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HISTORICAL
PERSPECTIVES INC.



Phase IA Archaeological Documentary Study

**Staten Island Courthouse
Interim Construction Parking Lot**

**Block 8, Lots 1, 11, and 14
Staten Island, Richmond County, New York**

OPRHP No. 06PR01029

1133

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Interim Construction Parking Lot**

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OPRHP No. 06PR01029

Prepared For:

**Jacobs, Edwards and Kelcey
5 Penn Plaza, 18th Floor
New York, NY 10001**

Prepared By:

**Historical Perspectives, Inc.
P.O. Box 3037
Westport, CT 06880**

Author:

Sara Mascia, P.h.D., R.P.A.

October 2008

MANAGEMENT SUMMARY

SHPO Project Review Number (if available): **OPRHP No. 06PR01029**

Involved State and Federal Agencies: **Dormitory Authority of the State of New York (DASNY)**

Phase of Survey: **Phase IA Archaeological Documentary Study**

Location Information

Location: **Block 8, Lots 1, 11 and 14, Staten Island, New York. The project site is located at the northeast corner of the intersection of Hyatt Street and St. Marks Place in the St. George area of Staten Island.**

Minor Civil Division: **08501, Staten Island**

County: **Richmond**

Survey Area

Length: **varies**

Width: **varies**

Number of Acres Surveyed: **1.2 acres**

USGS 7.5 Minute Quadrangle Map: **Jersey City**

Archaeological Survey Overview

Number & Interval of Shovel Tests: **N/A**

Number & Size of Units: **N/A**

Width of Plowed Strips: **N/A**

Surface Survey Transect Interval: **N/A**

Results of Archaeological Survey

Number & name of precontact sites identified: **None**

Number & name of historic sites identified: **None**

Number & name of sites recommended for Phase II/Avoidance: **None**

Report Authors(s): **Sara Mascia, P.h.D., R.P.A., Historical Perspectives, Inc.**

Date of Report: **October 2008**

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I. INTRODUCTION

Historical Perspectives, Inc. (HPI) has been retained by the Dormitory Authority of the State of New York (DASNY) to evaluate three lots (Lots 1, 11, and 14) within Block 8, Staten Island, for potential archaeological sensitivity (Figure 1). The project site is located at the northeast corner of the intersection of Hyatt Street and St. Marks Place in the St. George area of Staten Island. DASNY has proposed developing the three lots into a surface parking facility. Because the actual extent of any possible below-grade development impacts, e.g. drainage control, is not known at this time, the totality of all three tax lots is considered the Area of Potential Effect (APE).

The resulting sensitivity assessment for the APE is based on the evaluation of historic documentary materials, available cartographic resources, comparative archaeological literature, and a site inspection. The documentary assessment was designed to determine the potential for the presence of both prehistoric and historical archaeological resources. Research was designed to address two issues. What is the specific level of potential for prehistoric and historical archaeological resources of significance to exist in the project site; and, what is the likelihood that these potential resources have survived historical subsurface disturbances? As part of the assessment, the following sources of documentary data were consulted in order to determine the site's topography over time and to compile an overall site history.

Primary and Secondary Source Review

Primary and secondary source material was researched in order to document the prior usage of the project site. Numerous local and regional histories were examined for relevant data to help place the site within a historical context. Also valuable were local historians' accounts and archaeological works by both professional and amateur archaeologists. Federal Census Records were examined for information about the occupants of the project site. Finally, manuscripts and newspaper clippings were also consulted.

Cartographic Analysis

In order to determine the original topography and compile a disturbance record for the project site, numerous cartographic resources were examined. Historical maps were obtained from local repositories and studied for early land use, topography, and historical events. Nineteenth and twentieth century atlases were studied for more modern land use, topography, and subsurface disturbance episodes. Information collected included data on the site's possible land-use over time and building history.

II. CURRENT CONDITIONS

The three lots that make up the project site, an L-shaped APE, are almost completely covered with asphalt. The site is currently surrounded by paved streets to the south and west and either residential or commercial buildings to the north and east (Photographs 1-4). The present topography of the site is relatively flat, with a gentle slope to the southeast causing puddling along the southeast edge of the site during wet weather (Photographs 1 and 3). Remnants of a low wall and pillared entrance are present along the western edge of Lot 1, bordering St. Marks Place (Photographs 1 and 2). These features might be associated with the former 19th century dwelling that once stood on this lot. The on-site elevations range from approximately 100 to 110 feet above mean sea level.

III. BACKGROUND RESEARCH

Precontact Land Use

The topography and land characteristics of the area surrounding the project APE suggest that the locale might have been a favorable environment for the Native population. There are flat, elevated terraces nearby that overlook The Narrows and Upper Bay of New York. Early historical maps, however, indicate that the project APE was on a slope, which likely precluded its use as a primary habitation site. The environmental setting of the project site during the early years of Euro-American settlement on Staten Island is depicted as an elevated land form that was wooded and undeveloped (Sauthier 1776; Anonymous 1777; Clinton 1777; Masi 1777; Taylor and Skinner 1781; Sprong and Connor 1797). In particular, the 1797 Sprong and Connor map shows the area as "A ridge of mountains."

A review of the recorded Native American sites within the project area noted one (1) identified archaeological site in the neighborhood of the proposed project APE: the Stuyvesant Place Site (NYSM # 4629). This site, which is located down hill and closer to the water, was described by A.C. Parker (1922) as containing "traces of occupation"

and was located in the area bounded by Hyatt Street on the north, Bay Street on the east, Slosson Terrace on the south, and Montgomery Avenue on the west.

In summary, the geomorphological conditions once present in the APE do not indicate that this location is sensitive for the presence of primary Native American cultural resources. Further, the subsequent development of the three lots during the historical period would likely have obliterated any evidence of surface sites or isolated Native American finds within the project APE.

Historical Land Use

During the late 17th century, settlement of Staten Island was encouraged by the British ruling class. The development of the project area occurred slowly with most of the early European inhabitants sparsely settled along the shore. During the American Revolution, the British held and occupied Staten Island for the duration of the war. The island's numerous fields and farms provided ample supplies for the troops, but most important was the strategic position that Staten Island afforded for controlling New York Bay. Following the war, Staten Island experienced an increase in settlement by both new immigrants and New Yorkers looking for a more rural environment.

Much of the history of this portion of Staten Island was integrally connected with the overwhelming presence of the Staten Island Quarantine Grounds, or the Marine Hospital, directly within its midst and approximately 80 feet from Lot 1. In 1799 Manhattan was struck with a terrible yellow fever epidemic and community leaders clamored for the establishment of a newer and more permanent port Quarantine. The purpose of the Quarantine would be to provide an enclosed location for individuals with contagious diseases being brought into the country to be contained and the illness eliminated, so that it would not reach the local population. To this end, a new site was identified on Staten Island. A large tract of land owned by St. Andrews Church called the Glebe Farm, was taken by right of eminent domain at the direction of the New York State Legislature. Although the local population protested, they were too few in number to hold any sway.

The new Staten Island Quarantine Grounds housed the Marine Hospital, quarters for the attendant doctors and administrator, and housing for the nurses, stevedores and other employees. The grounds were walled and gated and regulations were established allowing little contact between the community and the staff and the patients within the walls. Docks were created to receive the ships and a harbor area was marked off to allow ships with diseased passengers to unload them were anchored. When the facility opened, the local population was told that steps would be taken to protect them from the deadly diseases housed within.

During the early 19th century, the Quarantine Grounds appear to have been tolerated by its neighbors. The facility was self contained and addressed itself to the waterfront rather than the neighborhood. By the 1830s developer Thomas E. Davis and others were working to establish a suburban oasis in the areas surrounding the Quarantine. For several decades, this location was the site of numerous summer estates for wealthy Manhattanites. In 1834, Davis began envisioning plans for the Village of New Brighton. He purchased numerous parcels of land to subdivide into building lots and created a map of his proposed plan in 1835. His ideas for New Brighton included the construction of grand single-family homes that resembled Greek temples aligned on a series of parallel terraces created on the hills overlooking the harbor. His 1836 prospectus offered "all men engaged in active business as well as to those of leisure, the means . . . of withdrawing from the labor and anxiety of commerce to the quiet of their own families, unexposed to intrusion" (Leng and Davis 1930:346). Unfortunately, Davis did not realize his goal as he and his partners went bankrupt in the Panic of 1837. His street plan of New Brighton, however, was established and several houses based on the prospectus were constructed.

By the late 1840s the staggering increase in immigration to the United States resulted in an equally overwhelming number of patients committed to the Quarantine. The sheer numbers of ill people consigned to the hospital made life around the facility unbearable and local residents sought relief. In 1849, several influential residents testified to the New York State Assembly's appointed Quarantine Committee about the deplorable conditions within the facility (Executive Committee of Staten Island 1858).

Benjamin F. Dawson, a Manhattanite who summered in Staten Island testified that

my house is about five or six hundred feet northwest of the north wall of the Quarantine. I deem the present Quarantine establishment decidedly a nuisance to myself and my

neighbors, judging from my own experiences and their complaints. I consider it so from the abominable smells from the burning ground, and from the lately erected buildings being too near the wall.....The smell seems to proceed from the putrid flesh. I cannot describe the smell—it is horrid. My family have been quite sick from the effects of the stench on several occasions (Ibid: 42).

The northern wall of the Quarantine bordered Hyatt Street, historically known as South Street. HPI recently conducted an archaeological study of the interior of the Quarantine and identified the location of the former burying ground within Block 6. The study found that the cemetery was located at the northwestern corner of the Quarantine Grounds, directly across Hyatt Street from Lot 1. The former wall surrounding the Quarantine was the northern boundary of the burying ground. Hyatt Street was widened during the 20th century and the location of the former Quarantine boundary wall is not under the modern street. All of the historical maps reviewed indicate that the Quarantine boundary was always to the south of Lot 1.

Conditions continued to deteriorate in the Quarantine during the 1850s. The *Staaten Islander* newspaper observed on August 26, 1856 that over the last few years the number of vessels at anchor at the Quarantine had gone from “5 and 20 to hundreds.” The paper further reported that the “Quarantine is now an immense receptacle for all the ills the flesh is heir to.”

Although the state legislature made repeated promises to either remove or improve the conditions within the Quarantine, no significant progress was ever made. The residents of St. George and Tompkinsville, communities that surrounded the Quarantine, had lost all patience by 1858. In September of that year, the angry citizens of Staten Island decided to take a firm stand (Clute 1877: 133). After getting the support they needed from the Board of Health, the citizens decided to take action. According to an account given by Dr. Hollick, on the night of September 1, 1858, the group met nearby and “...a communication was read from the Board of Health declaring that the nuisance was no longer bearable and directing its removal” (*New York Herald* 1914). From there, each man armed with a bale of straw, a bottle of camphene, and a box of matches, marched to the Quarantine. When they arrived at the wall, they utilized large wooden beams as battering rams to gain access into the interior (*New York Herald* 1914). Once inside, the men began the task of emptying out the inhabitants of the buildings before torching the structures. According to Hollick, the large hospital was burned

after it had been cleared of every living thing, even to a cat and a canary bird. There were, I believe, only three yellow fever patients, and these were carefully carried out and placed on beds under an open shed, for it was a very warm night, and they laid enjoying the scene, and being well attended to. I heard it said afterward that being carried out into the open probably saved their lives (*New York Herald* 1914).

Although the fire department responded to the fire, the men found that the fire hoses of the engine had been cut, and they could only watch as the buildings burned. A few buildings had been left standing after the first assault causing the group to reconvene the next night to finish the job. While the citizens of Staten Island felt justified with their actions, the government responded by arresting two local leaders, Ray Tompkins and John C. Thompson. The two men were charged with arson in the destruction of the Quarantine. After a short trial where testimony was taken from both the Marine Hospital staff and the participants in the rebellion, Judge Metcalf rendered his decision. Unsurprisingly, the Judge ruled in favor of the defendants stating that there was no willfulness or malice on the part of the defendants, which indicated that the actual acts they performed could not be considered arson (*New York Times* November 12, 1858).

Although it took several more years, once the Quarantine was removed, the neighborhood began to change. While Davis' plan was not realized, the area within and around the former Quarantine evolved from a village into a suburb and then into an urban locale over the course of the latter 19th century. The neighborhoods became more defined with New Brighton located to the west of St. George and Tompkinsville. As the area became more of a commercial hub during the early 20th century, Borough Hall and other government buildings were constructed, turning the former summer resort area into the business center of the Island.

Historical Development of Lot 1

A variety of primary and secondary sources were employed to re-construct the history of each tax lot. Sources tapped and presented below include federal census data, newspaper accounts and obituaries, court records,

photographs, maps, and atlases, as well as family papers. The following discussions begin with the lot location on the earliest available evidence, maps and atlases.

Lot 1 is located on the corner of Hyatt Street (formerly South Street) and St. Mark's Place (formerly Tompkins Avenue). Cartographic research was conducted to trace the development of Lot 1 during the historical period. Table 1 presents information derived from the maps consulted for this effort. A review of 18th century maps did not detail any specific information about the project site. Most of these maps were created prior to the introduction of the Quarantine to Staten Island. For example, George Taylor and Andrew Skinner's Map of New York State from 1781 depicts the shoreline and limited interior development of the Island at that date. Nothing is shown within the vicinity of the project site. Davis' 1835 Plan for New Brighton depicts only a few scattered buildings surrounding the Quarantine and nothing on the project site.

Table 1. Historic Maps Reviewed for the Development of Lot 1.

| <u>Map Date (Author)</u> | <u>Building Present</u> | <u>Owner</u> |
|--------------------------|------------------------------|---------------------|
| 1780-83 | no structures | |
| 1835 (Davis) | Block created, no structures | |
| 1850 (Dripps) | Dwelling shown | Buchanan |
| 1853 (Butler) | Dwelling shown | R.S. Buchanan |
| 1859 (Walling) | Dwelling shown | J. C. Thompson |
| 1860 (Higginson) | Dwelling shown | only house shown |
| 1872 (Dripps) | Dwelling shown | No owner identified |
| 1874 (Beers) | Dwelling shown | Mrs. J.C. Thompson |
| 1884 (Colton) | Dwelling shown | J. C. Thompson |
| 1887 (Beers) | Dwelling shown | Mrs. J.C. Thompson |
| 1898 (Robinson) | Dwelling shown "Bella Vista" | Fred Tiedemann |
| 1898 (Sanborn) | Dwelling shown | No owner identified |
| 1907 (Robinson) | Dwelling shown | Richard Agar |
| 1912 (Topo) | Dwelling shown | No owner identified |
| 1917 (Bromley) | Dwelling shown "Bella Vista" | F. Ducasse |
| 1917 (Sanborn) | Dwelling shown | No owner identified |
| 1937 (Sanborn) | Auto Parking | |
| 1951 (Sanborn) | Auto Parking | |

Historical records indicate that a house was first constructed within Lot 1 in 1847. The earliest map that depicts a dwelling in this location is the 1850 Dripps Map of Staten Island (Figure 2). The map identifies the property as belonging to R. S. Buchanan. Documentary research recovered a public statement made by Robert S. Buchanan in 1848 in opposition to the adjacent Quarantine Hospital. The statement reads as follows

Robert S. Buchanan, being duly sworn, doth depose and say: I am agent for a life insurance company. I reside in New York in the winter, and for the last five summers at Staten Island; and summer before last I built a house a little to the northwest of the Quarantine hospital, and resided there the past season. My house is about three hundred feet from the hospital wall..... I removed there the past season, about the eighth of June, and almost every day the burials were offensive to my family, from the stench arising from the opening of the trench, and my family were often made sick by the stench arising therefrom [sic].....The inmates of my house were made sick, I have no doubt, by the pestilential effluvia arising from the Quarantine establishment, supposed to be from the burial ground (Executive Committee of Staten Island 1858: 43).

The house, which was depicted on maps as a very large 2 ½ story building, faced the water, providing the residents with beautiful views. Buchanan and his family clearly utilized the house during the summer months, as Federal Census records indicate that his primary residence was in Manhattan (Table 2). Whether it was the proximity to the offensive Quarantine, or another reason, Buchanan sold the property to Staten Island native John C. Thompson shortly after 1853 (Figures 3 and 4). Although clearly not happy with the presence of the Quarantine, Thompson did not have as virulent a response to the facility when he also testified to the Committee in 1848. His statement reads

John C. Thompson, being sworn, says: I am a resident of Staten Island, and have lived in sight of the present Quarantine establishment all my life. I am engaged in trade there, and am extensively acquainted with the inhabitants in the Village of Tompkinsville and with the officers and employees of the Quarantine establishment. There is general intercourse between the inhabitants of the village and the officers and employees of the Quarantine establishment.....the officers of the institution come out to visit their friends, to trade and attend church and different societies....The physicians of the Quarantine attend patients in the village, and are frequently called on in an emergency.... Both male and female nurses frequently come out to procure spirituous liquors. Convalescing patients frequently come into the village by permission. I think that the smallpox was introduced into my father's family by a physician from the Quarantine establishment visiting them, and thence spread over the village, and a good many deaths occurred. (Ibid: 39-40).

Table 2. Federal Census Data for the Occupants of Lot 1

| Name | Relationship | Age | Profession | Primary Residence |
|----------------------------|---------------|-------|------------|------------------------|
| 1840 Federal Census | | | | |
| Buchanon, Robert S. | Head of House | 30-40 | | Living in Manhattan |
| -----, Male | | 20-30 | | |
| -----, Male | | 70-80 | | |
| -----, Female | | 30-40 | | |
| Thompson, John C. | Head of House | 30-40 | | Living in neighborhood |
| -----, Male | | 0-5 | | |
| -----, Male | | 20-30 | | |
| -----, Male | | 30-40 | | |
| -----, Female | | 0-5 | | |
| -----, Female | | 5-10 | | |
| -----, Female | | 20-30 | | |
| -----, Female | | 20-30 | | |
| -----, Female | | 30-40 | | |
| 1850 Federal Census | | | | |
| Buchanon, Robert S. | Head of House | 40 | Merchant | Living in Manhattan |
| -----, Elizabeth | | 38 | | |
| Thompson, John C. | Head of House | 42 | Merchant | Living in neighborhood |
| -----, Elizabeth | | 42 | | |
| -----, Mary L. | | 17 | | |
| -----, Francis | | 14 | | |
| -----, William | | 11 | | |
| -----, Elizabeth | | 8 | | |
| -----, Cornelia | | 6 | | |
| -----, Servant | | 25 | | |
| -----, Servant | | 30 | | |
| 1860 Federal Census | | | | |
| Thompson, John C. | | | | Not enumerated |

Table 2, continued. Federal Census Data for the Occupants of Lot 1

| Name | Relationship | Age | Profession | Primary Residence |
|----------------------------|---------------|-----|-------------------------|-------------------|
| 1870 Federal Census | | | | |
| Thompson, John C. | Head of House | 62 | Steamboat Agent | Living on Lot 1 |
| -----, Elizabeth | Wife | 62 | Keeping House | |
| -----, Frances | Daughter | 33 | At home | |
| -----, Cornelia | Daughter | 25 | At home | |
| 1880 Federal Census | | | | |
| Thompson, Eliza | Head of House | 72 | Keeping House | Living on Lot 1 |
| -----, Frances | Daughter | 43 | | |
| -----, Cornelia | Daughter | 35 | | |
| 1900 Federal Census | | | | |
| Tiedemann, Frederick | Head of House | 53 | Merchant Woolens | Living on Lot 1 |
| -----, Wilhemina | Wife | 51 | | |
| -----, Frederick | Son | 34 | Merchant Woolens | |
| -----, Hattie | Daughter | 27 | | |
| -----, Carl T. | Son | 20 | Merchant Woolens | |
| -----, Walter | Son | 7 | At School | |
| Hannigan, Maggie | | 24 | Servant | |
| Siemann, Maria | | 27 | Servant | |
| Wiebolt, Lawrence | | 47 | Gardner | |
| 1920 Federal Census | | | | |
| Ducasse, Francois | Head | 56 | President Taximeter Co. | Living on Lot 1 |
| -----, Marie Louise | Wife | 46 | None | |
| -----, John | Son | 25 | Salesman Taximeter Co. | |
| -----, Martha | Daughter | 22 | None | |
| -----, Anne Marie | Daughter | 19 | None | |
| -----, Henry | Son | 17 | None | |
| -----, Pierre | Son | 13 | None | |
| Dilloque, Henry | Nephew | 32 | None | |
| Burnet, Margareta | Cousin | 28 | Asst. Novelty Shop | |
| Bouras, August | Friend | 19 | Salesman Taximeter Co. | |
| Dollison, Ella | | 33 | Maid | |
| Boice, Annie | | 39 | Cook | |
| Bailey, Augusta | | 21 | Maid | |

Thompson was identified as a Merchant and a Steamboat Agent in the Federal Census. His grandson, William Davis, the founder of the Staten Island Museum, stated that Thompson became the superintendent of the Staten Island Ferry in the late 19th century (www.statenislandmuseum.org). By the mid 1850s, Thompson and his family were living in the house at the corner of Hyatt Street and St. Marks Place (Figure 5). His limited tolerance for the Quarantine rapidly disappeared over the next few years. An 1858 story in the *Staaten Islander* newspaper reported on the continued offensive conditions at the Quarantine. It read as follows

During an extremely sickly season we had protested against the Unchristian and brutal burial of the dead in trenches, three or four deep, the last pile of coffins left entirely uncovered by earth and exposed to the rays of the sun until the next day when a few inches of light, porous soil were thrown over them, scarcely sufficient to screen them from observation. This system of burial was pursued for some time, not in the old burial ground, but in the loose soapstone near the north wall, when the indignant protest of our citizens, backed by some of the "merchant princes" who happened to reside in the neighborhood, raised such a storm about the ears of the Commissioners, that they promised to make some new arrangements. But, what were the new arrangements? Did the Health Officer give up his pasture lot, his orchard, his flower garden or his potato patch? Oh No!.....they found a patch of land on Clove Road for the new cemetery and

ever since dead carts at night... While the Quarantine Grounds gates are closed, this horrible midnight procession is shut off...we suggest they heighten the wall and seal it off forever.

One of the local "merchant princes" that is referred to in the story was "Honest" John C. Thompson, who by that date was clearly helping to finance as well as lead the protest against the Quarantine. In 1858, Thompson was one of the protestors who stormed and burned down the buildings within the facility. Although about 30 men participated in the attack, only Thompson and one of his coconspirators Ray Tompkins, were arrested and brought to trial. The trial riveted the people of New York City. Thompson's statement read

I am a citizen of the town of Castleton and lived in the immediate neighborhood of the Quarantine; I am a freeholder in Richmond County, and the father of a family; I considered that my own life, and the lives of those dear to me, were jeopardized [sic] every hour by the existence of an establishment which many times had spread and was then spreading pestilence and death among my relations, friends, and neighbors (*New York Times* October 1, 1858).

When the trial concluded and the two men were acquitted, Thompson returned to his life in Staten Island, where he served his community as a delegate and alternate to the Congressional Conventions during the 1860s. Although he was not listed in the 1860 Federal Census, the review of the 1850 and 1870 Federal Census Records indicate that Thompson was living in the house with his wife, five children, and several servants during these decades.

Entrances to the property were from both Hyatt Street and St. Marks Place, with the front views facing the water to the east. The elaborate drive around the house was represented on several 19th century maps (see Figures 6-8). The Thompson's lived in the house until the 1890s when it was sold to Frederick Tiedemann, a woolen merchant (Figure 8). Tiedemann only owned the property for a short time, and during that time the house became formally known as "Bella Vista." The 1907 Robinson Atlas identifies Richard Agar as the owner of the large house by that date (Figure 9). A newspaper photograph from 1909 depicts Hyatt Street with Lot 1 on the right (Figure 10). The house, which has a very large veranda on its east side, also has what appears to be a fountain, or bird bath, on its south lawn. Richard Agar was another wealthy merchant who only owned the house for a short period of time before moving to Europe where he died in 1923 (*New York Times* January 31, 1923). By 1917 Francois Ducasse and his extended family were living in "Bella Vista" (Bromley 1917). Ducasse was the President of the Taximeter Manhattan Company in Manhattan. By 1917, the parcel was now combined with the former Davis property (shown on Figure 9) to the east and contained a large garage and a second dwelling fronting on to Stuyvesant Place (Figure 11).

During the mid-1920s, Solomon Brill, a businessman who owned several theatres and the Isle Theatrical Company was looking for a new location to build a grand theatre on Staten Island. He purchased the eastern portion of the project block, demolished the former Buchanan/Thompson house, and broke ground in August of 1928 for the impressive St. George Theatre that now borders the project site. Brill spent two million dollars on the construction of the 2,800-seat theatre and attached office complex. His vision was to create an impressive theatre that would rival the best in Manhattan. The architects who designed the structure were Eugene DeRosa assisted by Staten Island resident James Whitford. Lot 1, at the southwest corner of the block, was paved over for automobile parking.

Historical Development of Lots 11 and 14

Lot 11 is located to the north of Lot 1 and borders Lot 14 to the north, Lot 8 to the east, and St. Marks Place to the west. Cartographic research was conducted to trace the development of Lot 11 during the historical period. Table 3 presents information derived from the maps consulted for this effort. During the 19th century Lot 11 and Lot 14 were part of a large lot that also included present day Lot 16 (outside of the APE). Table 4 presents the cartographic data reviewed for Lot 14. One of the earliest maps that depicts the division of the project neighborhood into blocks is Davis' 1835 Plan for New Brighton. This map did not show any buildings in the location of Lots 11 and 14.

Benjamin F. Dawson emigrated from England to the United States when he was 15 years old in 1823. An industrious young man, he quickly made his mark in the world of business and became a partner in the firm of Buchanan, Caulder and Company when he was twenty-four. The senior partner in the firm was Robert Buchanan, a man who summered in Staten Island. During the 1840s, Benjamin F. Dawson constructed a house on St. Marks Place (Figures 2-4). The house, a large structure that overlooked the waterfront, was home to Benjamin, his wife, and six children (Table 5). Dawson was a staunch opponent of the Quarantine and testified to the Committee about the conditions in the neighborhood in 1848 (see above). Unlike his neighbor and boss Robert Buchanan, Dawson remained in the neighborhood until his death on June 24, 1866 (Dawson 1874: 170).

Table 3. Historic Maps Reviewed for the Development of Lot 11 (land not subdivided into lots on maps until 1872)

| <u>Map Date (Author)</u> | <u>Building Present</u> | <u>Owner</u> |
|--------------------------|--------------------------------|--|
| 1850 (Dripps) | no structures | Possibly Dawson (house to the north of APE) |
| 1853 (Butler) | no structures | Dawson (house to north of APE) |
| 1859 (Walling) | no structures | Dawson (house to north of APE) |
| 1860 (Higginson) | no structures | |
| 1872 (Dripps) | no structures | Witherspoon |
| 1874 (Beers) | Small outbuilding east end | G. Wortherspoon |
| ca. 1880 | | Horace R. Kelly |
| 1884 (Colton) | none identified | |
| 1887 (Beers) | 1 building; 1 outbuilding | Brighton Heights Seminary |
| 1898 (Robinson) | 3 Connected bldgs (1 in Lot) | Staten Island Savings Bank -- School |
| 1898 (Sanborn) | 3 Connected bldgs (1 in Lot) | Vacant -- Formerly Brighton Heights Seminary |
| 1907 (Robinson) | One new 2-story building | Martin Keppler |
| 1912 (Topo) | 2-story Building present | No owner identified |
| 1917 (Bromley) | 2-story Building present | Martin Keppler |
| 1917 (Sanborn) | 2-story Dwelling | No owner identified |
| 1937 (Sanborn) | 2-story Dwelling; 1 story shed | No owner identified |
| 1951 (Sanborn) | 2-story Dwelling; 1 story shed | No owner identified |

Table 4. Historic Maps Reviewed for the Development of Lot 14 (land not subdivided into lots on maps until 1872)

| <u>Date</u> | <u>Building</u> | <u>Owner</u> |
|------------------|------------------------------|--|
| 1850 (Dripps) | no structures | Possibly Dawson (house to north of APE) |
| 1853 (Butler) | no structures | Dawson (house to north of APE) |
| 1859 (Walling) | no structures | Dawson (house to north of APE) |
| 1860 (Higginson) | no structures | |
| 1872 (Dripps) | no structures | Witherspoon |
| 1874 (Beers) | none identified | G. Wortherspoon |
| 1884 (Colton) | none identified | |
| 1887 (Beers) | none identified | Brighton Heights Seminary |
| 1898 (Robinson) | 3 Connected bldgs (1 in Lot) | Staten Island Savings Bank -- School |
| 1898 (Sanborn) | 3 Connected bldgs (1 in Lot) | Vacant -- Formerly Brighton Heights Seminary |
| 1907 (Robinson) | no structures | Martin Keppler |
| 1912 (Topo) | One 2 ½ story new dwelling | No owner identified |
| 1917 (Bromley) | 2 ½ story dwelling | Martin Keppler |
| 1917 (Sanborn) | 2 ½ story dwelling | No owner identified |
| 1937 (Sanborn) | 2 ½ story dwelling | No owner identified |
| 1951 (Sanborn) | 2 ½ story dwelling | No owner identified |

The 1870 Federal Census indicates that George Wortherspoon was living on St. Marks Street by that date and the 1874 map indicates that Wortherspoon, a wealthy banker, occupied the former Dawson property (Figure 6). By this date an outbuilding was present in the location of Lot 11. At the time the Census was taken, Reverend William Wardlow and his family were living with Wortherspoon in the large mansion (see Table 5).

Table 5. Federal Census Data for the Occupants of Lot 11-14

| Name | Relationship | Age | Profession | Primary Residence |
|----------------------------|---------------|-------|------------------|---|
| 1840 Federal Census | | | | |
| Dawson, Benj. F. | Head of House | 30-40 | | In Manhattan – owned house in Lot 16 |
| -----, Female | | 0-5 | | |
| -----, Female | | 0-5 | | |
| -----, Female | | 20-30 | | |
| -----, Female | | 20-30 | | |
| -----, Female | | 20-30 | | |
| -----, Female | | 20-30 | | |
| -----, Female | | 20-30 | | |
| 1850 Federal Census | | | | |
| Dawson, Benjamin F. | Head of House | 38 | | In neighborhood - owned house in Lot 16 |
| -----, Elizabeth | | 35 | | |
| -----, Ann | | 10 | | |
| -----, Frank | | 9 | | |
| -----, Elizabeth | | 8 | | |
| -----, B. F. | | 6 | | |
| -----, Ana L. | | 5 | | |
| -----, Fanny O. | | 9/12 | | |
| 1860 Federal Census | | | | |
| Dawson, Benjamin F. | Head of House | 50 | Banker | In neighborhood - owned house in Lot 16 |
| -----, Elizabeth | | 48 | | |
| -----, Ann | | 19 | | |
| -----, Elizabeth | | 16 | | |
| -----, Benjamin | | 15 | | |
| -----, Anna L. | | 13 | | |
| -----, Hellen | | 8 | | |
| Conagan, Honora | | 36 | Servant | |
| 1870 Federal Census | | | | |
| Wortherspoon, George | Head | 75 | Banker | In neighborhood - owned house in Lot 16 |
| Wardlow, William | | 34 | Minister | |
| -----, Jane | | 32 | | |
| -----, Sarah | | 3 | | |
| -----, Jane | | 2 | | |
| -----, Minne | | 1 | | |
| -----, George | | 2/12 | | |
| Cross, Ann | | 45 | Domestic Servant | |
| Coyle, Ann | | 40 | Domestic Servant | |
| Leghorn, Sarah | | 30 | Domestic Servant | |
| Gorman, Ann | | 25 | Domestic Servant | |
| Daley, Mary | | 25 | Domestic Servant | |

Following Wortherspoon's death the property was purchased by Horace R. Kelly, who then sold it to the Brighton Heights Association, which was associated with the nearby Brighton Heights Dutch Reformed Church (Morris 1900: 373). The Association was established in 1883 by several wealthy residents of Staten Island. Their goal was to establish a school for young women. The Brighton Heights Seminary for Girls opened the same year with Mrs Hartt, the widow of Professor Charles F Hartt of Cornell University, acting as the first principal. The Association had remodeled the former Dawson/Wortherspoon house for its new role as a school building. After a year of operation, the building was determined to be too small and a large addition was constructed within Lots 11 and 14 in 1884 (Figures 7 and 8).

Just after the turn of the century, the school had closed and neighbor Martin Keppler, who lived on Stuyvesant Place, purchased the property and demolished the former house. The southern addition of the school, however, remained standing in Lot 11 (Figure 9). It is likely that Keppler leased the property to tenants. Between 1907 and 1917, Keppler had the property divided into separate lots and a new dwelling was constructed on Lot 14 (Figure 11). In 1937 and 1951 a small shed was present at the eastern end of Lot 11 (Figures 12 and 13).

IV. CONCLUSIONS AND RECOMMENDATIONS

Quarantine Ground Resources

Although the Quarantine Grounds were in close proximity to the project site (Lots 1, 11, and 14), it is very unlikely that Quarantine resources are present in the APE. There is no indication that any Quarantine resources, including either the buildings or the northern cemetery, extended beyond the former north wall of the facility. All of the documentary records that were consulted for the project indicate that the project site and the Quarantine Grounds were always separated by the streetbed (South Street – later Hyatt Street). Therefore, the project site is not sensitive for cultural resources relating directly to the Quarantine Grounds.

Residential Resources

Documentary evidence indicates that the first recorded residents of the project site were the families of Robert S. Buchanan (Lot 1) and Benjamin Dawson (Lots 11 and 14) in the 1840s. Archaeologists have found that former residential sites are often sensitive for shaft features, such as privies, wells, and cisterns. According to the historical map review, portions of the site have remained relatively undisturbed. Privies, wells, and cisterns were necessary adjuncts to every dwelling during the days before municipal or private water and sewer service. Because they were often dug down to as much as 10 to 15 feet less than the existing grade, these shaft features generally survive all but the deepest construction disturbances, and are often filled with contemporary refuse directly related to the dwellings and their identified occupants. As a result, they can provide important stratified cultural deposits for the archaeologist, and frequently provide the best cultural remains recovered on historical archaeological sites. Frequently, wells or cisterns would be located in close proximity to a dwelling, for the use of water in washing or cooking (additional wells and/or cisterns might be located further away from a house for other uses, such as watering horses). Privies often were situated slightly farther away from the house, generally within 40 feet of the rear or side entrances of the dwelling, in a compromise between convenience and sanitary purposes. Often, these features are found at the property limits, or fence lines. Since the project area had not been provided with piped water or sewers when the houses were constructed (1840s), occupants of both homelots would have had to rely on these shaft features exclusively until sewer and water mains were installed. In addition to shaft features, yard middens, consisting of discarded domestic refuse associated with the household; refuse pits; dwelling and outbuilding foundations, and the remains of fences and paths, and their associated artifacts, may also be present on the project site. Therefore, archaeological field testing for possible shaft features (e.g., privies and/or cisterns) associated with both the Buchanan/Thompson and the Dawson/Wortherspoon dwellings is recommended in limited areas of the project APE (Figure 14).

The historical map review indicates that the elevation of the three lots in the APE has not significantly changed from the time that the dwellings were present to today. Testing for these possible features would entail monitoring the use of heavy machinery to remove the overburden prior to hand excavation. If undisturbed deposits of cultural material do still exist in the yard area formerly located to the west of the Buchanan/Thompson house, they may have the potential to provide meaningful information regarding the historical use of the site, and more importantly, about the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about consumption patterns, consumer

choice, economic status, and other important issues. They can begin to provide a glimpse into the lives of the former occupants of the site.

In order to understand the behavior of past peoples, archaeologists rely on locating undisturbed resources that can be associated with a specific group or individual during a particular time period. Evaluating the significance of historical archaeological resources hinges on two factors: the integrity of the potential features, and if associations with individuals and/or specific groups can be made. It is possible that the archaeological examination of the domestic site can reveal information pertinent data about the former occupants.

Based on the historical potential described above, HPI recommends that a program of archaeological field testing in the locations deemed sensitive for the presence of residential cultural resources. Field testing would involve using a backhoe to remove the asphalt surface and underlying fill in selected sensitive locations (to be determined based on field conditions by archaeological personnel) in order to ascertain whether any potential features exist on the project site. All archaeological testing will be conducted according to OSHA regulations and applicable archaeological standards (New York Archaeological Council 1994, NYSOPRHP 2005; LPC 2002; CEQR 2001). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, will be part of the archaeological team.

REFERENCES AND RESOURCES

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Municipal Archives of the City of New York

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New York State Archives

New York State Library

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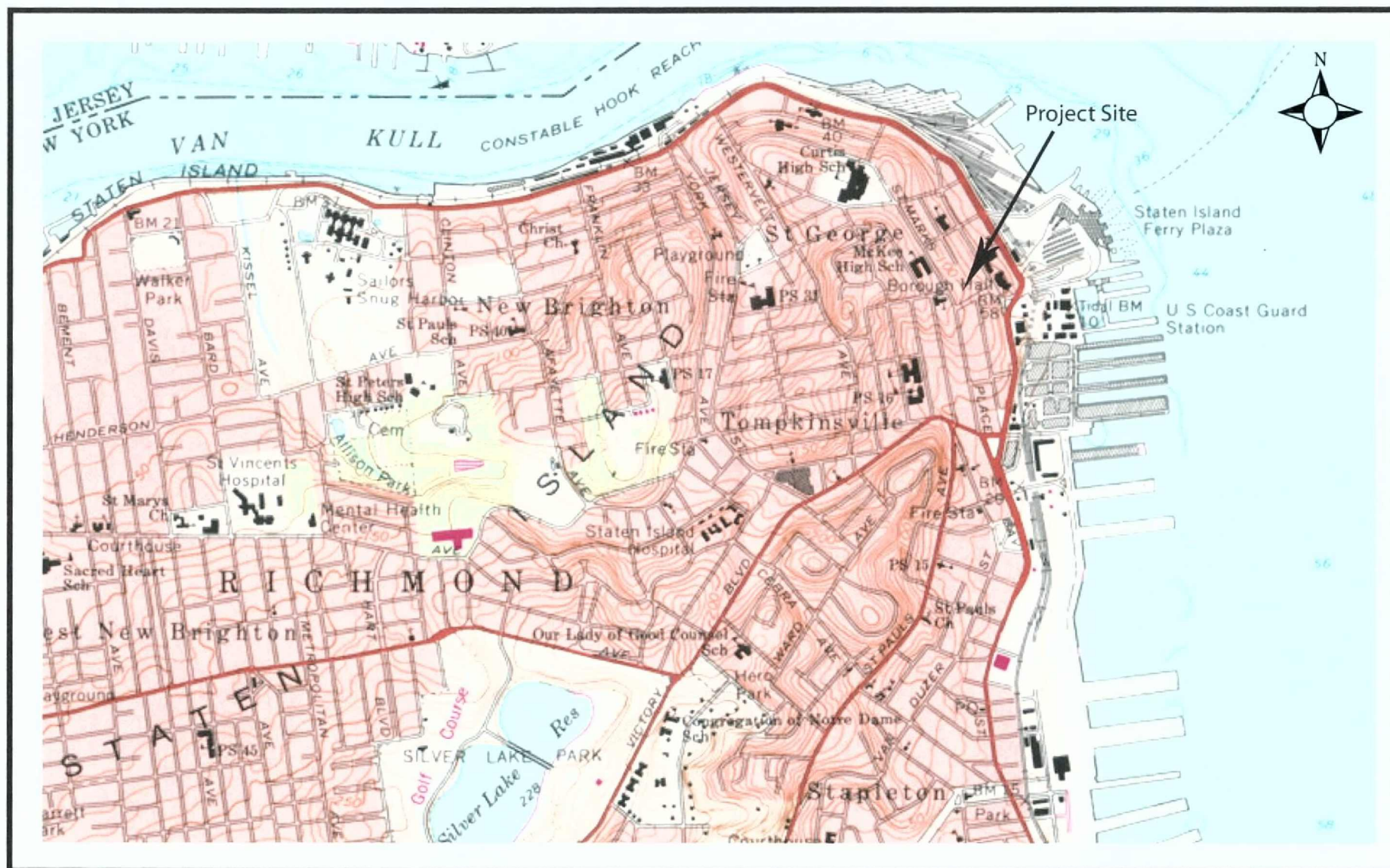
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ST. GEORGE PARKING LOT DOCUMENTARY ASSESSMENT

Figure 1. U.S.G.S. Map, Jersey City, NJ-NY Quad, Showing the Location of the St. George Parking Lot Project Site.

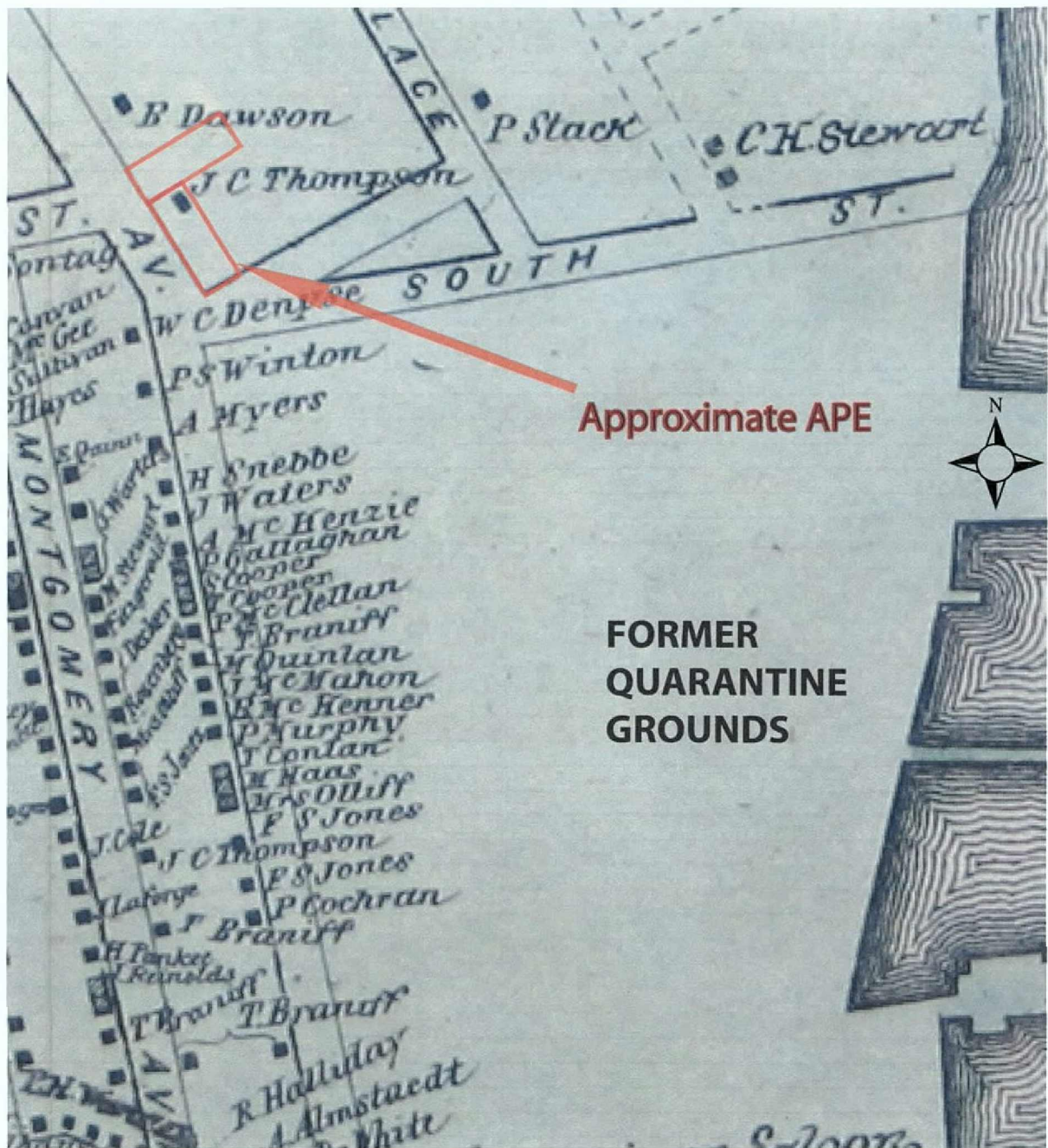




ST. GEORGE PARKING LOT
DOCUMENTARY ASSESSMENT

Figure 3. Butler, *Map of Staten Island or Richmond County, New York*, 1853.

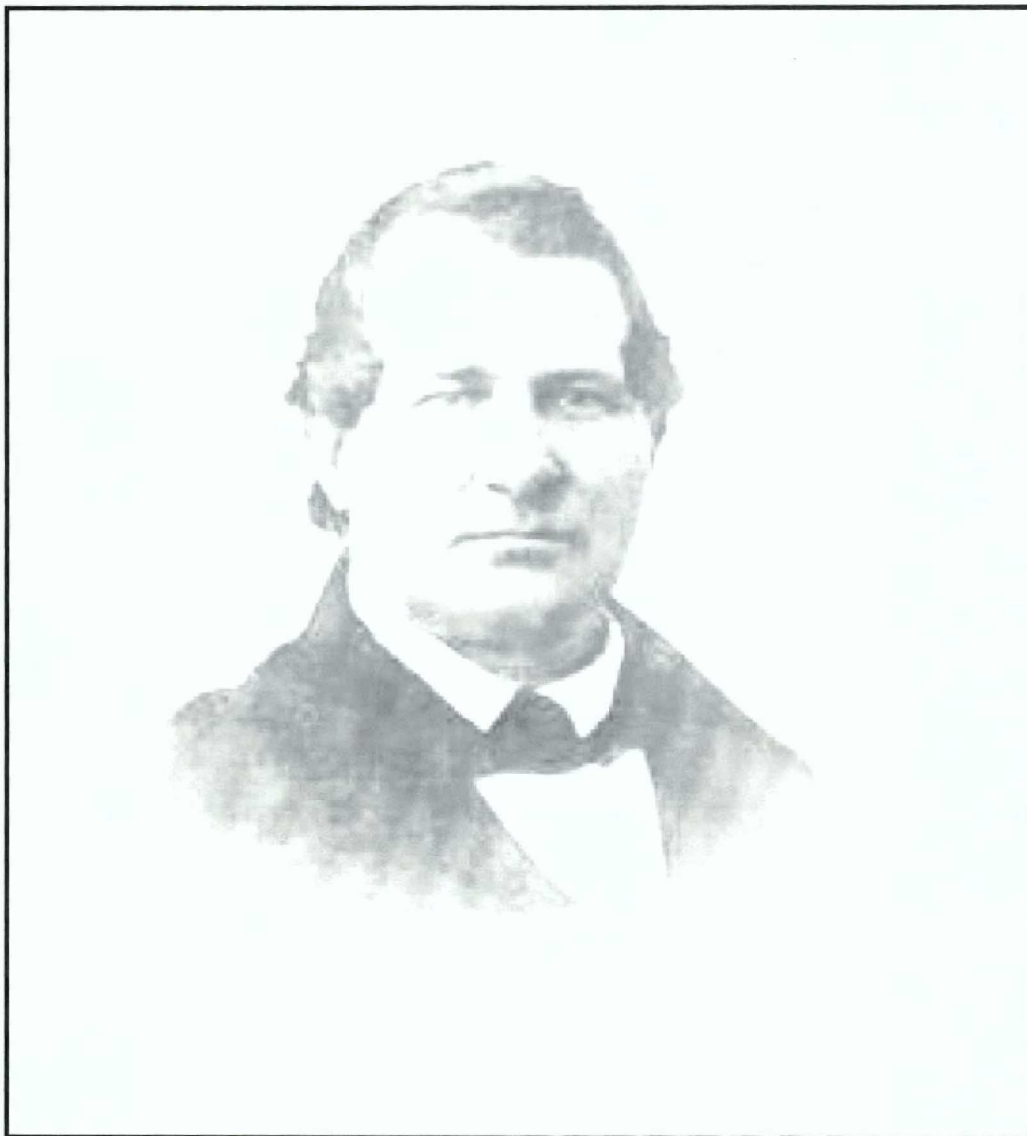




ST. GEORGE PARKING LOT
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Figure 4. Walling, *Map of Staten Island*, 1859.



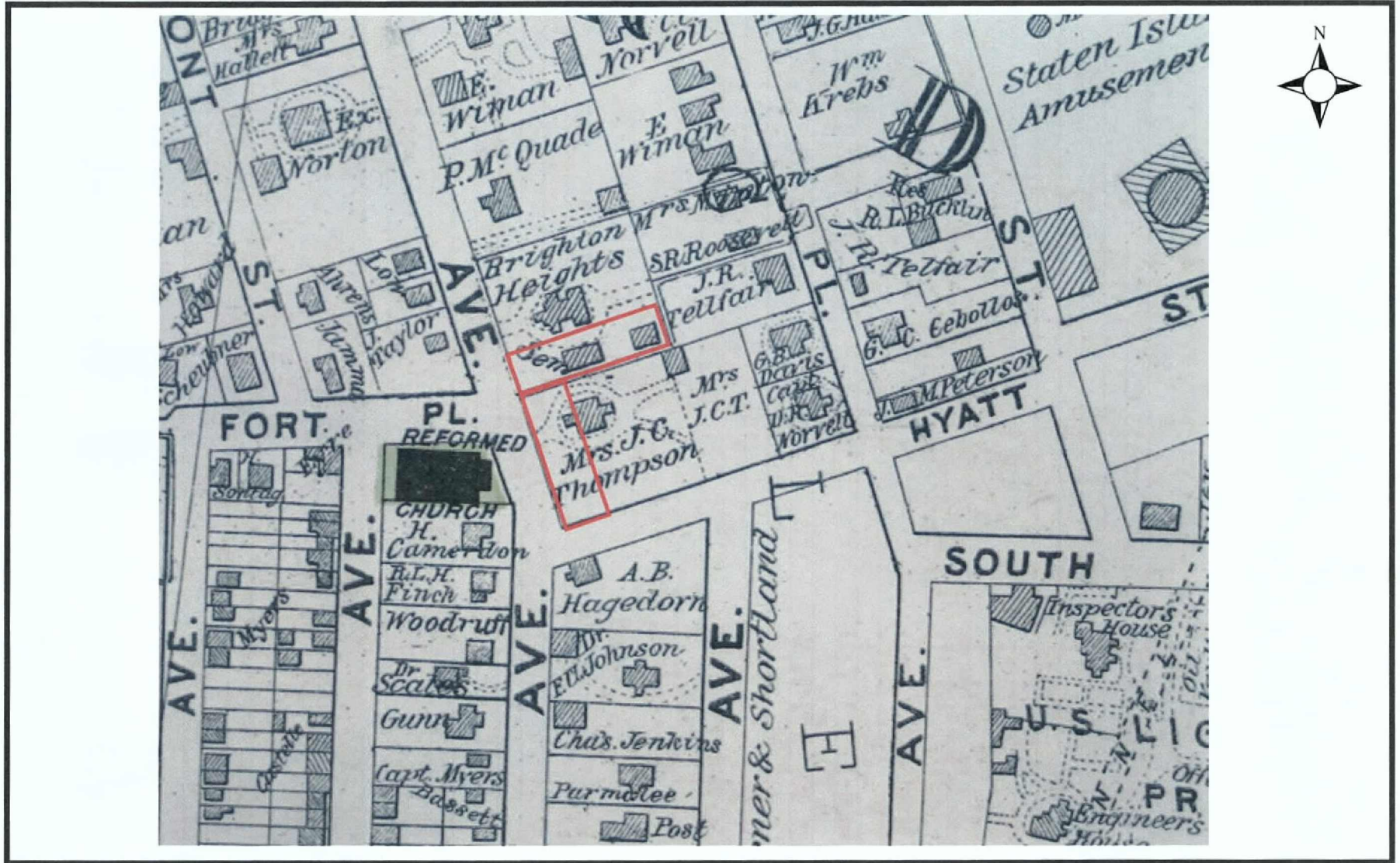


ST. GEORGE PARKING LOT
DOCUMENTARY ASSESSMENT



Figure 5. John C. Thompson, *Morris's Memorial History of Staten Island, New York*, 1900.

Figure 6. Beers, *Atlas of Staten Island, New York*, 1874.



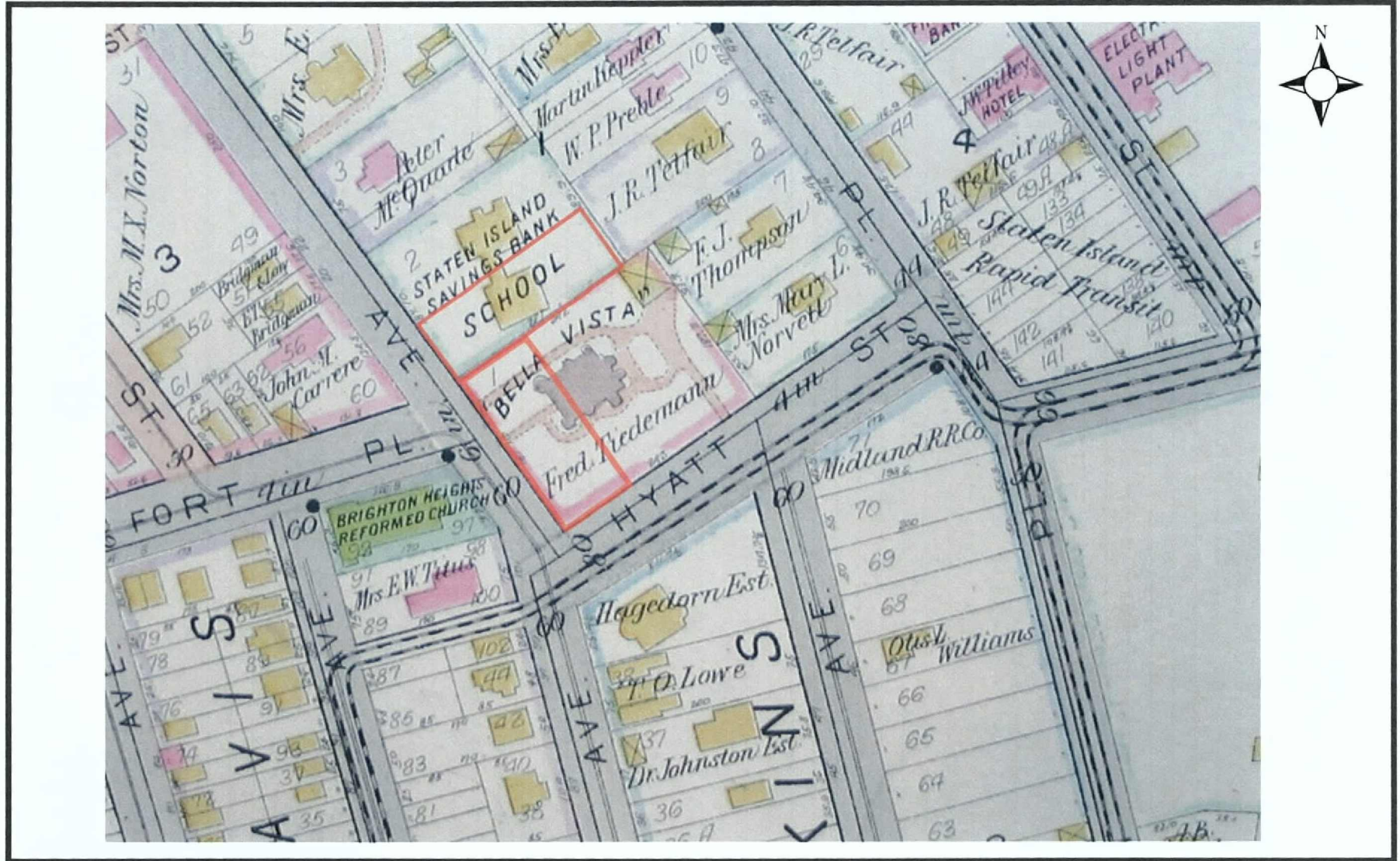
ST. GEORGE PARKING LOT DOCUMENTARY ASSESSMENT

Approximate Project APE

0 100 200 feet



Figure 7. Beers, Atlas of Staten Island, Richmond County, New York, 1887.



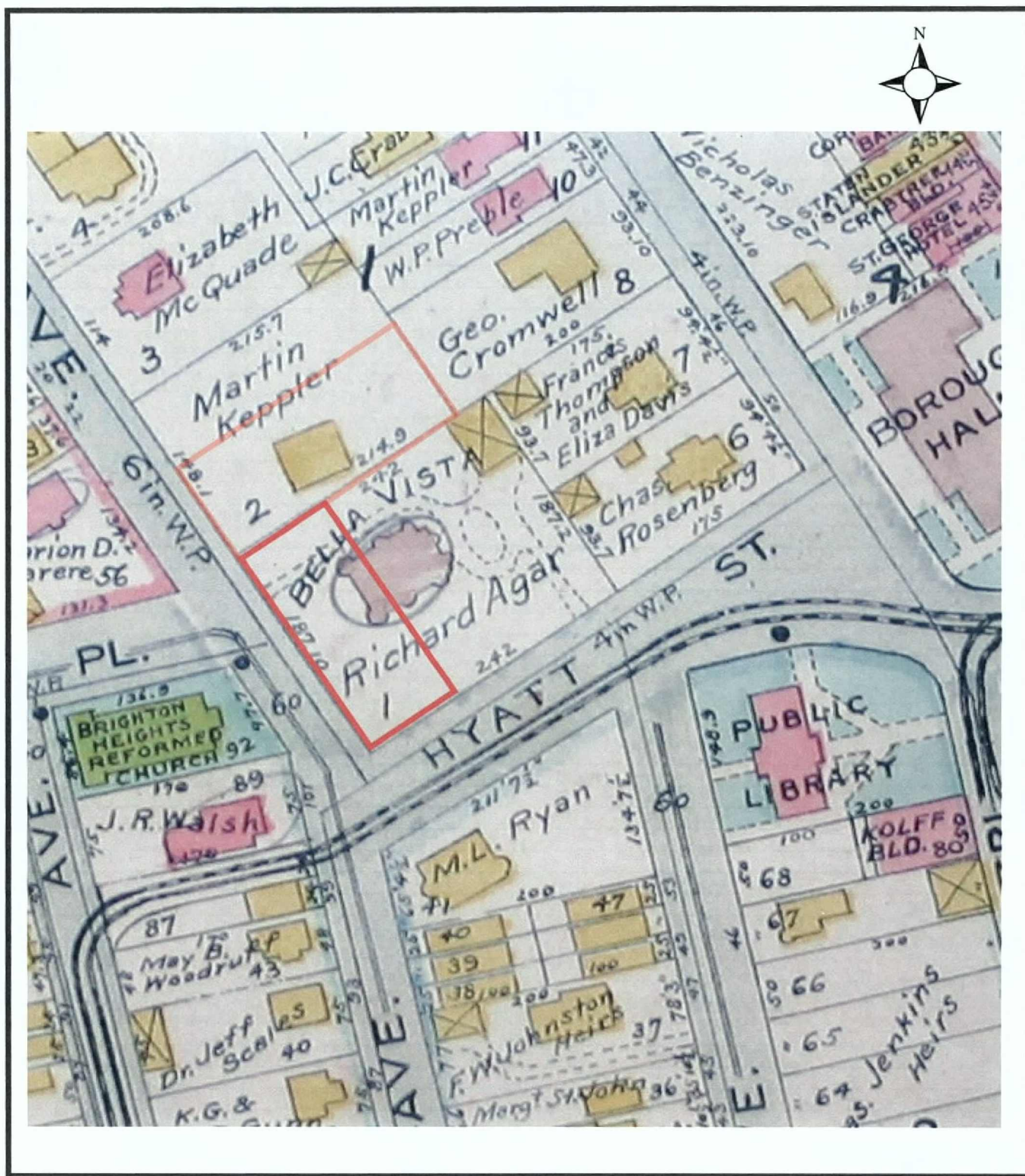
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Approximate Project APE

0 100 200 feet



Figure 8. Robinson, Atlas of the Borough of Richmond, 1898.



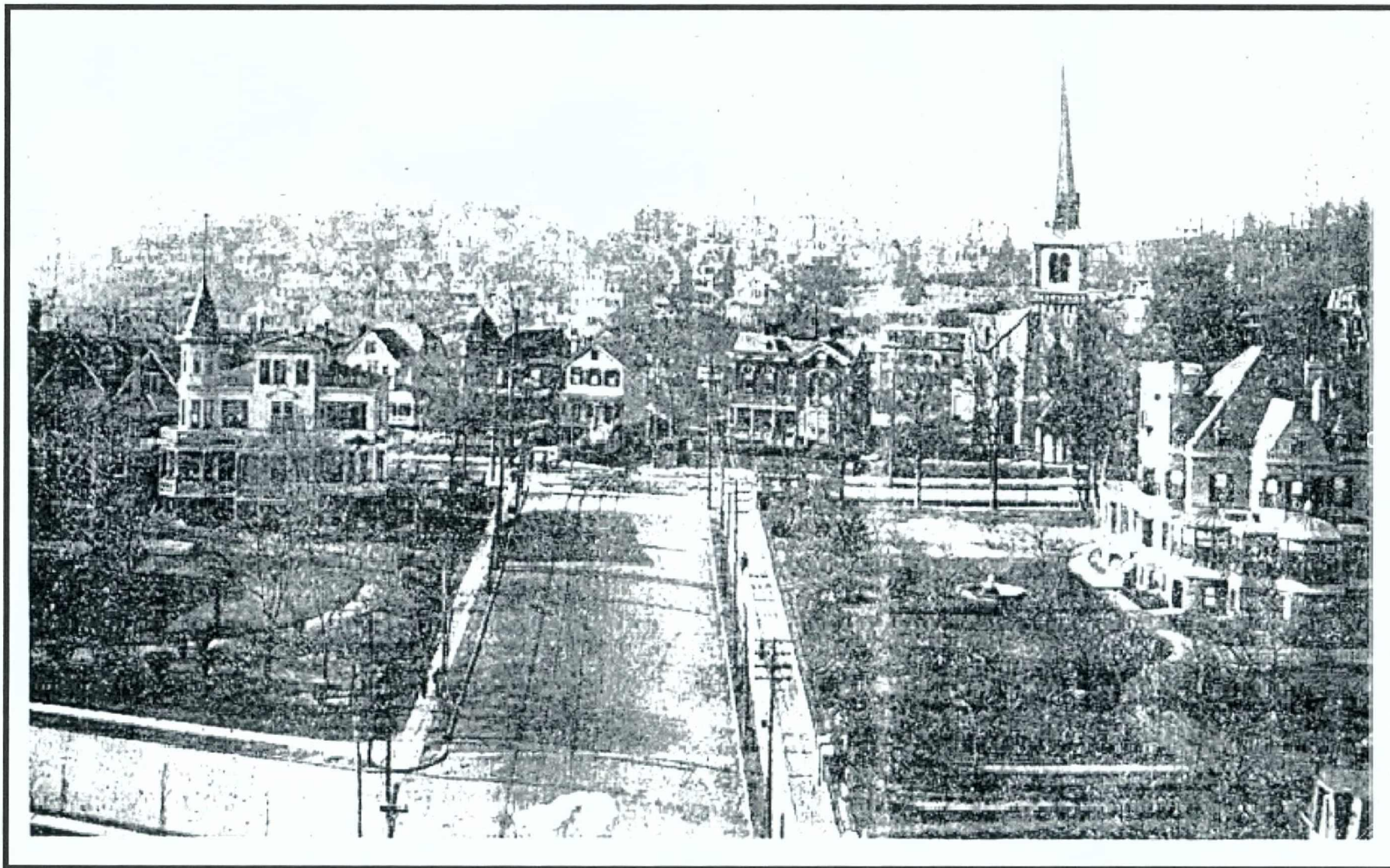
ST. GEORGE PARKING LOT
DOCUMENTARY ASSESSMENT

0 100 200 feet

Approximate Project APE



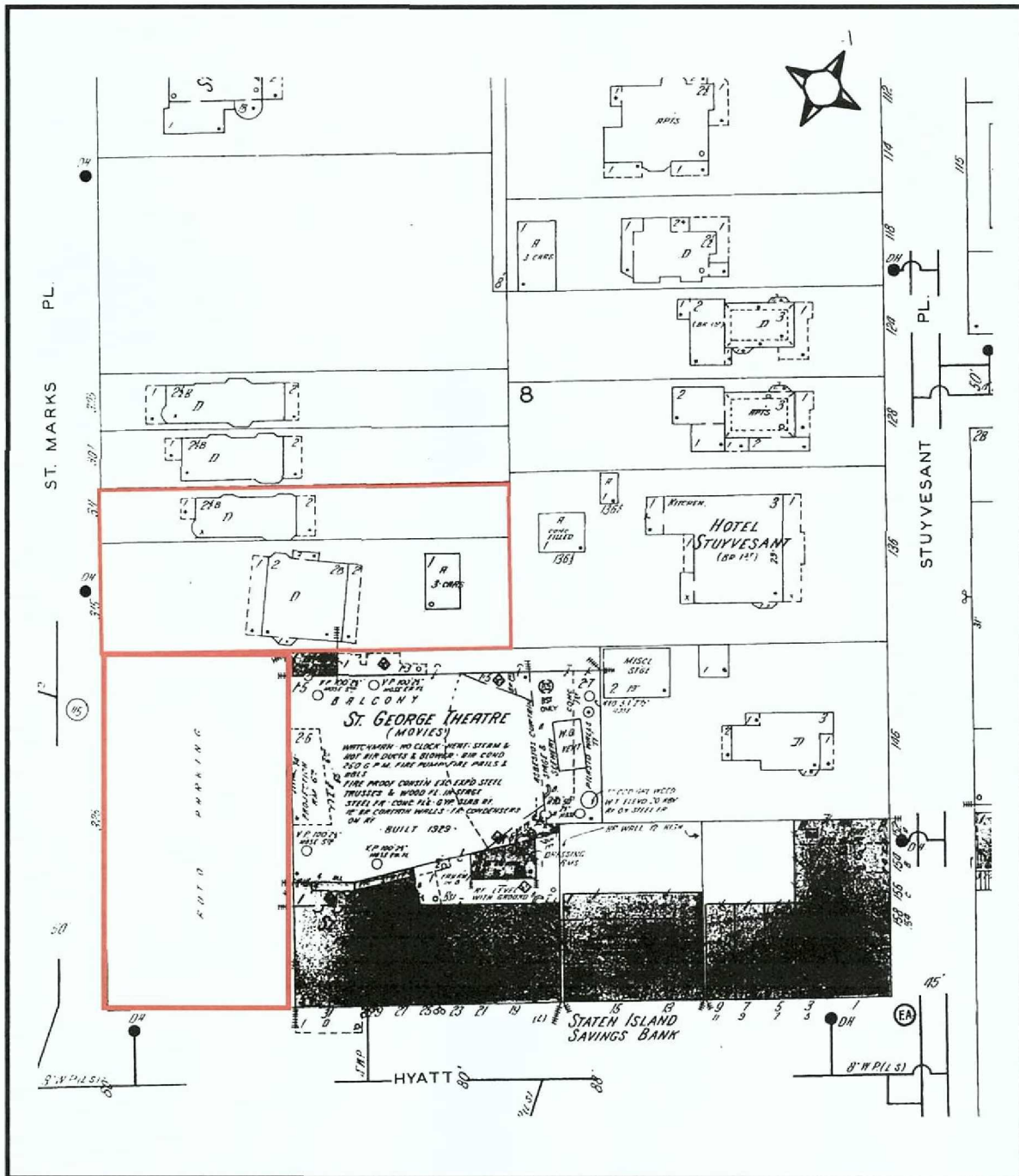
Figure 9. Robinson, *Atlas of the Borough of Richmond*, 1907.



ST. GEORGE PARKING LOT
DOCUMENTARY ASSESSMENT

Figure 10. View of Hyatt Street, 1909. Project APE on Right. *Staten Island Advance*.



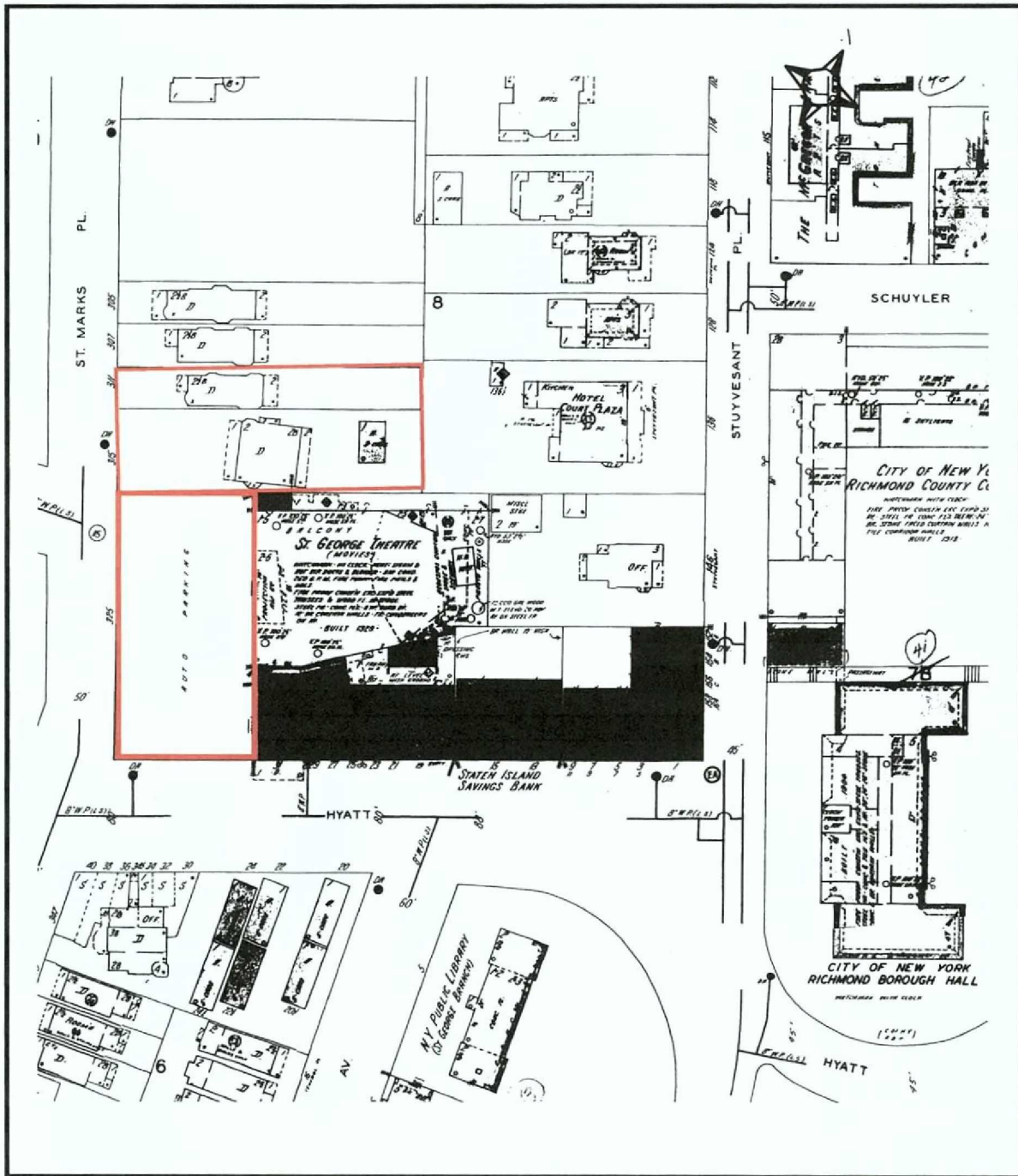


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Project APE

Figure 12. Sanborn, *Insurance Maps of Staten Island*, 1937.



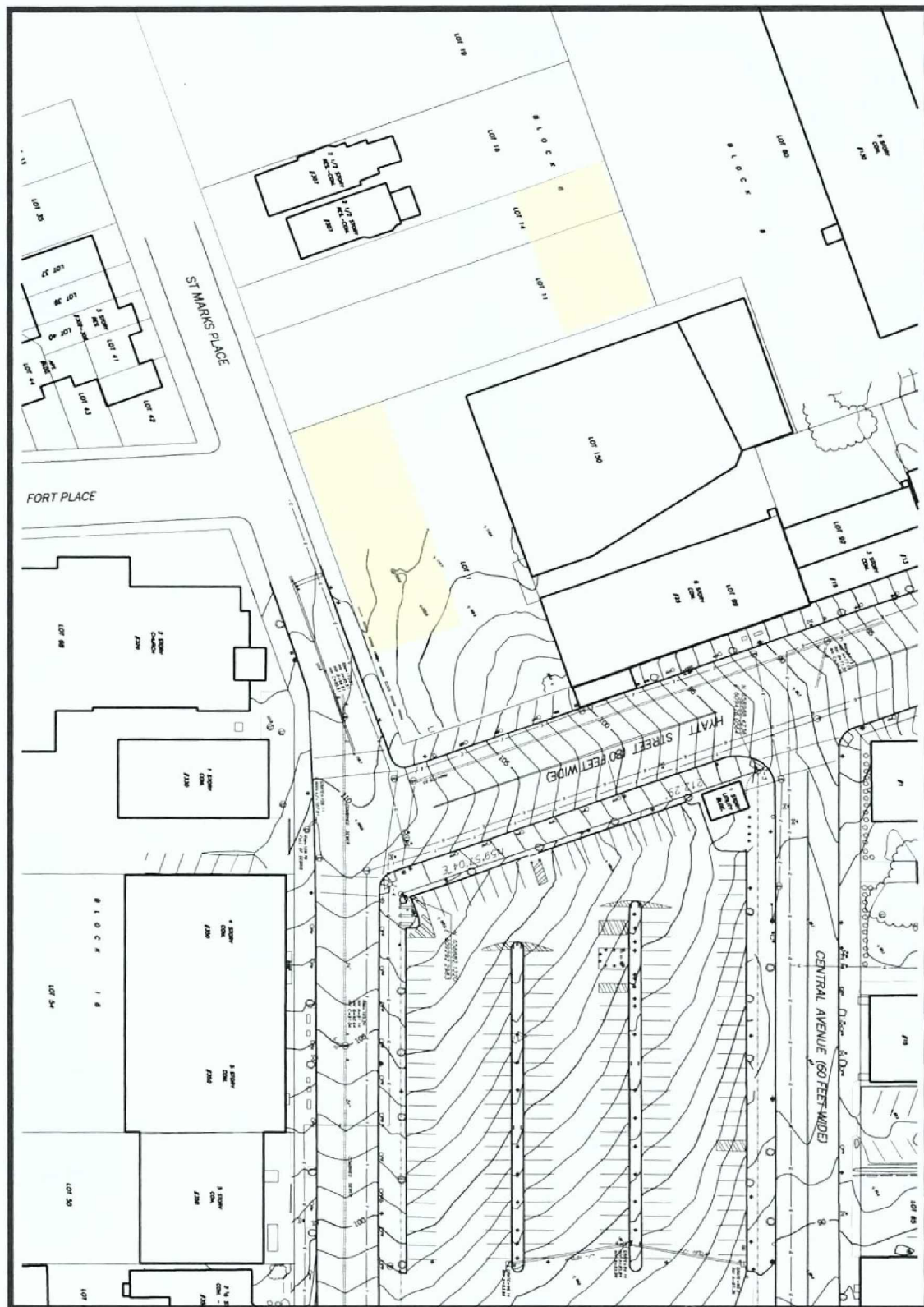


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Project APE

Figure 13. Sanborn, *Insurance Maps of Staten Island*, 1951.

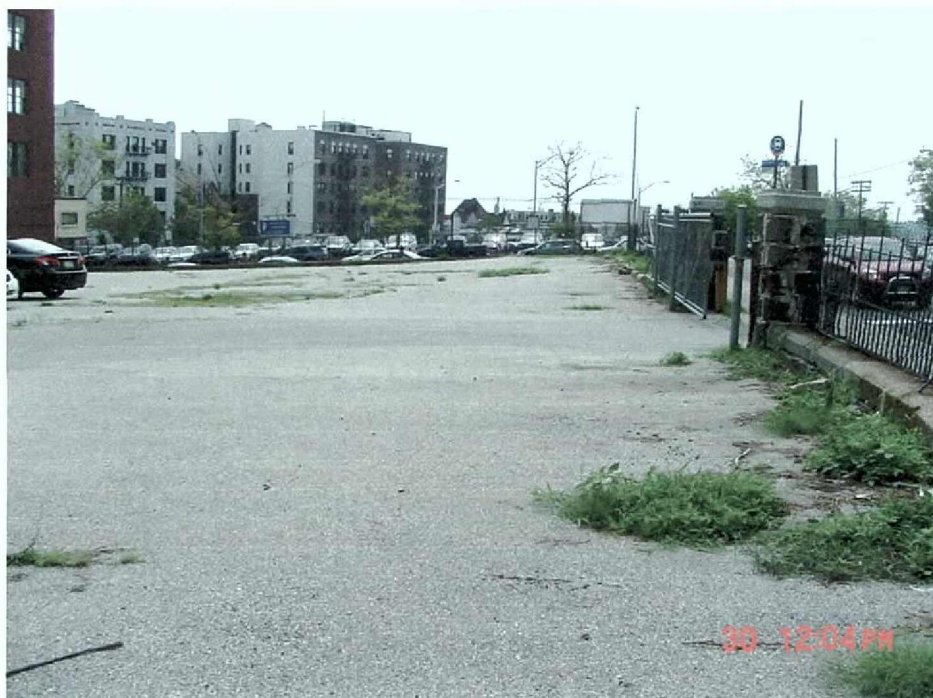




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Figure 14. Map of the Project APE Showing Locations of
Archaeological Sensitivity.

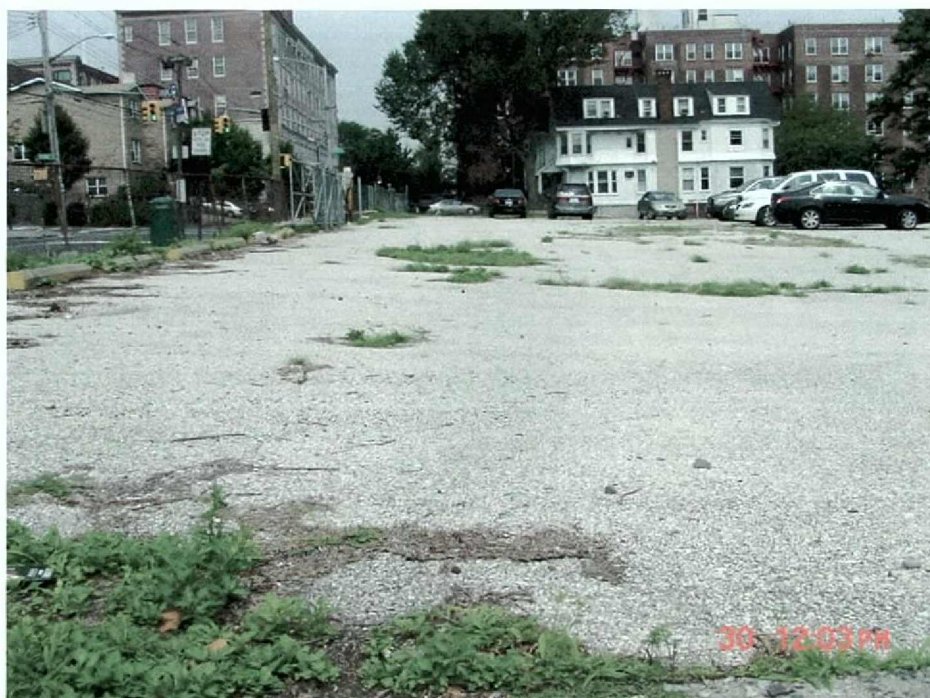




Photograph 1. Paved Parking Area in Lot 1, Facing South.
Source: Dormitory Authority of the State of New York.



Photograph 2. Paved Parking Area in Lot 1, Facing North.
Source: Dormitory Authority of the State of New York



Photograph 3. Paved Parking Area in Lot 1, Facing North.
Source: Dormitory Authority of the State of New York.



Photograph 4. Paved Parking Area in Lots 11 and 14, Facing Northeast.
Source: Dormitory Authority of the State of New York.