of the block was owned by the Ebling family and/or their brewing corporation from 1868 through 1927. During 1886 this is the location of the Aurora Brewery of Philip and William Ebling. This use as a brewery continues until after 1951. There is long term use of both portions of the project area by these two businesses.

The businesses at Block 2618 have the potential to meet Criterion D. Jacob Miner successfully ran a business along 159<sup>th</sup> Street for at least three decades at the end of the nineteenth century. The Eblings were successful with their brewery for a minimum of 80 years. Mr. Miner is representative of a small businessman in his community, while the Eblings' product received wider recognition. Both businesses were anchored in the developing vibrant German-American community of the Morrisania section of The Bronx in the second half of the nineteenth century. The Ebling Brewery persevered despite the Prohibition era, and the anti-German sentiment and restrictions during World Wars I and II. It is quite noticeable that the casino finally closed during World War II. The brewery was not the sole brewery in the community. Listed in the immediate vicinity in the Bronx Historical Society's Vertical File were the American Brewing Company, Bruckner's, Clarke's, Deiderman's, Diehl's, Eichler's, Haffen's, Huepfel's, Jaeger's, Kirchof's, Kolb's, Kuntz's/North Side, Mayer's, Rivinius', Schott's and Zeltner's. The Ebling Brewery was one of the most important. The original structures of Block 2618 no longer exist, some having been demolished as recently as the past decade. Some photographs are available in local history books and the historical society of buildings and murals. The Bronx County historian said that most information pertaining to the brewery came from informants who had worked at the brewery. It is now at least fifty years since the demise of the brewery, and those informants no longer exist. The businesses were part of the new German-American community the second half of the nineteenth century, both of which played a role in the urbanization and industrialization of The Bronx. The brewery in particular was an expression of German cultural values, the casino became a social institution during the first 40 years of the twentieth century, and perhaps informally played a role in political development in The Bronx.

The northeastern lot has an open yard between the two structures which remains open through time. The only area continuously open during the Ebling Brewing Company occupation is the corridor just east of the offices and porches along St. Ann's Avenue. However, there are areas within the brewery structures which have basements that could contain artifacts related to their use by the brewery. It is our recommendation that

Phase 1B archaeological testing be undertaken within the former Miner lot and the former Ebling Brewery property. This testing will be in the form of backhoe trenching.

Although the project area lies within two miles of six known prehistoric sites, this location has seen considerable development during the nineteenth and twentieth centuries. This development would almost certainly have disturbed or destroyed any possible prehistoric deposits in the project area.

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Beers, Frederick W.

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Beers, J. B.

1872 *Atlas of Westchester, New York.* New York, New York: J. B. Beers & Co.

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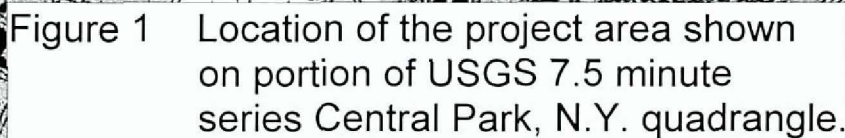
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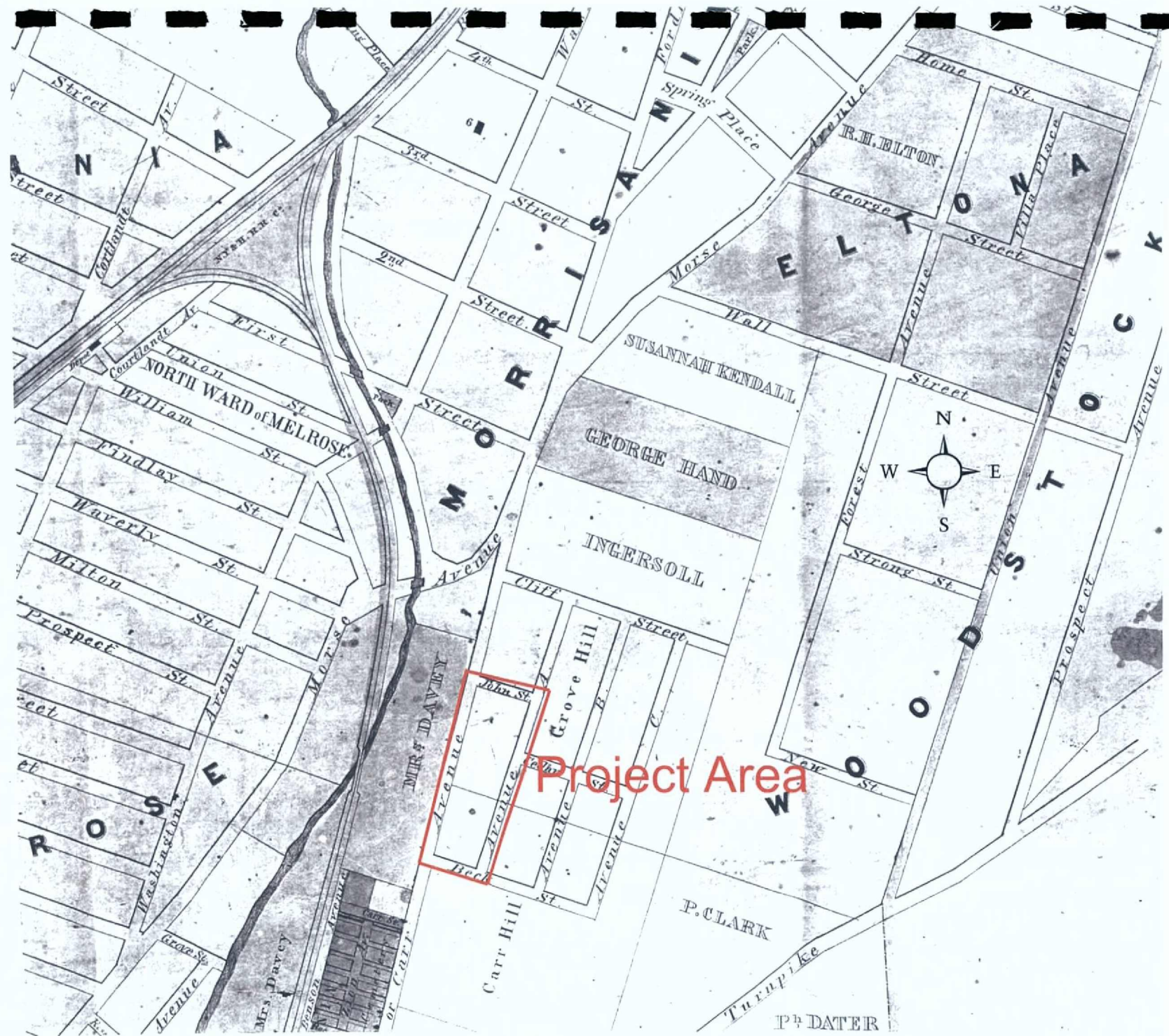


Figure 2 From the 1856 Buckhout and Livingston map.



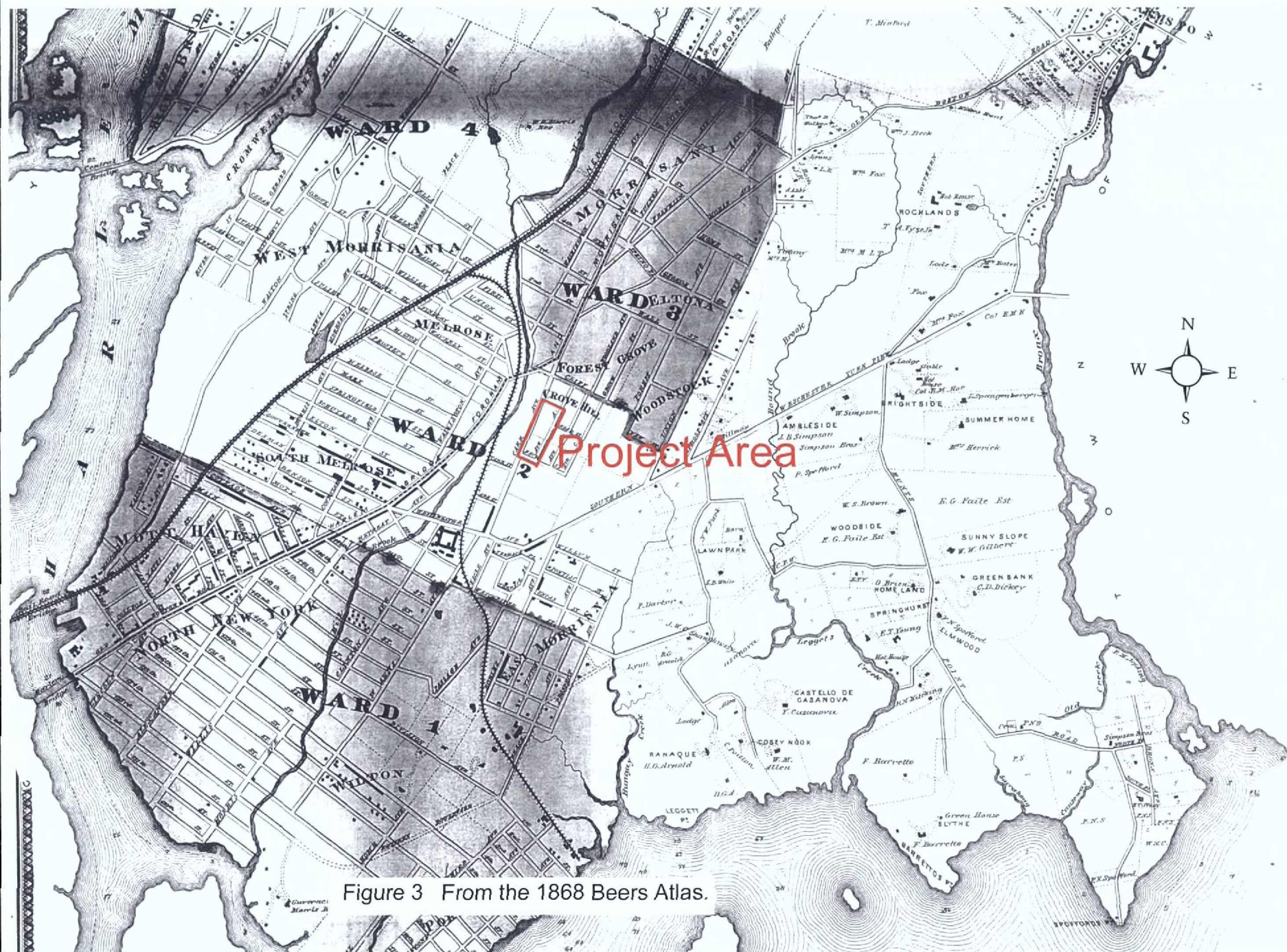
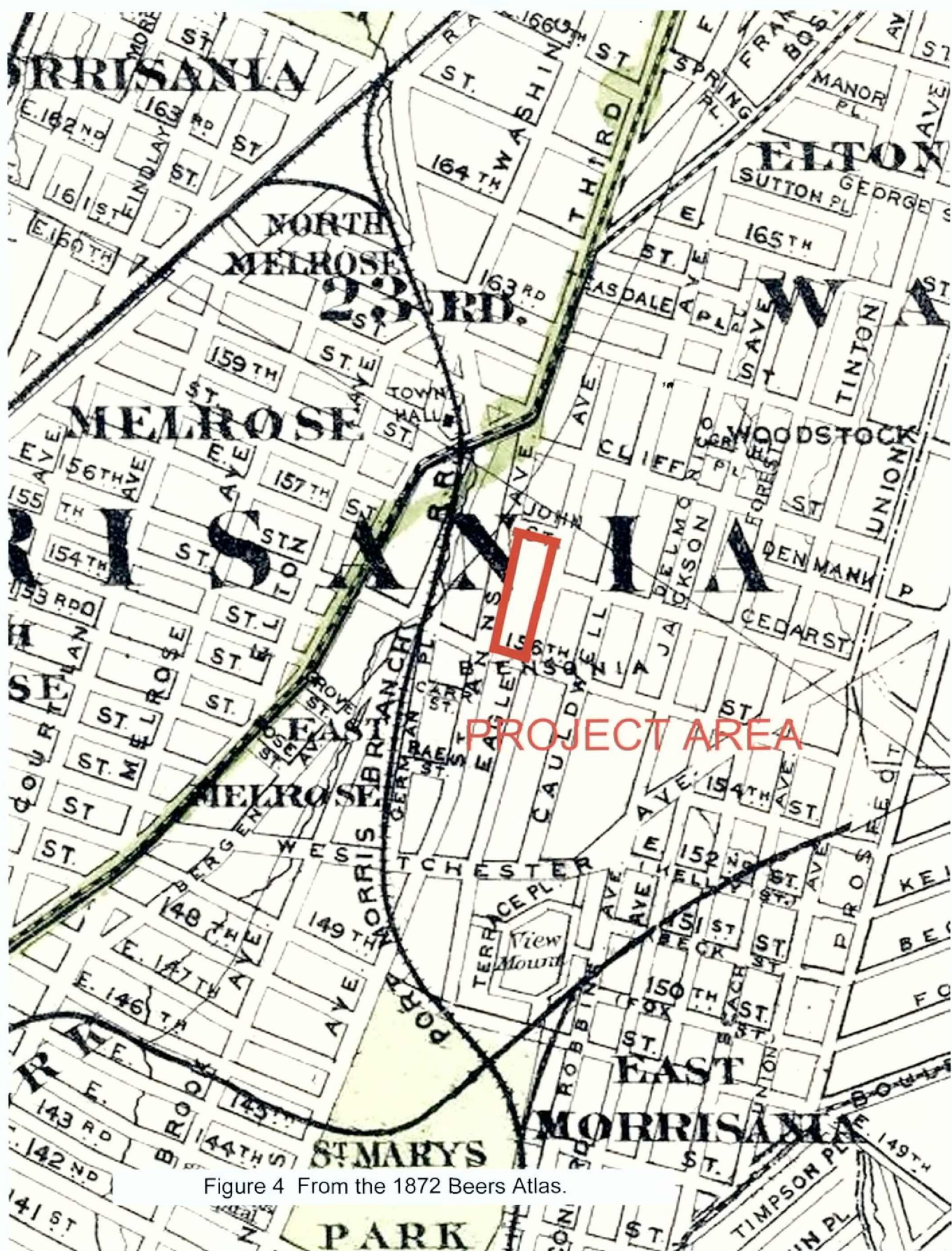


Figure 3 From the 1868 Beers Atlas.







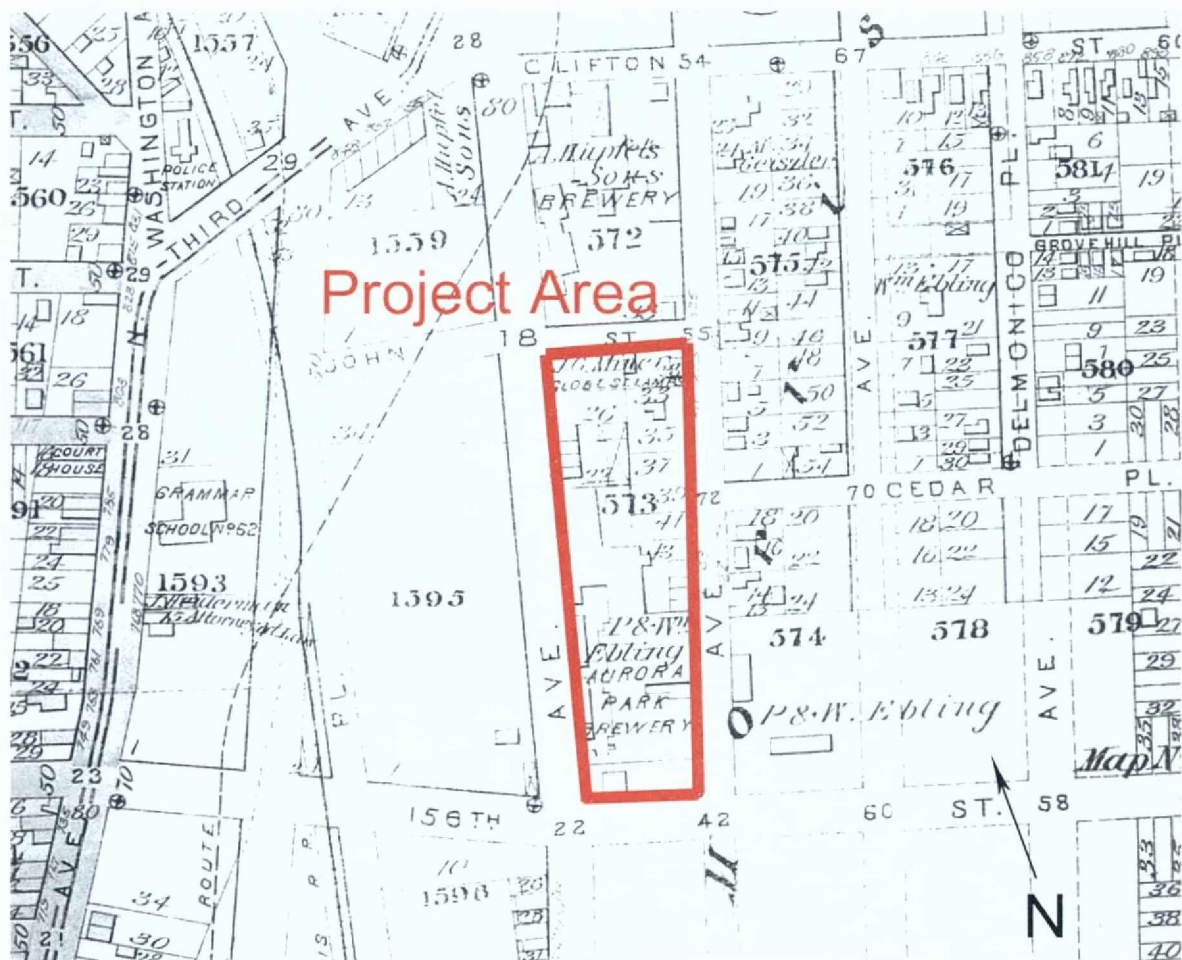


Figure 5 From the 1885 Robinson Atlas.

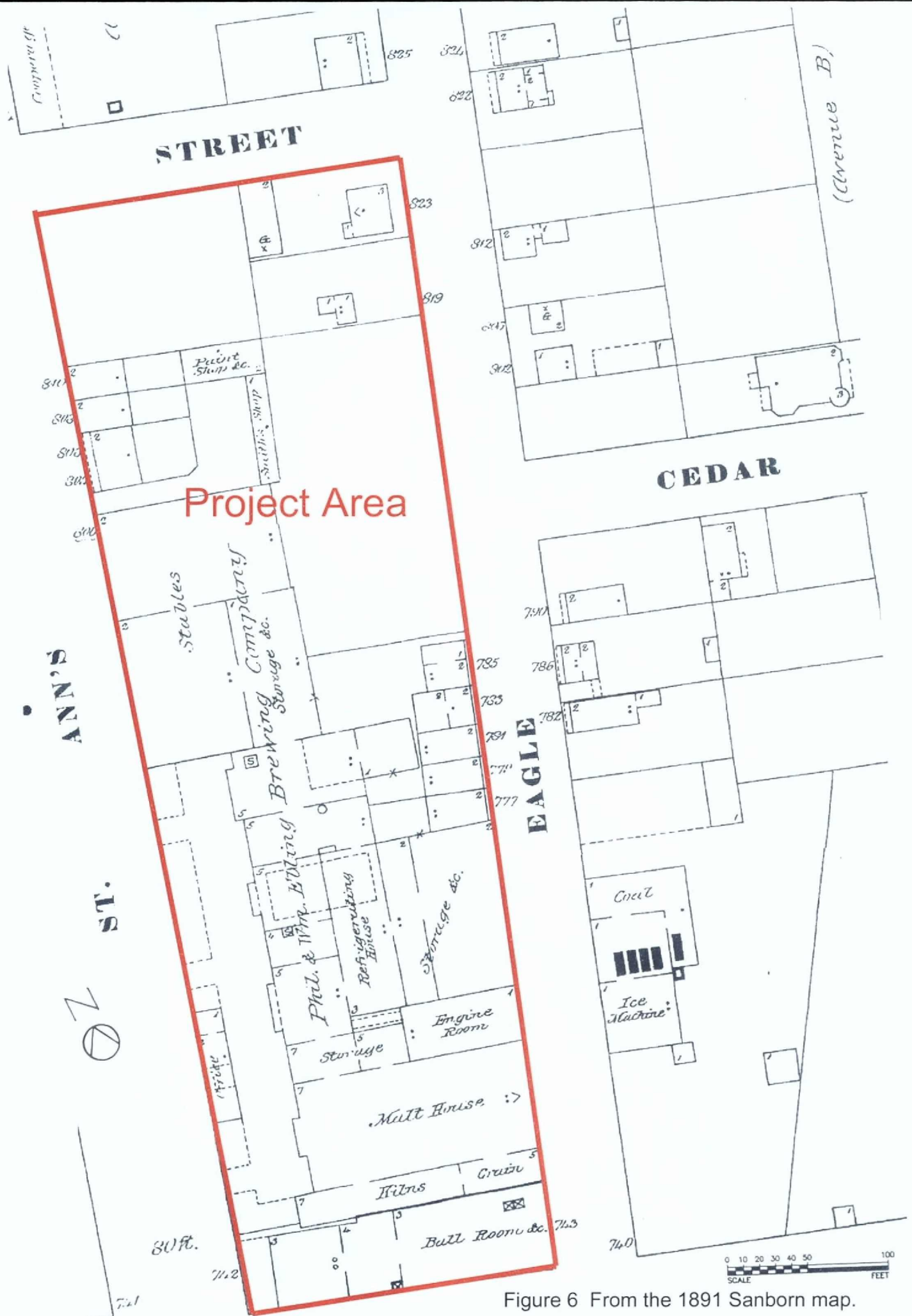
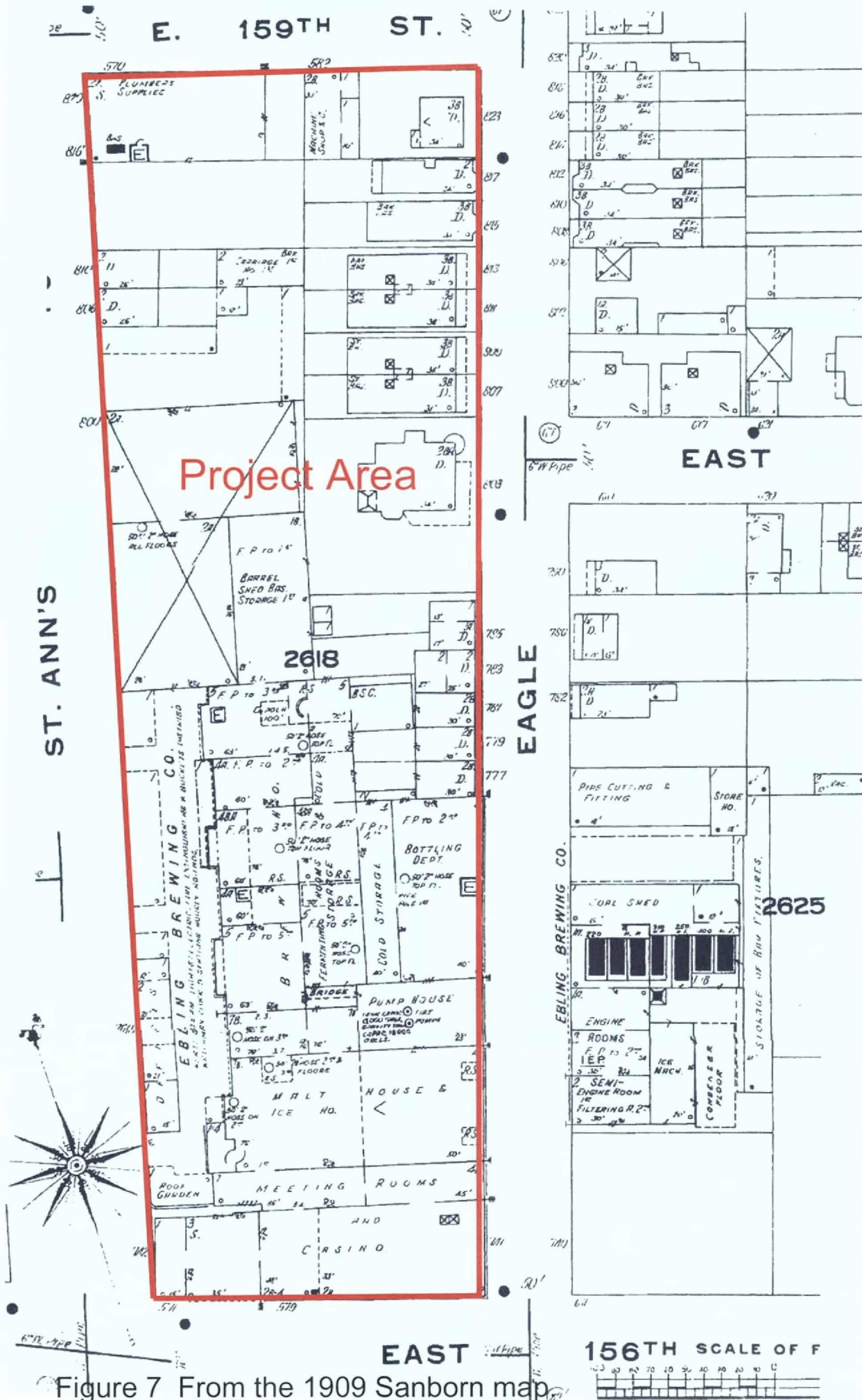


Figure 6 From the 1891 Sanborn map.





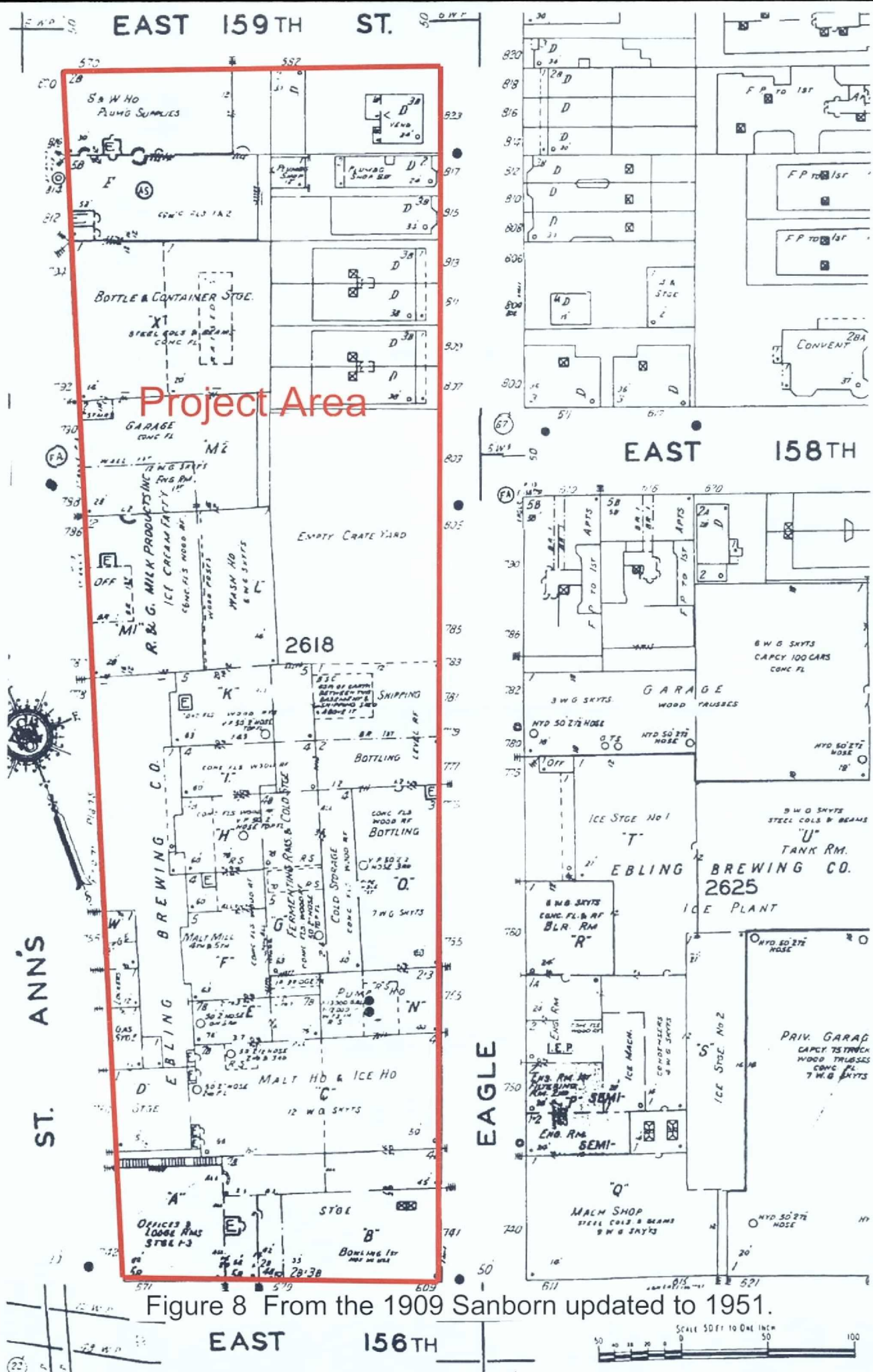






Figure 9 View of the Ebling Brewery, late nineteenth - early twentieth century, St. Ann's Avenue corner of 156<sup>th</sup> Street.

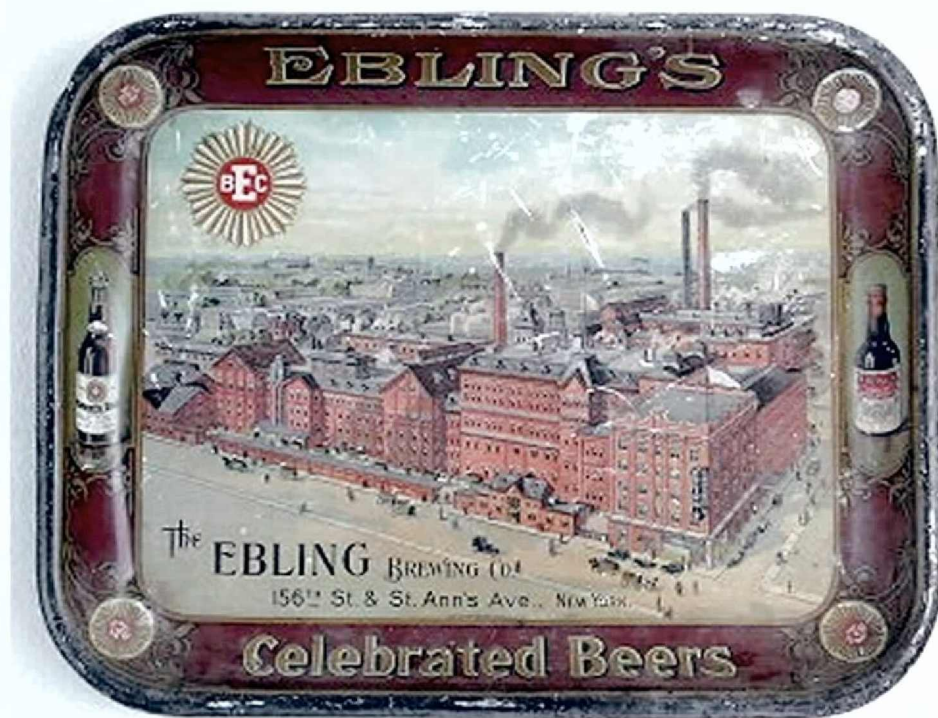


Figure 10 View of Ebling's Brewery, 1869, 156<sup>th</sup> Street & St. Ann's Avenue, probably early twentieth century.

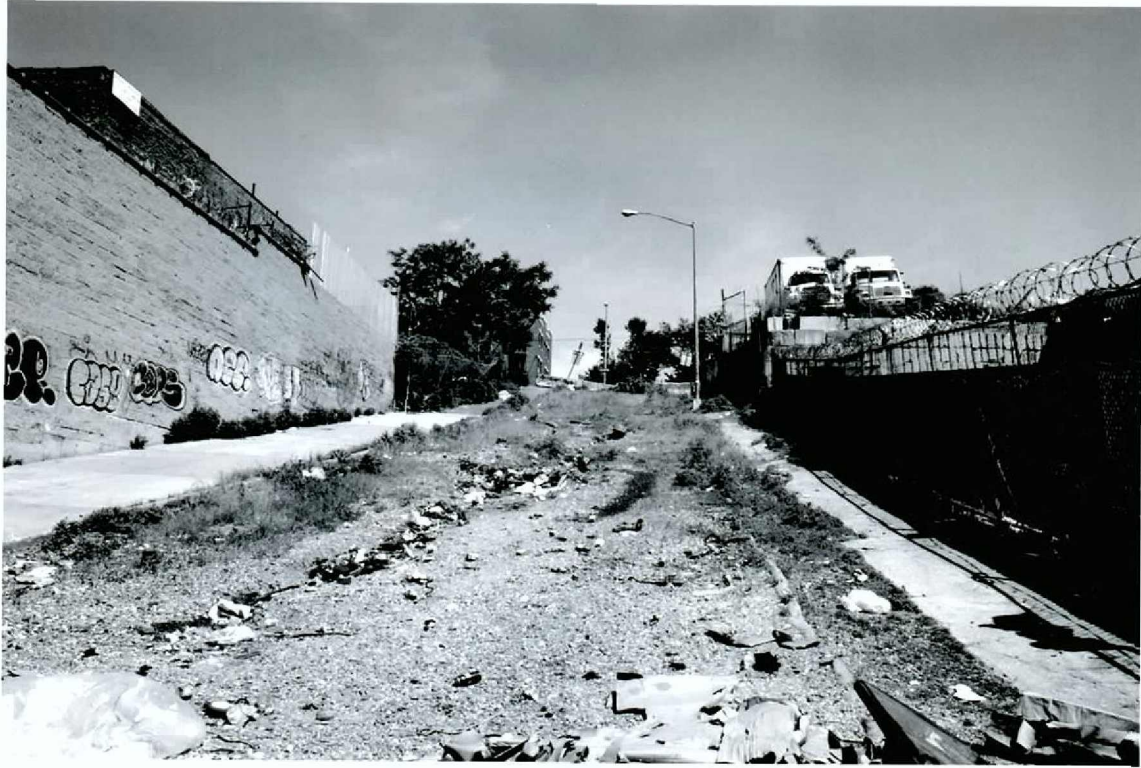


Plate 1

View of 159<sup>th</sup> Street, the northern boundary of the project area, looking east from St. Ann's Avenue.





Plate 2      View of the northeastern part of the project area looking southwest from 159<sup>th</sup> Street and Eagle Avenue.



Plate 3      View of the southern end of the project area looking northeast from 156<sup>th</sup> Street and St. Ann's Avenue.



Plate 4      View of the western side of the project area looking northeast from St. Ann's Avenue.

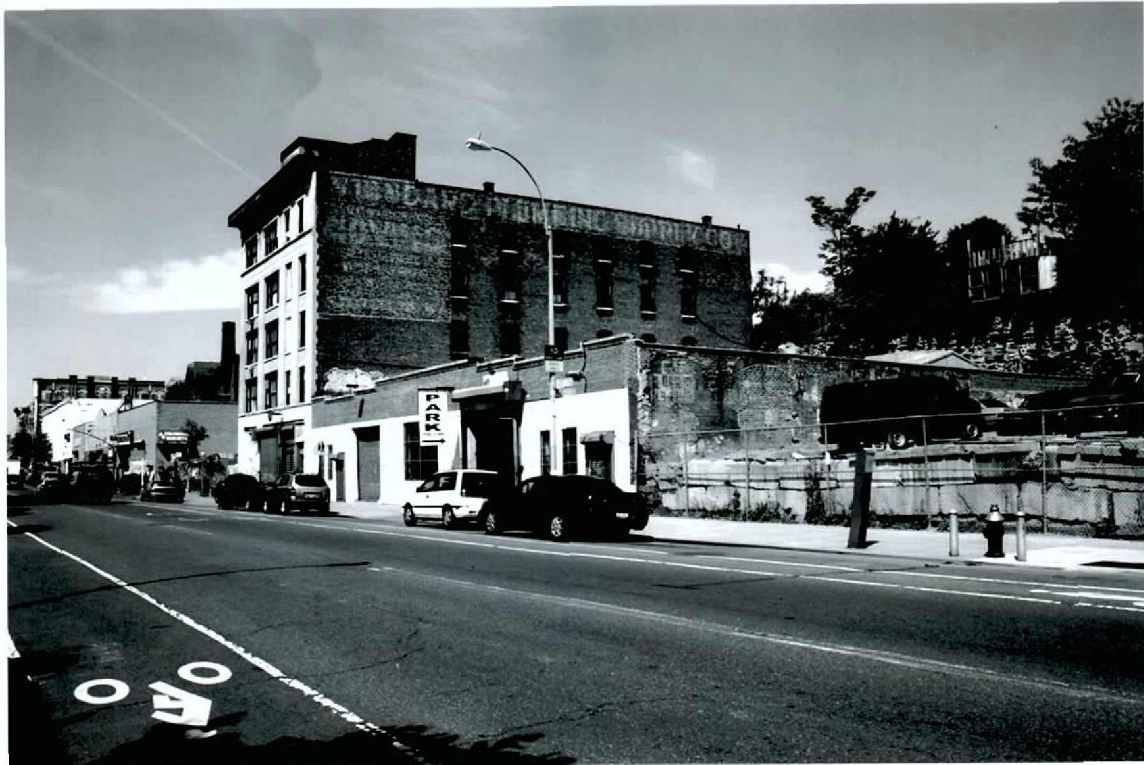


Plate 5      View of the standing structures adjacent to the northwestern part of the project area looking northeast from St. Ann's Avenue.

APPENDIX 1  
CITY DIRECTORIES



St. Ann's Avenue: City Directories

Name	Profession	Address	City/Year
Ebling, William	Brewer	Carr av. n Beck	Morrisania/1869-70
Ebling, Philip	Brewer	Carr av.	Morrisania/1869-70
Ebling, Philip	Brewer	St. Ann's av. c 156 <sup>th</sup>	NYC/1879-80
Ebling Philip & William	Brewers	Carr av. n Beck	Westchester Business/1869-70
Ebling, William	brewer	St. Ann's av. c 156 <sup>th</sup>	NYC/1879-80
Ebling, Philip	Brewer	156 <sup>th</sup> c St. Ann's av.	Morrisania/1871
Ebling, William	Brewer	156 <sup>th</sup> c St. Ann's av.	Morrisania/1871
Ebling, Philip	Brewer	St. Ann's av. c 156 <sup>th</sup>	NYC/1880-81
Ebling, Philip	Brewer	156 <sup>th</sup> c. St Ann's av.	Morrisania/1872-73
Ebling, William	Brewer	156 <sup>th</sup> c. St Ann's av	Morrisania/1872-73
Ebling, P. & W.	Brewers	St. Ann's av. c 156 <sup>th</sup>	Morrisania/1872-73
Ebling, William	brewer	St. Ann's av. c 156 <sup>th</sup>	NYC/1880-81
Ebling, Philip	Brewer	St. Ann's av. c 156 <sup>th</sup>	NYC/1878-79
Ebling, Philip & William	Brewers	St. Ann's av. c 156 <sup>th</sup>	NYC/1878-79
Ebling, William	brewer	St. Ann's av. c 156 <sup>th</sup>	NYC/1878-79
Ebling, Philip	Brewer	St. Ann's av. c 156 <sup>th</sup>	NYC/1881-82
Ebling, Philip & William	Brewers	St. Ann's av. c E. 156 <sup>th</sup>	NYC/1882-83
Ebling, Philip & Wm.	Brewers	St. Ann's av. c 156 <sup>th</sup>	NYC/1879-80
Ebling, William	brewer	St. Ann's av. c E. 156 <sup>th</sup>	NYC/1882-83
Ebling, Philip & Wm.	Brewers	St. Ann's av. c 156 <sup>th</sup>	NYC/1881-82
Ebling, Philip & William	Brewers	St. Ann's av. c 156 <sup>th</sup>	NYC/1880-81
Ebling, Philip	Brewer	St. Ann's av. c E. 156 <sup>th</sup>	NYC/1882-83
Ebling, William	brewer	St. Ann's av. c 156 <sup>th</sup>	NYC/1881-82
Miner, Jacob G.	Builder	h. Grove hill	Morrisania/1869-70
Miner, Jacob G.	Lamps	Eagle av. c. John	NYC/1879-80
Miner, Jacob G.	Carpenter	H Grove Hill	Morrisania/1871
Miner, Jacob G.	Carpenters & Builders	Grove hill	Westchester Business/1869-70
Miner, Jacob G.	Lamps	Eagle av. c John	NYC/1881-82
Miner, Jacob G.	R.E. Agent	H Grove hill	Morrisania/1872-73
Miner, Jacob G.	Lamps	h John, c Eagle av.	NYC/1880-81
Miner, Jacob G.	Lamps	Eagle av. c. John	NYC/1878-79
Miner, Jacob G.	Globes	Eagle av. n E. 158 <sup>th</sup>	NYC/1882-83

St. Ann's Avenue: City Directories

Name	Profession	Address	City/Year
Ebling, Philip & William	Brewers	St. Ann's av. c E. 156 <sup>th</sup>	NYC/1883-84
Ebling, William	brewer	St. Ann's av. c E. 156 <sup>th</sup> , h 828 Cauldwell av.	NYC/1883-84
Ebling, Philip	Brewer	St. Ann's av. c E. 156 <sup>th</sup>	NYC/1883-84
Ebling, Philip	Brewer	760 St. Ann's av.	NYC/1886-87
Ebling, Philip	Brewer	760 St. Ann's av. h 742 St Ann's av.	NYC/1884-85
Ebling, Philip & Willian	Brewers	760 St. Ann's av.	NYC/1884-85
Ebling, William	brewer	760 St. Ann's av. h 828 Cauldwell av.	NYC/1884-85
Ebling, Philip	Brewer	760 St. Ann's av.	NYC/1887-88
Ebling, Philip	Brewer	760 St. Ann's av.	NYC/1885-86
Ebling, Philip & Wm.	Brewers	760 St. Ann's av.	NYC/1885-86
Ebling, William	brewer	760 St. Ann's av. h 828 Cauldwell av.	NYC/1885-86
Ebling, William	brewer	760 St. Ann's av. h 828 Cauldwell av.	NYC/1887-88
Ebling, Philip & Wm.	Brewers	760 St. Ann's av.	NYC/1887-88
Ebling, Philip & Wm.	Brewers	760 St. Ann's av.	NYC/1886-87
Ebling, William	brewer	760 St. Ann's av. h 828 Cauldwell av.	NYC/1886-87
Ebling, Philip,	Pres., Brewer	760 St. Ann's av. h 935 Prospect av.	NYC/1888-89
Ebling, William	Sec., brewer	760 St. Ann's av. h 828 Cauldwell av.	NYC/1888-89
Ebling, Philip & William, Brewing Co.	Brewery	760 St. Ann's av.	NYC/1888-89
Miner, Jacon G.	Lamps	823 Eagle av.	NYC/1887-88
Miner, Jacob G.	Lamps	r 823 Eagle av.	NYC/1883-84
Miner, Jacob G.	Lamps	823 Eagle av.	NYC/1884-85
Miner, Jacon G.	Lamps	823 Eagle av.	NYC/1886-87
Miner, Jacon G.	Lamps	823 Eagle av.	NYC/1885-86
Miner, Jacon G.	Lamps	823 Eagle av.	NYC/1888-89



St. Ann's Avenue: City Directories

Name	Profession	Address	City/Year
Ebling, Philip & William, Brewing Co.	Brewery	760 St. Ann's av.	NYC/1889-90
Ebling, William	treas.	760 St. Ann's av. h 828 Cauldwell av.	NYC/1889-90
Ebling, William 2d	sec.	760 St. Ann's av. h 828 Cauldwell av.	NYC/1889-90
Ebling, Philip	pres.	760 St. Ann's av. h 935 Prospect av.	NYC/1889-90
Ebling, William 2d	sec.	760 St. Ann's av. h Prospect av. c E. 163d av.	NYC/1890-91
Ebling, Philip	pres.	760 St. Ann's av. h 935 Prospect av.	NYC/1890-91
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av.	NYC/1890-91
Ebling, William	v. pres.	760 St. Ann's av. h 828 Cauldwell av.	NYC/1890-91
Ebling, William	v. pres.	760 St. Ann's av. h 828 Cauldwell av.	NYC/1891-92
Ebling, Philip	pres.	760 St. Ann's av. h 935 Prospect av.	NYC/1891-92
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av.	NYC/1891-92
Ebling, William 2d	sec.	760 St. Ann's av. h E. 163d av. c Prospect av.	NYC/1891-92
Ebling, William H. JR.	Supt.	760 St. Ann's av. h Caudwell av. n Cedar pl.	NYC/1891-92
Miner, Jacon G.	Lamps	800 John (24 <sup>th</sup> Ward) h 823 Eagle av.	NYC/1889-90
Miner, Jacob G.	Lamps	r 823 Eagle av.	NYC/1891-92
Miner, Jacon G.	Lamps	800 John (23 <sup>rd</sup> ward) h 823 Eagle av.	NYC/1890-91

St. Ann's Avenue: City Directories

Name	Profession	Address	City/Year
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av.	NYC/1892-93
Ebling, William	treas.	760 St. Ann's av. h 828 Cauldwell av.	NYC/1892-93
Ebling, William 2d	sec.	760 St. Ann's av. h E. 163d c Prospect av.	NYC/1892-93
Ebling, William H. jr.	?	h Cauldwell av. n E. 156th	NYC/1892-93
Ebling, Philip	pres.	760 St. Ann's av. H 828 Cauldwell av.	NYC/1892-93
Ebling, Philip jr.	brewer	760 St. Ann's av. h 828 Cauldwell av.	NYC/1893-94
Ebling, Philip	pres.	760 St. Ann's av. H 828 Cauldwell av.	NYC/1893-94
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av.	NYC/1893-94
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av.	NYC/1894-95
Ebling, William	Treas.	760 St. Ann's av. h 828 Cauldwell av.	NYC/1893-94
Ebling, William H. jr.	brewer	h Cauldwell av. c Cedar pl.	NYC/1893-94
Ebling, Philip	pres.	760 St. Ann's av. H 828 Cauldwell av.	NYC/1894-95
Ebling, Philip jr.	brewer	760 St. Ann's av. H 787 Eagle av.	NYC/1894-95
Ebling, William	Treas.	760 St. Ann's av. H 1259 Washn. av.	NYC/1894-95
Miner, Jacob G.	Lamps	800 John (23 <sup>rd</sup> ward) h 823 Eagle av.	NYC/1892-93
Miner, Jacob G.	Lamps	r 823 Eagle av. h 611 E. 139th	NYC/1894-95
Miner, Jacob G.	Lamps	800 John (23 <sup>rd</sup> ward) h 611 E. 139th	NYC/1893-94

St. Ann's Avenue: City Directories

Name	Profession	Address	City/Year
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av.	NYC/1895-96
Ebling, Philip jr.	brewer	760 St. Ann's av.	NYC/1895-96
Ebling, William	Treas.	760 St. Ann's av. h 1259 Washn. av.	NYC/1895-96
Ebling, Philip	pres.	760 St. Ann's av. h 828 Cauldwell av.	NYC/1895-96
Ebling, William	v. pres.	760 Sr. Ann's av. h 1529 Washn. av.	NYC/1896-97
Ebling, Cath. wid. Philip	-	h 828 Cauldwell av.	NYC/1896-97
Ebling, Philip	brewer	760 St. Ann's av. H 793 Eagle av.	NYC/1896-97
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av.	NYC/1896-97
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av.	NYC/1898-99
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av.	NYC/1897-98
Ebling, William	Pres.	760 St. Ann's av. h 828 Cauldwell av.	NYC/1897-98
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av.	NYC/1899-1900
Ebling, William	Pres.	760 St. Ann's av. h 828 Cauldwell av.	NYC/1898-99
Ebling, William	Pres.	760 St. Ann's av. h 828 Cauldwell av. c Cedar pl.	NYC/1899-1900
Miner, Jacob G.	Lamps	823 Eagle av. h 611 E. 139th	NYC/1896-97
Miner, Jacob G.	Lamps	r 823 Eagle av. h 611 E. 139th	NYC/1897-98
Miner, Jacob G.	Lamps	823 Eagle av. h 611 E. 139th	NYC/1895-96

St. Ann's Avenue: City Directories

Name	Profession	Address	City/Year
Ebling, William	Pres.	760 St. Ann's av. h 828 Cauldwell av. c Cedar pl.	NYC/1900-01
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av. & 775 Eagle av.	NYC/1901-02
Ebling, William	Pres.	760 St. Ann's av. h 828 Cauldwell av. c Cedar pl.	NYC/1901-02
Ebling Brewing Co.	Brewery – Lager beer	760 St. Anns av.	NYC business/1902, 1903, 1905
Ebling, Philip & Wm., Brewing Co.	Brewery	760 St. Ann's av. & 775 Eagle av.	NYC/1900-01
Ebling Brewery Co.	Brewery	760 St. Anns Av.	NYC/1903-04, 1904-05, 1905- 06, 1906-07, 1907-08, 1908-09, 1909-10, 1910-11, 1911-12, 1912-13
Ebling Brewery Co.	Brewery	760 St. Anns Av. & Eagle av. c E157th	NYC/1913-14
Ebling Brewery Co. --Wm. Ebling Pres; Louis M. Wbling V- pres; Theodore Haebler Sec-Treas;	Brewery	760 St. Anns Av.	NYC/1915, 1917, 1918, 1919
Ebling's Casino	Casino	579 E. 156 <sup>th</sup> & 742 St. Ann's Av.	NYC/1909-10, 1910-11, 1911- 12, 1912-13
Ebling's Casino	Casino	579 E. 156th	NYC/1908-09
Ebling's Casino --Casino Corporation	Casino	742 St. Ann's Av.	NYC/1913-14
Ebling's Casino	casino	h 156 <sup>th</sup> c St Anns av	NYC/1903-04, 1904-05, 1905- 06, 1906-07, 1907-08
Ebling's Casino	Casino	742 St. Anns av.	NYC business/1903, 1905

St. Ann's Avenue: City Directories

Name	Profession	Address	City/Year
Ebling Brewery Co. --Wm. Ebling Pres; Louis M. Ebling V-pres; Theodore Haebler Sec-Treas restr;	Brewery	742 St. Anns Av.	NYC/1916
Ebling Casino Corp. --Wm Ebling pres; Louis M Wbling v-p; Theo Haebler sec- treas restr	Casino	742 St. Anns Av.	NYC/1916, 1917, 1918, 1919, 1920-21
Ebling Co. (N Y) --Louis M. Ebling pres; Theo Haebler sec. real est	?	760 St. Anns av.	NYC/1916, 1917, 1918, 1919, 1920-21, 1922-23, 1924-25
Ebling Brewing Co. Inc, The --Wm Ebling pres; Louis M Wbling v-p; Theo Haebler sec- treas	Brewery	760 St. Anns av.	NYC/1920-21, 1922-23, 1924-25
Ebling Bottling Co. Inc (N Y) - - Wm Ebling pres; Louis M Wbling v-p; Theo Haebler sec- treas		760 St. Anns av.	NYC/1922-23, 1924-25
Ebling Casino Corp. --Wm Ebling pres; Louis M Wbling v-p; Theo Haebler sec- treas restr		742 St. Anns av.	NYC/1922-23, 1924-25



APPENDIX 2  
SCOPE OF WORK



40 Exchange Place, 13th Floor  
New York, New York 10005  
212 514-9520  
Fax: 212 480-9080

## MEMORANDUM

TO: Ms. Amanda Sutphin  
Director of Archaeology  
New York City Landmarks Preservation Commission

FROM: William I. Roberts IV  
Paula M. Crowley  
Greenhouse Consultants Incorporated

DATE: June 30, 2007

SUBJECT: St. Ann's Avenue Development  
Block 2618, Lots 1, 10, 30, 33, 42  
The Bronx, New York  
Phase 1B Archaeological Backhoe Testing

Greenhouse Consultants Incorporated (GCI) is pleased to provide this scope of archaeological services for Phase 1B backhoe testing at the St. Ann's Avenue Development, Block 2618, Lots 1, 10, 30, 33, 42, The Bronx, New York. Our scope of work is based on our 2007 Phase 1A report being submitted with this scope.

The general purpose of archaeological testing is to search for positive or negative evidence for the existence of archaeological remains within a project area, and to assess the potential significance of such findings. Our Phase 1A study concluded potential existed for preservation (1) in the northeastern corner of the project block that was owned by the Miner family/company from 1854 through 1925; and (2) the southern half of the block owned by the Ebling family/brewing corporation from 1868 through 1927. Phase 1B archaeological testing should be in the form of backhoe trenching. Six backhoe trenches (BT) will be needed to test the sensitive portions of the block. Two trenches are proposed for the northeastern lot, and four trenches for the brewery location. See Figure A.

One backhoe trench will be placed adjacent to the rear lot line of the northeastern lot to search for a privy. This lot was once larger and had both front and rear buildings. This trench will be at the rear of the present lot adjacent to the eastern wall of the rear building. It will be approximately 8 feet by 100 feet in size. The second trench will be placed immediately behind the rear wall of the front building to search for a cistern. It



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will measure approximately 8 feet by 80 feet. Should any feature, such as a privy or cistern be discovered, then samples of their fill will be excavated and screened to recover any cultural artifacts. Should the artifacts date to the mid-nineteenth century, then it will be concluded the features have archaeological potential. The features will then be covered for their protection and an archaeological testing report produced recommending mitigation in the form of archaeological data recovery excavation of the fill.

Four trenches are planned to investigate the Ebling Brewery. The first trench is designed to investigate the Pump House or Engine Room. This room would have held the pumps and steam engines to power them. Foundations for the machinery and perhaps piping and other connections may survive here. The trench will be approximately 8 feet by 100 feet. The second trench will be placed to the west of the first trench in the southern end of the main brewery building, adjacent to the Pump House and the Malt House. It is possible that bases for the brewing vats will survive here. The second trench will measure approximately 8 feet by 150 feet. The third trench is situated further north than the second, but still within the main brewery building. Once again, it is possible that the bases for the vats could survive here. The trench will measure approximately 8 feet by 160 feet. The fourth trench will be placed within the bottling area. It is possible that some of the bottles or that bases of the bottling machinery could survive here. The fourth trench will be approximately 8 feet by 140 feet in size.

Subsurface testing will be the method used to accomplish the exploration. All of the archaeological testing will be conducted according to the specifications described in the CEQR Technical Manual (1993, reviewed and updated 2001) and the New York City Landmarks Preservation Commission Guidelines for Archaeology (2002).

Mechanical excavation of the trenches will proceed slowly and methodically under the supervision of a Registered Professional Archaeologist (RPA). Vertical control will be maintained relative to the ground surface and horizontal control relative to the street. The trenches will be backfilled after recording, photographing, and mapping. Soil samples will be screened selectively through 1/4" hardware mesh to aid in recovering artifacts. Cultural material will be assigned to soil stratum and stratigraphy recorded. Soils will be identified by texture and inclusions, and referenced to Munsell Chart colors. Following fieldwork, recovered artifacts or samples will be returned to our Manhattan laboratory for processing, cleaning, marking and analysis. After the artifacts are analyzed and inventoried a Phase 1B archaeological testing report will be completed, reviewed by the client, and submitted to the LPC staff for review.

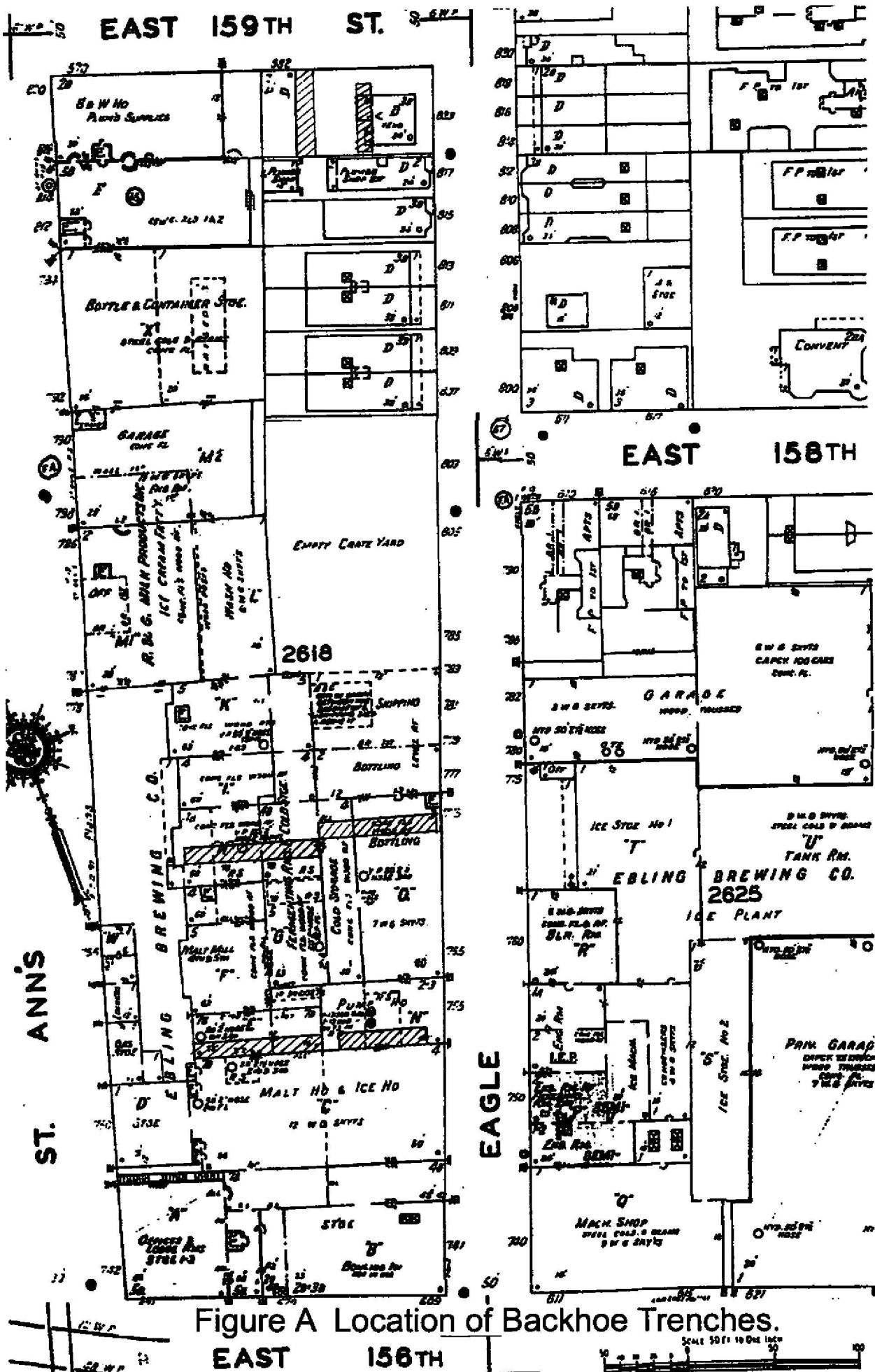


Figure A Location of Backhoe Trenches.

**EAST 156TH**