

# Phase 1B Cultural Resource Monitoring of the Stapleton Senior Housing Construction Project; Staten Island, Richmond County, New York



## Final Report

### *Prepared for:*

City of New York - Landmarks Preservation Commission  
New York, New York

### *Submitted to:*

Stapleton Senior Owners LLC.  
325 Gold Street - 7th Floor  
Brooklyn, New York 11201-3040

### *Prepared by:*

Alyssa Loorya, M.A., R.P.A., Principal Investigator  
and Christopher Ricciardi, Ph.D., R.P.A.  
Chrysalis Archaeological Consultants, Inc.

October 2009

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Housing Construction Project; Staten Island, Richmond County,  
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and Christopher Ricciardi, Ph.D., R.P.A.  
Chrysalis Archaeological Consultants, Inc.

October 2009

## MANAGEMENT SUMMARY

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From July through September 2009, Chrysalis Archaeological Consultants (Chrysalis) undertook Phase IB Cultural Resource Management monitoring of excavation for the new foundation of the Stapleton Senior Housing in the Stapleton section of Staten Island (Richmond County), New York. The construction was undertaken by BFC Partners/Stapleton Senior Owners LLC. Chrysalis staff on site included Alyssa Loorya, M.A., R.P.A., Principal Investigator, and Christopher Ricciardi, PH.D., R.P.A., Field Director.

The excavated foundation trench measured three hundred twenty three by two hundred nineteen feet (323' x 219'). The construction includes a full basement that will serve as meeting and community space and utility areas. The total excavation impact was approximately thirteen feet (13') below grade. The foundation trench was excavated using mechanical equipment.

Prior to the commencement of the field work, an Archaeological Monitoring Plan was created and coordinated with the LPC. This plan outlined the tasks to be undertaken as part of the overall project. Four primary tasks were detailed including: 1) Monitoring of specified construction areas, 2) archaeological testing, in the event that buried cultural resources are uncovered, 3) laboratory analysis of material remains, if material remains are uncovered and, 4) report preparation.

All work was conducted in accordance the National Historic Preservation Act of 1966, as amended, and the Advisory Council on Historic Preservation's "Protection of Historic and Cultural Properties" (36 CFR 800). This study will also be conducted pursuant to the Standards for Cultural Resources Investigations and the Curation of Archaeological Collections in New York State (NYAC 1994) and the City of New York - Landmarks Preservation Commission's (LPC) Guidelines for Archaeology. The cultural resources specialist performing this work satisfies the qualifications as specified in 36 CFR 61, Appendix A. The Principal Investigator for the project will be an archaeologist certified by the Register of Professional Archaeologists (RPA).

Although documents gathered for the Phase IA (Loorya and Ricciardi 2007) indicated that several domestic structures were located within the project area, the partial foundation remains of only one building was uncovered. There were no other in situ foundations remains, shaft features or any indication of stratified material remains uncovered throughout the project.

A small number of fragmented bottle, ceramic, bone and smoking pipe remains were uncovered. However all of these were from disturbed contexts and could not provided additional information on the lives of the former residents of the area.

It is recommendation of this report that no further cultural resource monitoring and/or testing occur, or be required, within this specific project area. With the total excavation to depths averaging thirteen feet, the area has been cleared of all material.

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## ACKNOWLEDGEMENTS

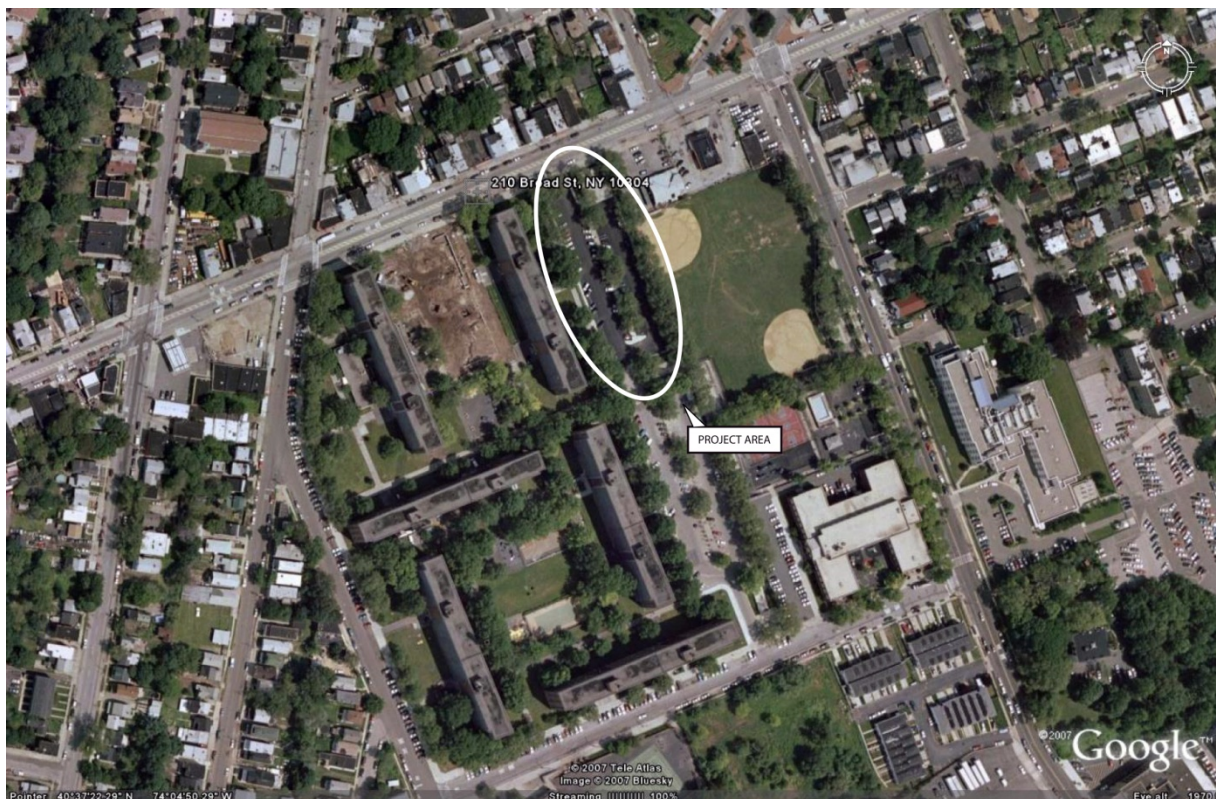
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The authors wish to thank Juan Barahona, Joseph Ferrara and Steve Capoccia of BFC Partners/Stapleton Senior Owners LLC for the opportunity to work on this project. We would also like to thank the entire construction crew for their professionalism in allowing Chrysalis to complete its job in a timely fashion.

## I. Introduction and Project Plans:

From July through September 2009, Chrysalis Archaeological Consultants (Chrysalis) undertook Phase IB Cultural Resource Management monitoring of excavation for the foundation of the new Stapleton Senior Housing building located in the Stapleton section of Staten Island (Richmond County), New York (Map 01). The construction was undertaken by BFC Partners/Stapleton Senior Owners LLC. Chrysalis staff on site included Alyssa Loorya, M.A., R.P.A., Principal Investigator, and Christopher Ricciardi, Ph.D., R.P.A.

The proposed development site calls for the construction of a new building as part of the extant Stapleton Houses complex, Block 545 Lot 100. The Stapleton Houses was a state funded public housing project completed in 1962. It currently includes six eight-story buildings with 693 apartments and is the largest public housing complex on Staten Island (Image 01 and 02). The approximate eighteen-acre complex is bounded by Tompkins Avenue to the north, Hill Street to the east, Gordon and Warren Streets to the south and Broad Street to the west (Map 02).



Map 01: Project location map.

The location for the new apartment building lies within a small area on the northern end of the complex, currently a parking facility for the development. Prior to the construction of the Stapleton Houses, this area contained twenty individual house lots over four blocks. As per the Richmond County Damage map these were: Block 546 Lots 4, 5, 6, 7, 11, 13, 17, 20, 21 and 22; Block 547 Lots 1, 4, 18, 19 and 20; Block 550 Lots 11, 12 and 16; and Block 551 Lots 18 and 20 (Map 03 and 04).



Image 01: Proposed location of the new Stapleton Senior Housing (lower portion of image – in color) courtesy of Magnusson Architecture and Planning.



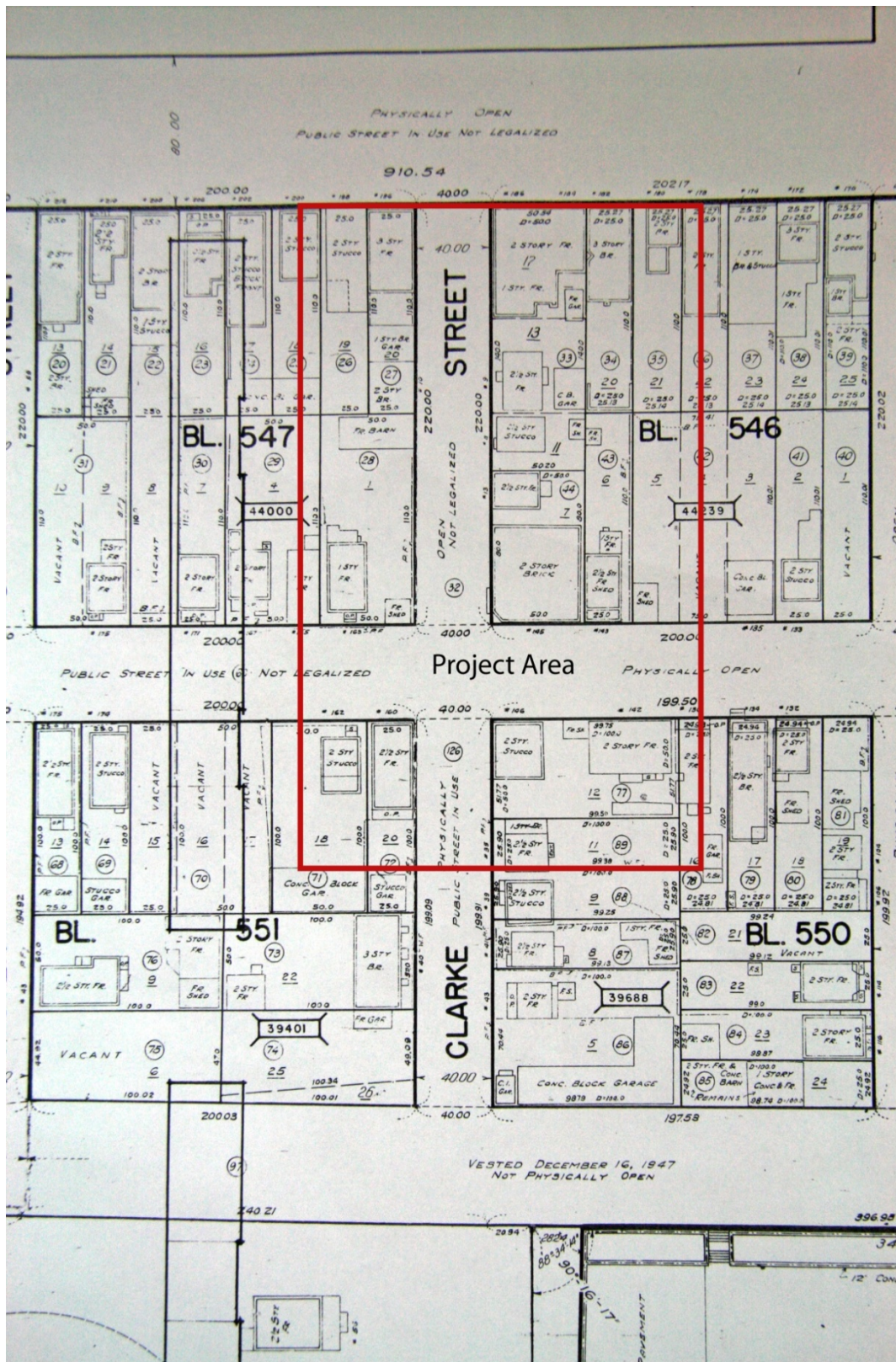
Image 02: Architectural rendering of the new development courtesy of Magnusson Architecture and Planning.





Map 02: Hagstrom Map, 2002.





Map 03: Richmond County Damage Map, 1958 - for the Stapleton Houses Public Housing Project. The proposed Stapleton Senior Housing project area is highlighted.



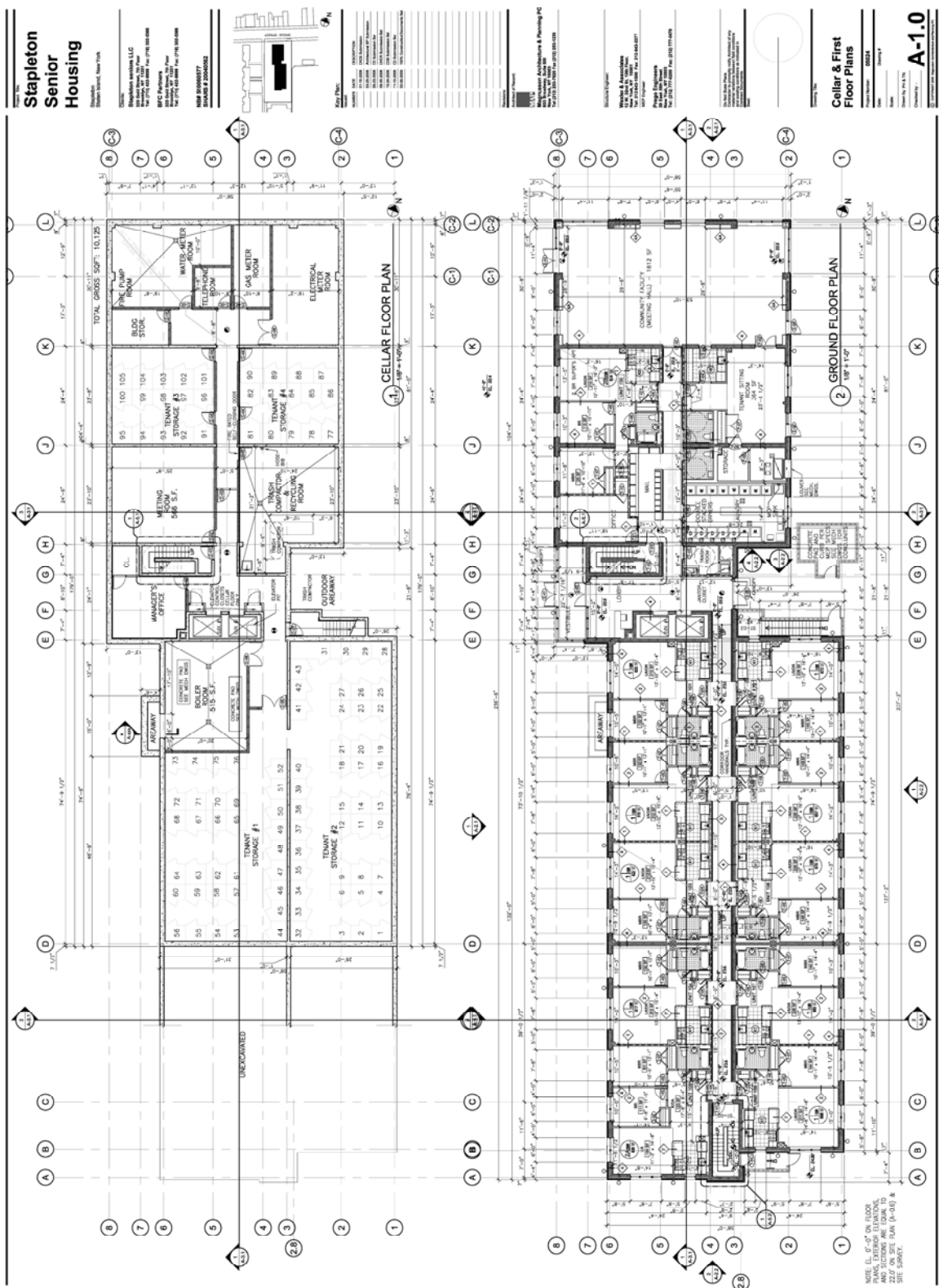


Map 04: 1874 Beers Map of the Stapleton area.

The project area measures three hundred twenty three by two hundred nineteen feet (323' x 219') or 46,801 square feet. The construction plan includes a basement that will serve as meeting and community space and utility areas, landscaping and parking areas. The foundation trench measured two hundred fifty by seventy feet (250' x 70') with an approximately thirteen foot (13') impact below grade. The excavation was conducted using mechanical equipment.

All Phase IB work was conducted in accordance the National Historic Preservation Act of 1966, as amended, and the Advisory Council on Historic Preservation's "Protection of Historic and Cultural Properties" (36 CFR 800). This study was also conducted pursuant to the Standards for Cultural Resources Investigations and the Curation of Archaeological Collections in New York State (NYAC 1994) and the City of New York - Landmarks Preservation Commission's (LPC) Guidelines for Archaeology. The cultural resources specialist who performed this work satisfies the qualifications as specified in 36 CFR 61, Appendix A. The Principal Investigator for the project is an archaeologist certified by the Register of Professional Archaeologists (RPA).





## II. Phase IA Results and Archaeological Monitoring Plan:

In 2007, Chrysalis undertook a Phase IA Archaeological Assessment for the proposed Stapleton Senior Housing within the Stapleton Houses (Loorya and Ricciardi 2007). The report, approved by the City of New York – Landmarks Preservation Commission (LPC), detailed the history of the project area and provided recommendations for additional cultural resource work.

The purpose of the Phase IA was to: 1) determine whether the project area held potential for significant prehistoric and/or historic resources, 2) provide a historical and archaeological context(s) for the interpretation and evaluation of any potential archaeological resources that are or may be present within the area of potential effect (APE); and 3) determine if additional archaeological work was required for any resources that may be located during the investigation.

Though currently consolidated into a single Block and Lot, the area occupied by the Stapleton Houses was once composed of several Blocks and Lots, as well as public streets that are no longer open. The Richmond County Damage<sup>1</sup> map, dated 1958, details the properties acquired for the Stapleton Houses project as Blocks 545, 546, 547, 548, 549, 550, 551, 552, 553, 554 and 555 (Map 03 and 04).

The area of the currently proposed project had been occupied by a several domestic structures since the mid to late nineteenth century. During that period, the Stapleton area developed commercially and industrially and began to see an expansion of domestic buildings and/or construction.

Census records indicate that the majority of residents within the project area were transient, renters as opposed to property owners. All residents and the associated structures were vacated by rite of Eminent Domain by the City of New York in 1958 for the development of the Stapleton Housing Projects in the 1960s (Table 01). The structures were subsequently demolished.

Block	Lot	Address	Dimensions	Structures
546	4	137 Tompkins Street	25' x 110'	Vacant
546	5	139 Tompkins Street	25' x 110'	Frame shed
546	6	143 Tompkins Street	25' x 110'	2 ½ story frame & shed
546	7	145 Tompkins Street	50' x 80'	2 story brick
546	7	13 Clarke Street		2 ½ story frame
546	11	11 Clarke Street	30' x 50'	2 ½ story stucco
546	13	9 Clarke Street	50' x 50'	2 ½ story frame & concrete block garage
546	17	184-186 Broad Street	50' x 50'	2 story frame & frame garage
546	20	182 Broad Street	25' x 110'	3 story brick
546	21	180 Broad Street	25' x 110'	2 story brick
546	22	178 Broad Street	25' x 110'	2 story frame

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<sup>1</sup> The Richmond County Damage Map of 1958, was the property map drawn by the County of Richmond as part of the Eminent Domain seizure and eventual rezoning of the area that was to become the Stapleton Housing Project.

547	1	163 Tompkins Street	50' x 110'	1 story frame, frame shed and barn
547	4	165 Tompkins Street	50' x 110'	1 story frame
547	18	200 Broad Street	25' x 110'	2 story stucco and garage
547	19	198 Broad Street	25' x 110'	2 story stucco
547	20	196 Broad Street	25' x 110'	2 story frame, brick garage
547	20	10 Clarke Street		3 story brick
550	11	35 Clarke Street	25' x 110'	2 ½ story frame
550	12	146 Tompkins Street	51' x 100'	2 story stucco
550	12	142 Tompkins Street		2 story frame & frame shed
550	16	136 Tompkins Street	25' x 100'	2 story frame, frame garage & shed
551	18	162 Tompkins Street	50' x 100'	2 story stucco & concrete block garage
551	20	160 Tompkins Street	25' x 100'	2 ½ story frame & stucco garage

Table 01: Properties within the current project area.

The Phase IA research identified several potentially significant sites exist adjacent to and near to the project area. Some have been tested archaeologically, while others have not. The Seamen's Retreat, a Presbyterian Church and Public School 14, where human remains were uncovered during construction, indicate that the proposed project area holds some potential to uncover buried cultural resources and/or human remains. According to Berghoffen (2006), two nineteenth century maps indicate that the cemetery associated with Seaman's Retreat extended to the modern day property line of the Stapleton Houses.

Although the time period between the late nineteenth to early twentieth century is fairly well documented, details about the everyday lives of the residents of this particular area of Staten Island have not been documented. Though census records, previous cultural resource reports and the limited documentary history does provide some indication of the mid to late nineteenth and early twentieth century culture of this area; archaeology has the potential to identify additional pertinent resources. Modern facilities (i.e. water and sewer) did not appear in this area until the last decade of the nineteenth century. Creating the potential to uncover shaft features and/or foundation remains associated with the nineteenth century structures.

As the project area remained a parking lot since the removal of the mid nineteenth century structures, the Phase IA concluded that there was a potential to uncover mid to late nineteenth century resources. The report recommended that Phase IB monitoring during the excavation of the foundation for the new building should occur.

### *Archaeological Monitoring Plan*

Prior to the commencement of field work, an Archaeological Monitoring Plan was created and coordinated with the LPC (Appendix B). This plan outlined the tasks to be undertaken as part of the overall project. Four primary tasks were detailed including: 1) Monitoring of specified construction areas, 2) archaeological testing, in the event that buried cultural resources are uncovered, 3) laboratory analysis of material remains, if material remains were uncovered and, 4) report preparation.

Although the Phase IA uncovered evidence of multi-dwelling domestic structures, archaeological monitoring, as opposed to Phase IB Field Testing, in the form of Standardized Test Pits (STPs) was recommended for the next stage of the process for several reasons:

1. The widespread nature of the current site as well as its use as a public parking area would hinder randomized Standardized Test Pits (STPs).
2. Previous ground disturbance during construction of the Stapleton Housing Project may have compromised the archaeological record in the project area.
3. Monitoring would provide a greater chance for the identification of stratigraphic layers, *in situ* artifacts and/or features by observing the entirety of the project impact.

### **III. Phase IB Results:**

Excavation for the new building foundation occurred in several stages over a two month period. The overall area of excavation measured two hundred fifty by seventy feet (250' x 70') and extended to a depth of thirteen feet (13'). Beginning at the southern end of the property and following removal of the asphalt surface, a one foot gravel underlayment was exposed across the site (Image 03 and 04).



Image 03: Project area following removal of asphalt.





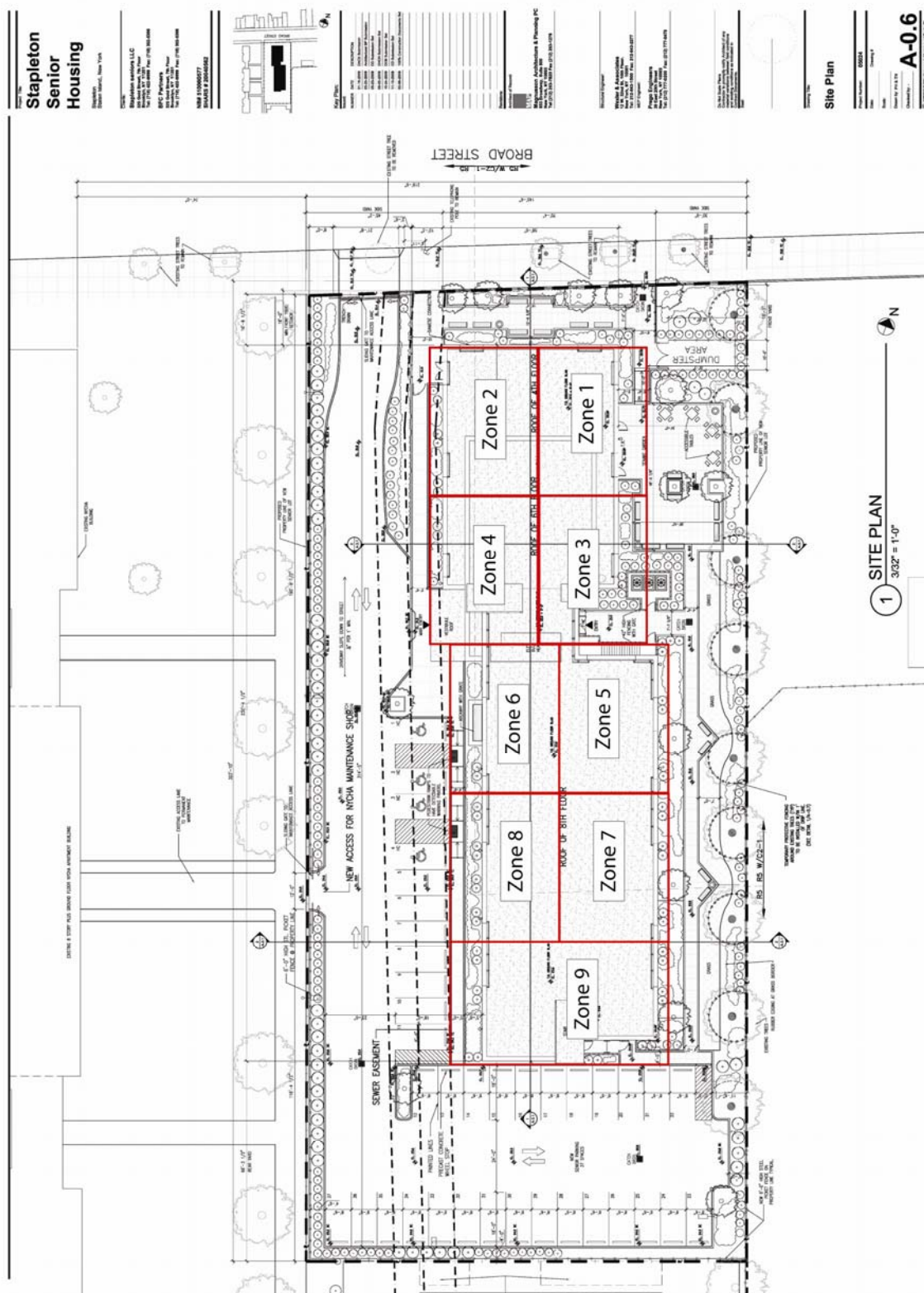
Image 04: Project area following removal of asphalt.

The construction plans called for the overall excavation trench to be divided into nine zones. Excavation began with Zone 9 and progressed to Zone 1 to facilitate dewatering and recycling of site materials (Map 06). These zones will be discussed in the order they were excavated from Zone 9 to Zone 1.<sup>2</sup>

The excavation process was hampered by a high water table. Throughout the site ground water was uncovered at five feet (5'). Extensive dewatering was necessary (Image 05). Dewatering systems were installed to remove the surface and below surface water. Three inch diameter well points were driven to fifteen feet (15') below the water table. The well points were spaced at five foot (5') intervals and connected to a mechanical pumping and filtering system.

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<sup>2</sup> See Appendix D for additional images of the field excavation.



Map 06: Site Map divided into Zones.



### *Zones 7 to 9*

At the southern end of the project area, within Zones 7 thru 9, excavations did not reveal any buried or *in situ* features, infrastructural improvements or material remains. This area consisted of clean re-deposited soils to a depth of approximately five feet (5') (Image 05). It was at this level that off-colored groundwater was encountered (Image 06). This required excavation to cease while the dewatering system was installed. No distinct stratigraphic layers were exposed in this area.



Image 05: Zone 9 exhibiting redeposited soils





Image 06: Installation of the dewatering system

### *Zones 3 to 6*

The excavation of Zones 3 thru 6 exposed the disturbed remnants of the nineteenth century properties in the area. Excavation revealed extensive building rubble, consisting of nineteenth century brick, mortar, wood, sections of broken ceramic sewer pipe and brick dust mixed throughout the matrix of the soil (Image 07). The majority of the building rubble consisted of disassembled bricks and disassociated sections of the former foundation wall segments, throughout the area (Image 08 and 09).

Few artifacts were uncovered from this disturbed contexts/area. Among those recovered were a transfer-printed Willow pattern shard and pipe stems. A sample of artifacts was taken for recording purposes. Table 02 in Appendix C lists the artifacts recovered from site.





Image 07: Zones 3 through 6 building rubble



Image 08: Zones 3 through 6 fragmented remains of a former building foundation





Image 09: Zone 3 Building debris and groundwater

Within Zone 4, a five foot (5') section of an *in situ* mortared brick foundation wall was exposed. Located at twenty inches (20") below surface, the wall extended to a depth of five and a half feet (5 ½') (Image 10). Lower portions of the wall were completely immersed in ground water (Image 11). The wall was four courses wide measuring sixteen inches (16") and the bricks were stamped "S&F Co" (Image 12). This wall likely formed part of the eastern wall of 10 Clarke Street.





Image 10: Zone 4 top of foundation wall



Image 11: Zone 4 top of foundation wall to 10 Clarke Street





Image 12: Zone 4 brick embossed with “S&FCo”

There was no evidence of primary context artifacts or stratigraphy. The area surrounding the foundation wall was filled with debris from the demolition of the building and fill for adjacent sewer installations.

Several non-operational brick sewers were exposed *in situ* and removed during excavation within Zones 3 through 6 (Image 13). Large sections of ceramic sewer pipe were also exposed but these were broken and out of context (Image 14).



Image 13: Zone 4 non-functioning sewer





Image 14: Zone 4 non-functioning sewer shaft removed

### *Zones 1 and 2*

Excavation of Zones 1 and 2 exposed additional portions of nineteenth century foundation walls (Image 15). One wall comprised the east-west oriented rear wall of a building foundation. At the northernmost portion of the project area the double wall dividing two properties was uncovered as well as the corner of the foundation.



Image 15: Zones 1 to 2 remains of part of the nineteenth century foundation wall

The east-west oriented wall uncovered at the southwestern end of Zone 1 exhibited some disturbance. While it was located within its original location it had been broken and toppled. This likely occurred during the earlier sewer installation adjacent to the foundation wall (Image 16).

Along the Broad Street boundary of the project area two abutted foundation walls, including the corner of the foundation were exposed at twenty inches (20”) below surface. This represents the most intact feature or area of the site, though no associated artifacts were present (Image 17).





Image 16: Zones 1 to 2 broken portion of foundation wall



Image 17: Zone 1 Remnant of 184 Broad Street





Image 18: Zone 1 Remnant of 182 – 184 Broad Street

These walls would have been associated with 182 and 184 Broad Street (Image 18 and Map 07). The northern wall of 182 Broad Street exhibited a square opening that had been filled with rubble and cement (Image 19). This had likely been used as a coal chute or some other access to the basement level of the structure. No artifacts were recovered in direct association with these this feature.

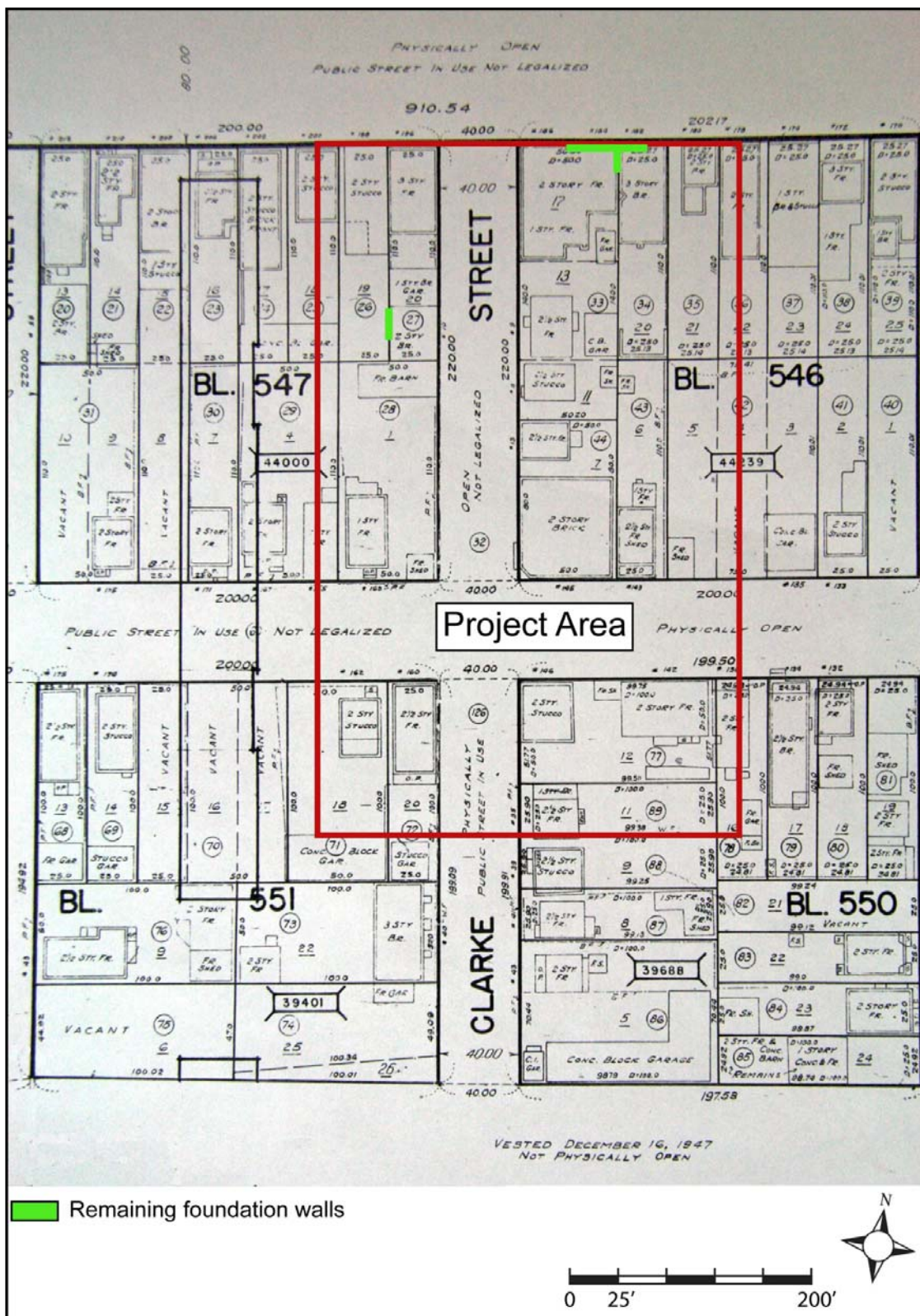






Image 19: Zone 1 to 2 – possible coal chute

Few artifacts were recovered from the site. Most were noted and discarded, with a small sample being retained for documentation. Among the artifacts identified were transfer-printed pearlware in the Willow pattern (1800 – 1841), whiteware shards (1815 – present); mid to late nineteenth century bottles including a jar marked 'Gulden's'; the leg of a decorative porcelain figurine and pipe stems. Several butchered bones, including cattle, were also observed.



Image 20: Zone 7 excavated to a depth of thirteen feet (13')

Stratigraphy throughout the site was inconsistent due to the high level of disturbance during sewer installations. Across the site a one foot (1') layer of gravel was exposed beneath the asphalt surface. Beneath that layer areas of the site contained areas of four to five foot (4' – 5') layers of building debris associated with the demolition of the nineteenth century residential structures or clean re-deposited soils associated with the late nineteenth and early twentieth century sewer installations. Some areas exhibited a thick multi-colored clay layer, beginning at five feet (5') below surface (Image 20 and 21). The layer, observable after dewatering, is likely a natural subsurface of the area.





Image 21: Zone 2 note layer of greenish clay in the trench wall

#### **IV. Summary and Recommendations:**

Although maps and the history of the area suggested a potential to uncover remnants of the nineteenth century house lots, and associated outbuilding and shaft features, only disturbed contexts were uncovered. It appears that the turn of the twentieth century sewer upgrades, infrastructural upgrades and the construction of the Stapleton Housing Project significantly impacted the foundation walls to the late nineteenth to early twentieth century structures.

Only the partial foundation remains of 182 – 184 Broad Street and 10 Clarke Street were uncovered during excavation. These foundation wall remnants were composed of typical nineteenth century brick. Associated building rubble contained similar brick. No artifacts were recovered from within or in direct association with the foundation walls.

Disturbed, out of context, remnants of other similar brick foundation walls were also uncovered in the northern portion of the excavation trench.

The rubble-laden soil matrix was most likely created when the foundation walls of the late nineteenth century buildings were removed. The building debris was used to fill the area during construction of the Stapleton houses in the 1960s. The southern portion of the site was characterized by clean sand fill. This layer extended to a depth of five to five and a half feet (5'-5 ½').

Several extant sewer and other utility conduit lines crisscrossed the entire excavation area. The sewers, constructed of bricks and ceramic pipe, were no longer in use. These were likely installed at the turn of the twentieth century to connect the then-existing buildings to the water system. Other utility lines were more likely installed during the construction of the Stapleton houses.

Previous disturbances to the project area, coupled with the current excavation that extended to approximately thirteen feet, has removed all historic soils, stratigraphic evidence, nineteenth century foundation materials and artifact remains from the project area. Therefore, it is the recommendation that no further cultural resource work be required for any future excavation within the project area.

## **V. References:**

Beers, Frederick.

1874 Atlas of the County of Richmond (Staten Island), New York.

Bergoffen, Celia J.

2006a New 120th Police Precinct – Block 556, Lot 100 – Borough of Staten Island – Phase IA Archaeological Assessment Report. Report on file - City of New York – Landmarks Preservation Commission. New York, New York.

Google Earth Map

2007 [www.google.earth.com](http://www.google.earth.com).

Hagstrom Corporation.

2002 *Map of the City of New York*. Hagstrom Corporation. New York, New York.

Loorya, Alyssa and Christopher Ricciardi.

2007 Phase IA Cultural Resource Documentary Study of the 210 Broad Street (Stapleton Housing) Project – Staten Island (Richmond County), New York (Block 545, Lot 100 (portion only)). Report on file with the New York City Landmarks Preservation Commission. New York, New York.

Richmond County.

1958 Richmond County Damage Map. Richmond County Topographic Office. Staten Island, New York.



Appendix A:

Archaeological Scope of Work

CHRYSLIS **ARCHAEOLOGICAL** CONSULTANTS  
Cultural Resource Specialists



February 19, 2009

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RE: Proposal for a Phase 1B Archaeological Monitoring Project for –  
210 Broad Street, Staten Island, New York (Block 545, Lot 100 (portion))

Dear Mr. Barahona:

Thank you for requesting from Chrysalis Archaeological Consultants, Incorporated (CAC) a proposal to undertake the Phase 1B Archaeological Monitoring of the proposed construction at 210 Broad Street, Staten Island, New York (Block 545, Lot 100 (portion)). Based on the Phase 1A Documentary Report that CAC prepared (November 2007), the City of New York - Landmarks Preservation Commission (LPC), requires monitoring to occur during the excavation phase of the project to document any potential buried cultural resource.

The Phase 1B entails a) creating a monitoring plan that is approved by the LPC that details how and what will be monitored b) monitoring during the removal of the existing parking area and during the excavation for the proposed buildings and/or utility lines c) conducting any field testing if determined necessary during the excavation portion of the project d) conduct any necessary laboratory analysis on material remains uncovered and e) document the findings in a report that must be approved by the LPC.

The monitoring plan is a brief document that outlines what the proposed action is, including maps, where the impact will occur and what the archaeologist(s) will do in throughout the process. This plan is approved by the LPC.

During monitoring, CAC staff will watch to see if buried cultural resources and/or stratigraphic layers are present and/or uncovered. The archaeologists may temporarily halt excavation in a particular area that something was uncovered to investigate. If, for example, a previous structure's building foundation was uncovered, the archaeologist would halt excavation, conduct a necessary survey to document the findings, remove cultural materials and then allow excavation to continue.

However, if the material remains uncovered appear to be significant, CAC would have to notify the LPC and make a determination as to how best to treat the find. During this process excavation would not be allowed to continue in that particular area.

Material remains uncovered would be washed, catalogued and a basic analysis undertaken. The findings of this work, along with the field work will be incorporated into the field monitoring report.

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If significant cultural resource(s) are uncovered during excavation a determination as to whether or not a Phase II Archaeological Field Investigation may be warranted will be made. This will be done in conjunction with the LPC and BFC Partners. This next phase would involve further excavation in the area of the find.

Schedule:

The monitoring plan can be completed and submitted to the LPC for review and approval generally within a week of the notice to proceed. Information from BCF Partners (i.e. maps of the project area, excavation plan, etc.), are required for inclusion of the plan, so this time frame may be delayed if these materials are not ready.

Timing for the excavation portion of the project cannot be determined. It is based on the excavation schedule and what, if any material remains, are uncovered. Generally, unless a major find (i.e. building foundation) is uncovered, little extra time beyond the proposed excavation schedule is required.

The laboratory work is based on the amount of material remains uncovered. If a small amount of material is recovered, generally laboratory analysis can be completed within a week. If a large amount of material remains are uncovered, an estimate of the time required will be provided.

The writing of the report generally requires about two weeks. The draft will be submitted to your office for review and then it is submitted to LPC. All comments will be addressed and a final will be submitted to LPC.

Timesheets for field and laboratory work will be maintained and submitted.

Finally, for your records, I am attached updated resumes for Dr. Ricciardi and me.

Thank you for the opportunity to submit this proposal and I hope that we can continue to work together on this project.

Sincerely,

A handwritten signature in black ink that reads "Alyssa Loorya". The signature is fluid and cursive, with the first name being more prominent than the last.

Alyssa Loorya, M.A., R.P.A.  
President

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Appendix B:

Archaeological Monitoring Plan

CHRYsalIS ARCHAEOLOGICAL CONSULTANTS  
Cultural Resource Specialists



March 5, 2009

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Municipal Building  
One Center Street – 9th Floor  
New York, New York 10007

Dear Ms. Sutphin:

Enclosed please find the Revised Archaeological Monitoring Plan for the 210 Broad Street, Staten Island, Richmond County, New York (Block 545, Lot 100 (portion)).

As per LPC comments from March 4, 2009, the Monitoring Plan has been revised. Changes were made to the following sections:

Archaeological Monitoring Section: third and fourth paragraphs  
Additional Fieldwork Section:  
Report Section: last sentence  
References: updated

We look forward to LPC's approval of the Revised Monitoring Plan and commencement of field work.

Thank you.

Sincerely,

Alyssa Loorya, M.A., R.P.A.,  
President

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CHRYSLIS **ARCHAEOLOGICAL** CONSULTANTS  
Cultural Resource Specialists



To: City of New York - Landmarks Preservation Commission  
BFC Partners

Re: Scope of Work - Phase IB Archaeological Monitoring Plan – Stapleton Senior Housing  
Project - 210 Broad Street; Staten Island, New York (Block 545, Lot 100 (portion)).

Date: March 5, 2009 (Revised)

INTRODUCTION:

This following Scope of Work (SOW) describes the tasks to be performed as part of the Phase IB Archaeological Monitoring Project for the Stapleton Senior Housing Project - 210 Broad Street; Staten Island, New York (Block 545, Lot 100 (portion)). The purpose of this investigation is to: 1) determine whether the project area contains significant prehistoric and/or historic resources, 2) develop a historical and archaeological context(s) for the interpretation and evaluation of any potential archaeological resources that are or may be present within the area of potential effect (APE); 3) determine if additional Phase II archaeological work is required for any resources that may be located during the investigation; and 4) provide all necessary services related to the cultural resource process during the overall construction project at the Stapleton Housing Project.

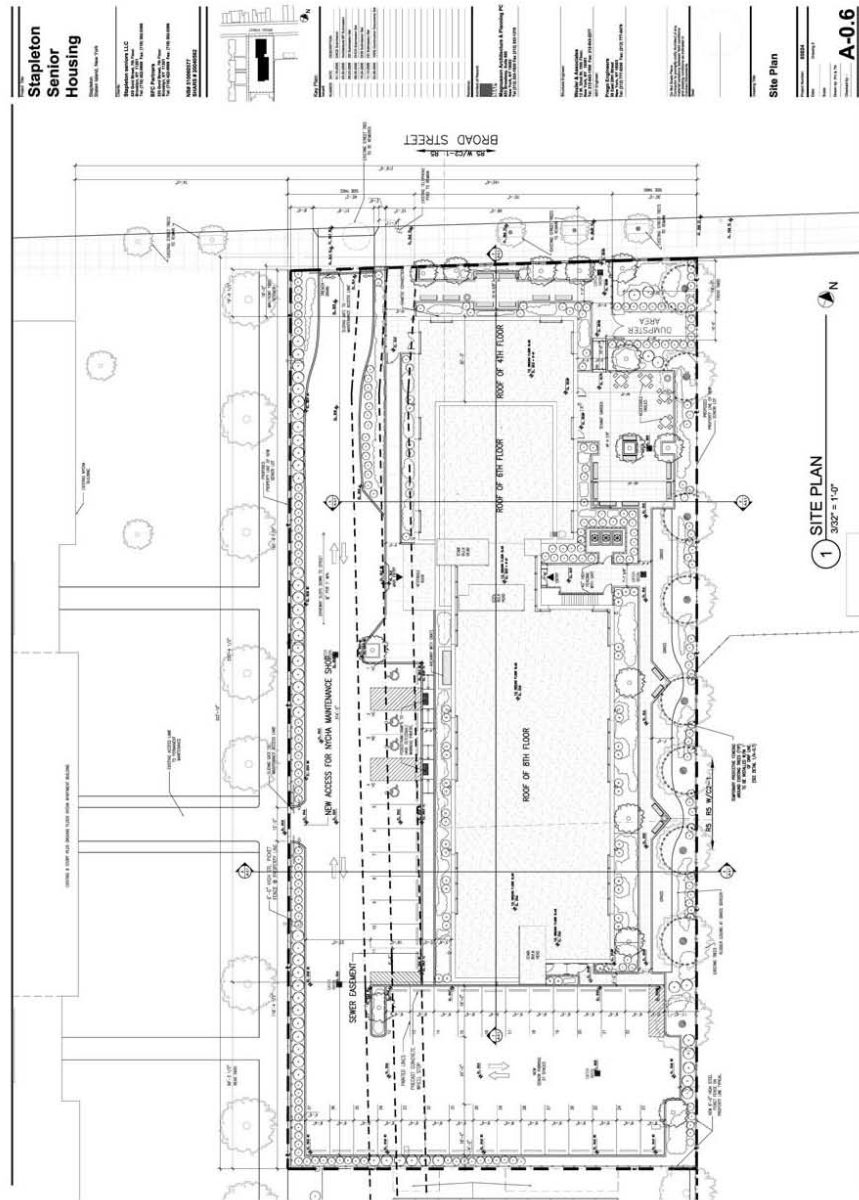
The proposed Phase IB investigation will consist of four primary tasks: 1) Monitoring of specified construction areas, 2) archaeological testing, in the event that buried cultural resources are uncovered, 3) laboratory analysis of material remains, if material remains are uncovered and, 4) report preparation.

All work will be conducted in accordance the National Historic Preservation Act of 1966, as amended, and the Advisory Council on Historic Preservation's "Protection of Historic and Cultural Properties" (36 CFR 800). This study will also be conducted pursuant to the *Standards for Cultural Resources Investigations and the Curation of Archaeological Collections in New York State* (NYAC 1994) and the City of New York - Landmarks Preservation Commission's (LPC) Guidelines for Archaeology. The cultural resources specialist performing this work satisfies the qualifications as specified in 36 CFR 61, Appendix A. The Principal Investigator for the project will be an archaeologist certified by the Register of Professional Archaeologists (RPA).

PROJECT DESCRIPTION:

The project plans call for the excavation for the foundation of the new Stapleton Senior Housing building. The site measures 323 x 219 feet. Excavation of the foundation trench will measure approximately 236 x 70 feet extending to a depth no greater than twelve (12) feet (Figure 01 and 02). The foundation trench will be excavated using mechanical equipment.





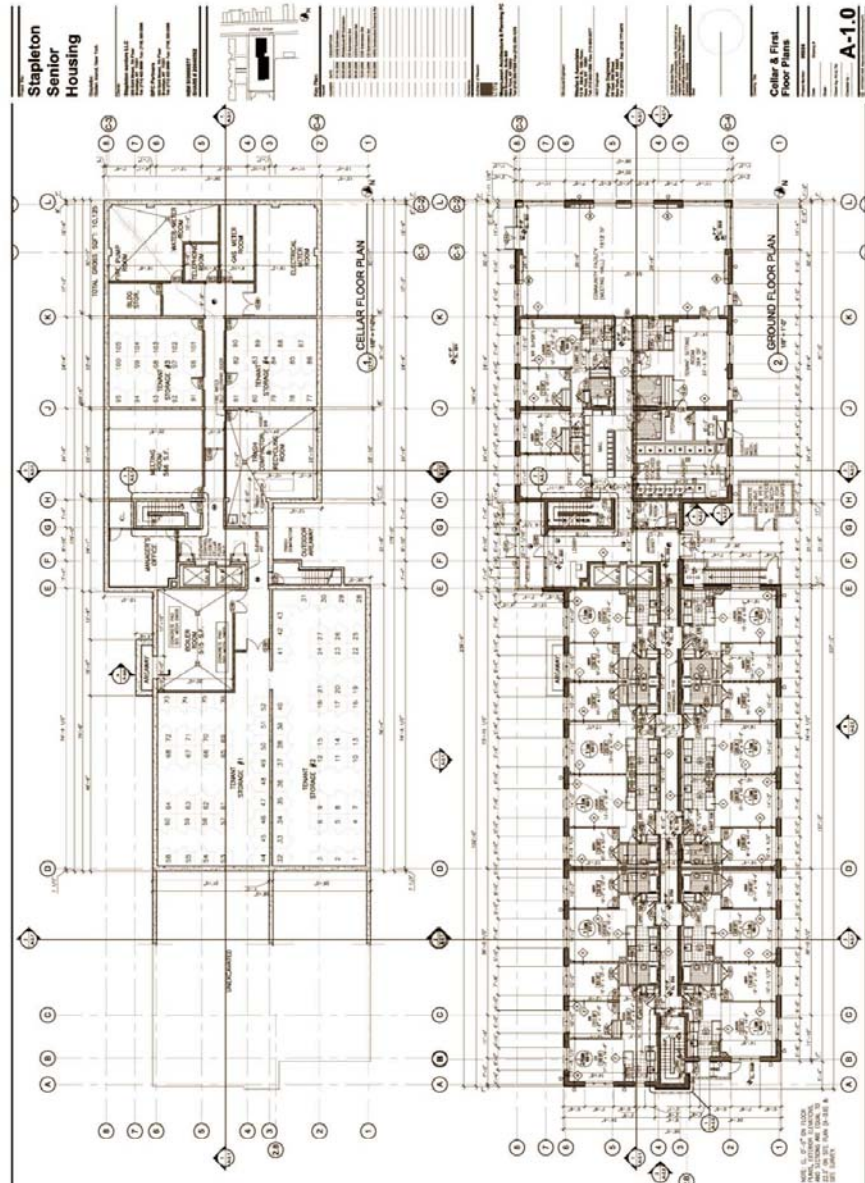


Figure 02: Excavation Plan for Stapleton Housing Project

#### SUMMARY OF ARCHAEOLOGICAL SENSITIVITY:

Information gathered during the Phase IA Documentary Study (Loorya and Ricciardi 2007) revealed that twenty mid to late nineteenth century houses were present within the proposed APE. Though the residents of these houses were transient in nature the opportunity exists to uncover details about the everyday lives of the varied immigrant population that resided in this area of Staten Island.

Modern facilities (i.e. water and sewer) did not appear in this area until the last decade of the nineteenth century. The area has existed as a parking lot since 1958 when houses were seized by eminent domain and leveled during the construction of the Stapleton Houses. This lack of disturbance lends a high potential to uncover shaft features associated with the houses.

The project area is also adjacent to several significant sites including The Seamen's Retreat, a Presbyterian Church and Public School 14, where human remains were uncovered during its construction. According to Berghoffen (2006a; 2006b), two nineteenth century maps indicate that the cemetery's associated with Seaman's Retreat extended to the modern day property line of the Stapleton Houses.

It was the recommendation of the Phase IA that archaeological monitoring be undertaken during the excavation phase of the construction project. LPC concurred with these finding concluding that that Phase IB Field Monitoring would be required as part of the overall permitting process.

#### ARCHAEOLOGICAL MONITORING:

Chrysalis staff will be on site to monitor the excavation to the full extent of the proposed trench or until sterile soil has been uncovered. Once monitoring is completed, Chrysalis will remain on call if any potential cultural resource is uncovered in an area that was not slated for monitoring.

Excavation monitoring will include documentation of excavation and stratigraphy and be digitally photographed. In the event that cultural materials are uncovered, Chrysalis will temporarily halt excavation, in the area of the discovery to manually excavate and fully document the material(s).

If a significant area of concentrated *in situ* cultural remains is uncovered, mechanical excavation by the backhoe will be halted and the archaeologist will excavate the area by hand. If a shaft feature is uncovered, Chrysalis will halt the excavation in that area and notify LPC. Coordination with LPC and BFC will occur to determine the best approach toward recovering potential information from within the feature. Upon agreement, the feature will be excavated by Chrysalis. Construction excavation can continue following the excavation and documentation of the feature and associated materials. Construction excavation of other areas can continue during this process, under the supervision of Chrysalis staff.



Excavation will consist of excavating to natural strata to the maximum depth of anticipated construction impacts or to sterile subsoil. If natural strata cannot be clearly identified, then 10-centimeter arbitrary levels will be used. Soil from each stratum will be screened through 1/4-inch hardware mesh and described in standard USDA terminology, with soil color recorded in reference to the Munsell standard. Soil profiles, if discernible, will be drawn for each test area once excavation has reached the limit of the construction impact or sterile soil. Recovered artifacts from excavated contexts will be bagged and labeled according to their unique provenience and transported to the laboratory for processing and analysis. Digital photographs will be taken to document the project area.

Human skeletal remains, if encountered, will not be disturbed. If encountered, Chrysalis will halt construction and notify the City of New York - Departments of Police, the City of New York – Medical Examiner’s Office and the LPC.

#### ADDITIONAL FIELDWORK, IF NECESSARY:

If a potentially significant and/or potentially eligible National Register of Historic Places site is uncovered during monitoring, Chrysalis will halt excavation and notify LPC and BFC. If it is determined, based on consultation with LPC and BFC, that the site may potentially be significant and require further excavation work, construction excavation will be halted in that area. In this instance Phase II Archaeological Investigations may be required. This work, which is above and beyond the current Scope of Work (SOW) and Monitoring Plan, will require additional resources and time. Based upon the discovery, a new SOW and Monitoring Plan will be written. Any revisions to the Monitoring Plan will be coordinated with LPC prior to the commencement of work.

#### ARTIFACT ANALYSIS/LABORATORY WORK, IF NECESSARY:

Processing of cultural materials recovered from this Phase IB investigation will commence after fieldwork is completed. All artifacts will be washed, identified, labeled, and catalogued. Recommendations will be made for any artifacts that may require additional conservation efforts.

Prehistoric artifacts will be catalogued with regard to material type, form, function and if possible, cultural affiliation. Historical artifacts will be analyzed with regard to type of material, form, function, and temporal attributes. This information will be used to establish which contexts and strata were from the same time periods as well as which assemblages represent primary versus secondary deposits.

All artifacts will be cataloged in a Microsoft Excel database. Final curation of the archeological collection, which includes all associated documentation as well as the artifacts, will be the responsibility of BFC Partners. Any material remains recovered will be packaged and boxed in archival safe materials and returned to BFC Partners upon the completion of the project.

#### REPORT:

Upon completion of the research, Chrysalis will prepare a Phase IB Archaeological Monitoring report that meets the standards and guidelines as set forth by the LPC. This report will provide details of the results of the field work, an analysis of any collected data, and an assessment of impacts. The report will be illustrated with all necessary maps, images and database (if necessary) and will include a bibliography of references. The report will include an interpretation of the site and its history and use based on the analysis of any collected field data and the information presented in the Phase IA.

#### REFERENCES:

Bergoffen, Celia J.

- 2006a New 120th Police Precinct – Block 556, Lot 100 – Borough of Staten Island – Phase IA Archaeological Assessment Report. Report on file - City of New York – Landmarks Preservation Commission. New York, New York.
- 2006b New 120th Police Precinct – Block 556, Lot 100 – Borough of Staten Island – Phase IB Archaeological Field Testing. Report on file - City of New York – Landmarks Preservation Commission. New York, New York.

Loorya, Alyssa and Christopher Ricciardi.

- 2007 Phase IA Cultural Resource Documentary Study of the 210 Broad Street (Stapleton Housing) Project – Staten Island (Richmond County), New York (Block 545, Lot 100 (portion only)). Report on file with the New York City Landmarks Preservation Commission. New York, New York.

**THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION**

1 Centre Street, 9N, New York, NY 10007 (212) 669-7700 [www.nyc.gov/landmarks](http://www.nyc.gov/landmarks)

**ENVIRONMENTAL REVIEW**

NYC HOUSING AUTHORITY/ER.R

3/5/2009

**Project number**

**Date received**

**Project:** 210 BROAD STREET

**Comments:** The LPC is in receipt of the revised, "Archaeological Monitoring Plan for the 210 Broad St, Staten Island, Richmond County, New York (B 545, L 100 (portion)," prepared by Chrysalis, Inc and dated March 5, 2009. The LPC concurs with the scope. Please alert the Commission when fieldwork begins.



3/10/2009

SIGNATURE

DATE

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Appendix C:  
Artifact Database

<u>Function</u>	<u>Form/Object</u>	<u>Material</u>	<u>Type</u>	<u>Decoration</u>	<u>Date Range</u>	<u>Quantity</u>
Medicine	Bottle	Glass		AC Meyer and Company Cough Syrup - Dr. J W Bulls - Baltimore MD	19th Century	1
Smoking	Pipe	Kaolin	Stem		19th Century	2
		Bone	Cow			2
Food Related	Hollowware - rim	Ceramic	Ironstone		post 1850	1
Food Related	rim	Ceramic	Pearlware	Edgeware Blue	1770-1820	1
Food Related	Hollowware - body	Ceramic	Pearlware	Blue-banded	1770-1820	1
Food Related	Handle - Cup	Ceramic	Pearlware		1770-1820	1
Food Related	Plate - rim	Ceramic	Pearlware	Transferprinted Willow	1770-1820	2
Food Related	Hollowware - rim	Ceramic	Porcelain	blue-banded	19th Century	1
Food Related	Hollowware - body	Ceramic	Porcelain		19th Century	1
Food Related	Doll Piece	Ceramic	Porcelain		19th Century	1
Food Related	Hollowware - body	Ceramic	Porcelain		19th Century	1
Food Related	Hollowware - body	Ceramic	Stoneware	Black-glazed Interior	19th Century	1
Food Related	Hollowware - body	Ceramic	Stoneware	Salt-glazed blue	18th Century	1
Food Related	Mug - Base	Ceramic	Whiteware		post 1860	1
Food Related	Mug - Body	Ceramic	Whiteware		post 1860	1
Food Related	Mug - Rim	Ceramic	Whiteware		post 1860	1

## Appendix D:

### Site Images





Image 22: Project area prior to removal of asphalt parking lot



Image 23: Removal of asphalt parking lot





Image 24: construction rubble mixed throughout the excavation trench



Image 25: construction rubble mixed throughout the excavation trench





Image 26: construction rubble mixed throughout the excavation trench



Image 27: construction rubble mixed throughout the excavation trench





Image 28: construction rubble mixed throughout the excavation trench



Image 29: groundwater seepage throughout the excavation trench





Image 30: groundwater seepage throughout the excavation trench



Image 31: groundwater seepage throughout the excavation trench





Image 32: groundwater seepage throughout the excavation trench



Image 33: groundwater seepage throughout the excavation trench





Image 34: remains of fragmented brick (bathroom) tile



Image 35: remains of nineteenth century blown bottle neck and rim





Image 36: concrete foundation floor installation



Image 37: concrete foundation floor installation

Appendix E:

Resumes

NOTE: NOTE INCLUDED IN REVIEW DRAFT – WILL BE INCLUDED IN FINAL