

**ADDENDUM TO
ARCHAEOLOGICAL
DOCUMENTARY STUDY**

**BLOCK 3016, LOT 71
CROTONA PARK EAST/
WEST FARMS
PROPOSED REZONING
BRONX, NEW YORK**



**ADDENDUM TO ARCHAEOLOGICAL DOCUMENTARY STUDY
BLOCK 3016, LOT 71
CROTONA PARK EAST/WEST FARMS
PROPOSED REZONING
BRONX, NEW YORK**

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EXECUTIVE SUMMARY

Rezoning of eleven (11) blocks in the Crotona Park East / West Farms neighborhoods of the Bronx, immediately west of the Bronx River (the Crotona Park East / West Farms Rezoning) has been proposed. The proposed rezoning area is generally bounded by Freeman Street to the south, the mid-block between Longfellow and Boone Avenues to the west, Boston Road to the north and West Farms Road to the east. An initial review by the New York City Landmarks Preservation Commission (LPC) concluded that portions of the rezoning area may be potentially sensitive for 19th century cemetery and residential remains (LPC Environmental Review 2/9/2009). This Archaeological Documentary Study (ADS) addresses the archaeological sensitivity of the specific lots identified by LPC as potentially sensitive for these resource types. These city Blocks and Lots are:

- Block 3016: Lots 60 and 66;
- Block 3015: Lot 87;
- Block 3014: Lots 9 and 15;
- Block 3013: Lots 31, 35, and 37; and,
- Block 3009: Lots 38 and 44.

After the ADS was completed, Block 3016 Lot 71 was designated for further study. This addendum addresses only the archaeological potential of that lot. As with the original study, documentary research was conducted, and numerous historical maps and atlases were consulted. Tax maps and records provided details of land ownership changes.

Establishing site occupational episodes was problematic in that directories for this portion of the Bronx were not available or not detailed enough to provide street addresses. Furthermore, available census records did not provide street addresses prior to 1880. Therefore, it was difficult to tie specific individuals or long-term residents to the lot.

The Lot 71 APE may be sensitive for the recovery of 19th century residentially-related archaeological resources. The lot appeared to have been developed sometime between 1851 and 1853, and would not have had municipal sewer and water available for use until sometime in the 1890s. A house on the lot was built and continuously owned by an absentee landlord who likely constructed it as a two-family rental. No specific residents could be identified in the documentary records until 1900.

Although the lot is considered potentially sensitive for mid-19th century residential shaft features, no further archaeological study is recommended due to the lack of association with a specific person, family, or affinity group. There are numerous other lots in the Crotona Park East/West Farms Proposed Rezoning project site that are potentially sensitive for the same resource type that do have established residents that could be tied to archaeological deposits (HPI 2010). These lots will be archaeologically studied, prior to rezoning, if they are to be disturbed by any subsurface activity. Therefore, no additional archaeological study is recommended for Lot 71.

I. INTRODUCTION

Rezoning of eleven (11) blocks in the Crotona Park East / West Farms neighborhoods of the Bronx, immediately west of the Bronx River (the Crotona Park East / West Farms Rezoning) has been proposed. The proposed rezoning area is generally bounded by Freeman Street to the south, the mid-block between Longfellow and Boone Avenues to the west, Boston Road to the north and West Farms Road to the east. An initial review by the New York City Landmarks Preservation Commission (LPC) concluded that portions of the rezoning area may be potentially sensitive for 19th century cemetery and residential remains (LPC Environmental Review 2/9/2009). This Archaeological Documentary Study (ADS) addresses the archaeological sensitivity of the specific lots identified by LPC as potentially sensitive for these resource types. These city Blocks and Lots are:

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According to Section 311/Archaeological Resources in the City Environmental Quality Review *Technical Manual* (2001), “the area of subsurface work of the proposed action is considered the impact area” and is referred to as the Area of Potential Effect (APE). Archaeological studies for LPC review must consider the context of a larger, cultural region but the impact analysis focuses only on the APE. For this study, the APE is defined as the boundaries of the Lot 71 on Block 3016 (Figure 2).

II. METHODOLOGY

Sufficient information was gathered to assess the subsurface disturbance record, both horizontally and vertically, and to establish the potential for 19th century archaeological residential resources. The prior archaeological study for additional blocks and lots within the Crotona Park East/West Farms Proposed Rezoning site was consulted for relevant information (HPI 2010), and additional primary source material was gathered, where necessary.¹ Although sought, no Department of Building records were available for this lot – either online or by staff of the Bronx Department of Buildings.

A visual review of the lot and a photographic record of current conditions were completed on April 5, 2010. Anomalies and areas of obvious ground disturbance were noted (Photographs 1-5).

¹ For a complete description of all tasks undertaken for the Crotona Park East/West Farms Proposed Rezoning Archaeological Documentary Study, see HPI 2010.

III. ENVIRONMENTAL/PHYSICAL SETTING

A. CURRENT CONDITIONS

The project site is located on Block 3016, bounded by West Farms Road on the east, Rodman Place to the south, Longfellow Avenue to the west, and Boston Road to the north (Figure 2). A house is standing on the north end of the property, and appears to be of 19th century construction (Photograph 1). It is a brick building, covered by aluminum or vinyl siding, which may cover up changes to the fenestration over time. The front yard facing Rodman Place is much larger than the back yard to the north (Photographs 2 and 3). The front has a large parking area raised above the rest of the property and a few narrow strips of grass, and appears to be elevated above the land immediately surrounding the house (Photograph 3). The back of the lot appears to be paved over and is not very wide (Photographs 4 and 5).

There is a brick retaining wall between Lot 71 and Lot 66 to the east, which is about four to five feet high (Photograph 5). The block slopes from west to east and it appears that adjacent lots fronting West Farms Road were graded slightly to bring them to the same elevation as the street.

B. TOPOGRAPHY AND SOIL

The borough of the Bronx lies within the Hudson Valley Region and is considered to be part of the New England Upland Physiographic Province, which is a northern extension of the Great Appalachian Valley (Schubert 1968:10, 74). Situated on the northern end of the Crotona Park Ridge, a wide area of moderately high land which extends northward from the South Bronx, the project site is underlain by volcanic rock called the Manhattan Formation, composed mostly of quartz, mica, feldspar, and hornblende (Glenn 1978:2). The exposed bedrock on the site is composed of this coarse-grained schist. During the most recent period of glacial activity, the Wisconsin episode, the Bronx was covered by ice. Following deglaciation, postglacial Lake Hudson covered much of the Hudson Valley below the Highlands including the project site. When it receded, smaller water courses were left scouring the landscape into what it is today. The Bronx River, which bisects the project site, was one of these.

The Bronx River is the major river conduit draining this section of the Bronx, running north-south immediately east of the project site. The river originates to the north in Westchester County and empties at the East River to the south. "Before the arrival of the Wisconsin Ice Sheet the Bronx River emptied into the Hudson, but, on the retreat of the ice, glacial till blocked up the old channel and the Bronx River, whose ordinary flow was much increased by water pouring from the melting face of the retreating ice sheet, had to dig itself a new channel in its rush toward salt water. It now empties into Long Island Sound..." (Kieran 1982:27).

A series of soil borings have been conducted on only a small portion of the APE, providing limited evidence of subsurface conditions in the project site. While Block 3014, Lot 15 was found to have shallow bedrock along its eastern side, most of Lot 9 was found to have deeper soils, with bedrock found at 12' to 13' below grade (AKRF 2008; Impact Environmental 2007). The New York City Department of Design and Construction (DDC) was sent a FOIL request for maps of subsurface conditions and older soil borings. A letter of response stated there would be

a three-to-four month wait for this information, and possibly a year (Matthew Monahan, DDC to Faline Schneiderman-Fox, April 16, 2009, FOIL Request #2009-0098). This information has still not yet been received.

IV. CONTEXTUAL BACKGROUND

A Contextual Background for the project site in its entirety is provided in the original Archaeological Documentary Study (HPI 2010). For this report, the development history of Block 3016, and more specifically Lot 71, is addressed herein. Lot 71 was historically designated as two lots, but the two lots were always sold as one unit and when city tax lots were designated in 1898 the lots were merged to form one lot, as shown on the 1901 map (Figure 3). For the purpose of this report, it will be referred to by its modern designation, Lot 71.

Block 3016

Block 3016 was originally in the northern part of West Farms Lot 3 owned by Cornelius Hunt in 1711. In 1802 the block was acquired by John Hallock from Phineus Hunt, a descendent of Cornelius. Hallock then sold the tract in 1811 to Herman Vosburgh, operator of a paint factory along the Bronx River to the east (Wray 1942). Vosburgh recognized that the land near the factory would be ideal for dwellings and stores, and was responsible for laying out Rodman Place (then Cross Street) (Ibid.). When Vosburgh purchased what is now Block 3016, he erected stables and a boarding house for his unmarried male workers (Ibid.). The boarding house stood at the corner of Boston Road and Cross Street, out of the APE, and was painted in his patent yellow paint (Findlay 1847; Figure 7; Wray 1942). After Vosburgh's death, the executors of his estate sold the land, including Lot 71 to Gerardus and William Post in 1825. William Crowther purchased Lot 71, and the surrounding lots, from Post in 1838 (see Appendix A).

- **Lot 71**

Lot 71 was undeveloped in 1847 when a survey of the block was completed (Findlay 1847; Figure 4). In 1851, the executor of Crowther's estate sold Lot 71 to Francis Barretto, who appeared to have developed it shortly thereafter (Liber 167:361). Although it is not clear if the lot was developed in 1851 (Sidney and Neff 1851; Figure 5), by 1853 a building had been constructed at the north end of the lot (Connor/Dripps 1853). Tax assessment records show that Francis Barretto had extensive holdings in West Farms during the 1850s, but do not clarify which is the APE lot (see Appendix A). Likely, Barretto was a speculator that invested in real estate for the purpose of income, rather than residence.

In 1868, Lot 71 had one structure mapped at its northern end (Figure 6). After the death of Francis Barretto on December 27, 1871 (Barber Collection, ancestry.com), the lot passed to Julia F. and Anna L. Barretto, the daughters of Francis (Liber 1313:155; Appendix A). Two years later, the tax assessment records record the estate of F. Barretto as responsible for taxes on two separate lots, each 25'x100' and with a two-story house, measuring 32'x26', with a value of \$1400 (Appendix A). Although taxed as two separate lots and houses, both the lots and houses were conjoined, as depicted on the Beers 1877 map and the Bromley 1879 atlas (Figure 7).

In 1880, the first date for which the federal census clearly records residents in this section of West Farms, there are five families listed on Cross Street (now Rodman Place); all appear to be working class families. None have the surname of Barretto, despite the fact that the 1880 tax records continue to list the F. Barretto estate as responsible for taxes on the two lots and houses (Appendix A). Five years later, Lot 71 is again depicted as two individual lots, with one large conjoined house across their northern ends, and taxes are still being paid by the Barretto estate (Robinson 1885, Figure 8; Appendix A). In 1890, the F. Barretto Estate is assessed for 2.066 acres of land and a two-story house, 32x26, valued at \$1600 (Appendix A). An atlas from 1893 shows that the two lots have been merged, but that the two-story house is divided into two separate units (Bromley 1893; Figure 9).

In 1894, Anna L. and Julia F. Barretto sold Lot 71 to Henry Hauck (Liber 14:5, Section 11; see Appendix A). In 1895, tax assessment records list Henry R. Hauck as the taxpayer on 2.066 acres and a two-story house measuring 32x26, with a value of \$1000 (Appendix A). The 1900 federal census places the Leonard Roth household at 1293 Rodman Place, and the William Roth household at 1295 Rodman Place (Appendix A). In 1901 the dwelling is depicted as a two-story brick structure with a front entry portico on the south façade at both the easternmost and westernmost ends of the dwelling (Hyde 1901, Figure 3). In addition, a small wood structure is shown at the northwestern end of the lot behind the dwelling, immediately up against the lot's boundary.

By 1921 the house is depicted as a two-and-a-half story dwelling with a basement. A one-story structure, presumably a garage, is shown at the extreme southeastern corner of the lot fronting onto Rodman Place (Bromley 1921, Figure 10). The small structure at the northwestern corner of the lot is no longer depicted. The lot is depicted as 50' in width by 100' in length. The 1951 Sanborn Insurance map shows a similar layout, although the lot appears to again be split into two distinct lots, each with its own street number (Sanborn 1951; Figure 11). The one-story structure at the southeastern corner of the lot is depicted as an automobile garage. Today, the garage is no longer standing on the lot.

V. ARCHAEOLOGICAL POTENTIAL

The archaeological potential of the APE lots is determined by their historical use, the known dates of available water and sewer piping in adjacent streetbeds, the likelihood that shaft features (e.g., wells, privies, cisterns, cesspools, etc.) could have been present, the establishment of site occupation, and the effects of any subsequent development.

Lot 71 was developed sometime between 1851 and 1853. It appeared to have been owned by an absentee landlord that maintained a two-family structure on it, and whose executors continued to use it this way after the developer's death. The structure was built at least forty years prior to the availability of municipal sewer and water. While water lines appeared to have been installed in streets as they were newly regulated and opened in the 1890s, some sewer lines were not installed in the streets of West Farms until ca.1905-1911 (DOB ALT 92-1905; ALT 446-1909; ALT 235-1911, *New York Times* 1911; New York Street Commissioner 1897). Therefore, it is likely that the dwelling on Lot 71 had an associated shaft features (e.g., a well, cistern and privy) when it was constructed.

Subsurface Integrity: Potential archaeological integrity is determined by the extent of subsurface disturbance caused by subsequent development, especially where later structures had deep foundations, cellars, and basements.

Lot 71 was found to have areas that have not experienced later disturbance that may have historical archaeological sensitivity. Shallow slab foundations, pavement – such as that observed behind the house - and added fill can all serve to protect buried resources. Deep shaft features that would have been necessary prior to the availability of municipal sewer and water are frequently sealed beneath later development. The lack of development outside of the footprint of the house and a one-story automobile garage suggests that the lot has maintained its potential archaeological sensitivity for shaft features.

Residential Episodes: Establishing site occupational episodes for Lot 71 was problematic in that directories for this portion of the Bronx were not available or not detailed enough to provide street addresses. A number of city directories were reviewed from both the pre-1874 era when the APE was part of Westchester County and after 1874 when the APE was part of the City of New York. However, none of the pre-1874 directories contained residential listings for West Farms, and the business listings did not indicate locations other than street names. Even after 1874, West Farms residents were rarely included; for those few names that were listed directories generally only noted that they lived in “West Farms” and did not give a street or address. Furthermore, available census records did not provide street names prior to 1880.

Therefore, although Lot 71 was identified as potentially sensitive for shaft features from the mid-19th century through the 1890s (when municipal water was available), the lot could not be tied to specific individuals, long-term residents, or affinity groups. While this lot is identified as potentially archaeologically sensitive, it is not recommended for further archaeological study.

VI. CONCLUSIONS AND RECOMMENDATIONS

Conclusions: As described above, HPI concluded that the Lot 71 APE may be sensitive for the recovery of 19th century residentially-related archaeological resources. The lot appeared to have been developed sometime between 1851 and 1853, and would not have had municipal sewer and water available for use until sometime in the 1890s. A house on the lot was built and continuously owned by an absentee landlord who likely constructed it as a two-family rental. No specific residents could be identified in the documentary records until 1900.

Recommendations: Although the lot is considered potentially sensitive for mid-19th century residential shaft features, no further archaeological study is recommended due to the lack of association with a specific person, family, or affinity group. There are numerous other lots in the Crotona Park East/West Farms Proposed Rezoning project site that are potentially sensitive for the same resource type that do have established residents that could be tied to archaeological deposits (HPI 2010). These lots will be archaeologically studied, prior to rezoning, if they are to be disturbed by any subsurface activity. Therefore, no additional archaeological study is recommended for Lot 71.

VII. BIBLIOGRAPHY

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1851 *Map of Westchester County, New York*. Newell S. Brown, White Plains, New York.

U.S. Census

1850 *U.S. Federal Census*.

1860 *U.S. Federal Census*.

1870 *U.S. Federal Census*.

1880 *U.S. Federal Census*.

1900 *U.S. Federal Census*.

Topographical Bureau

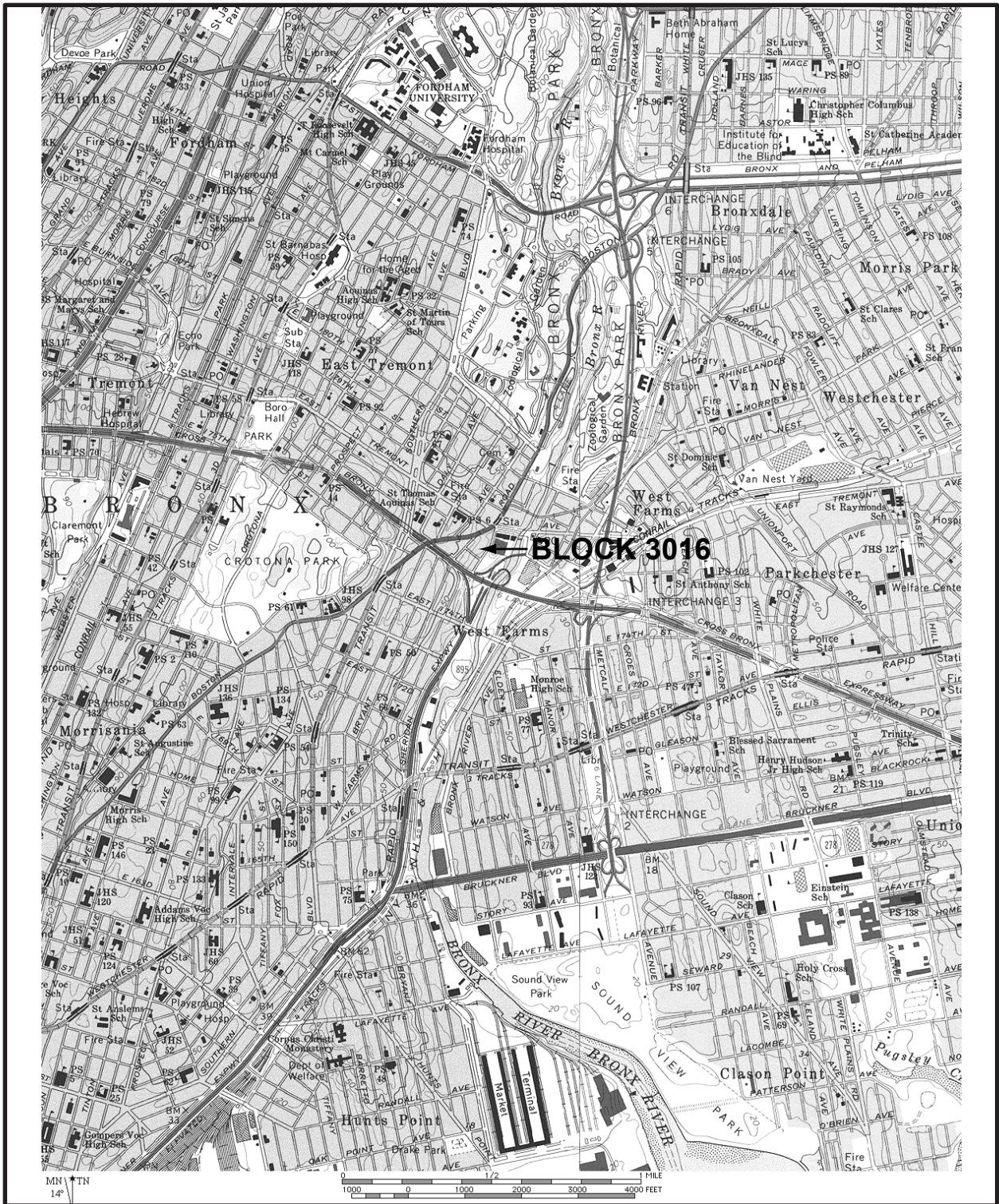
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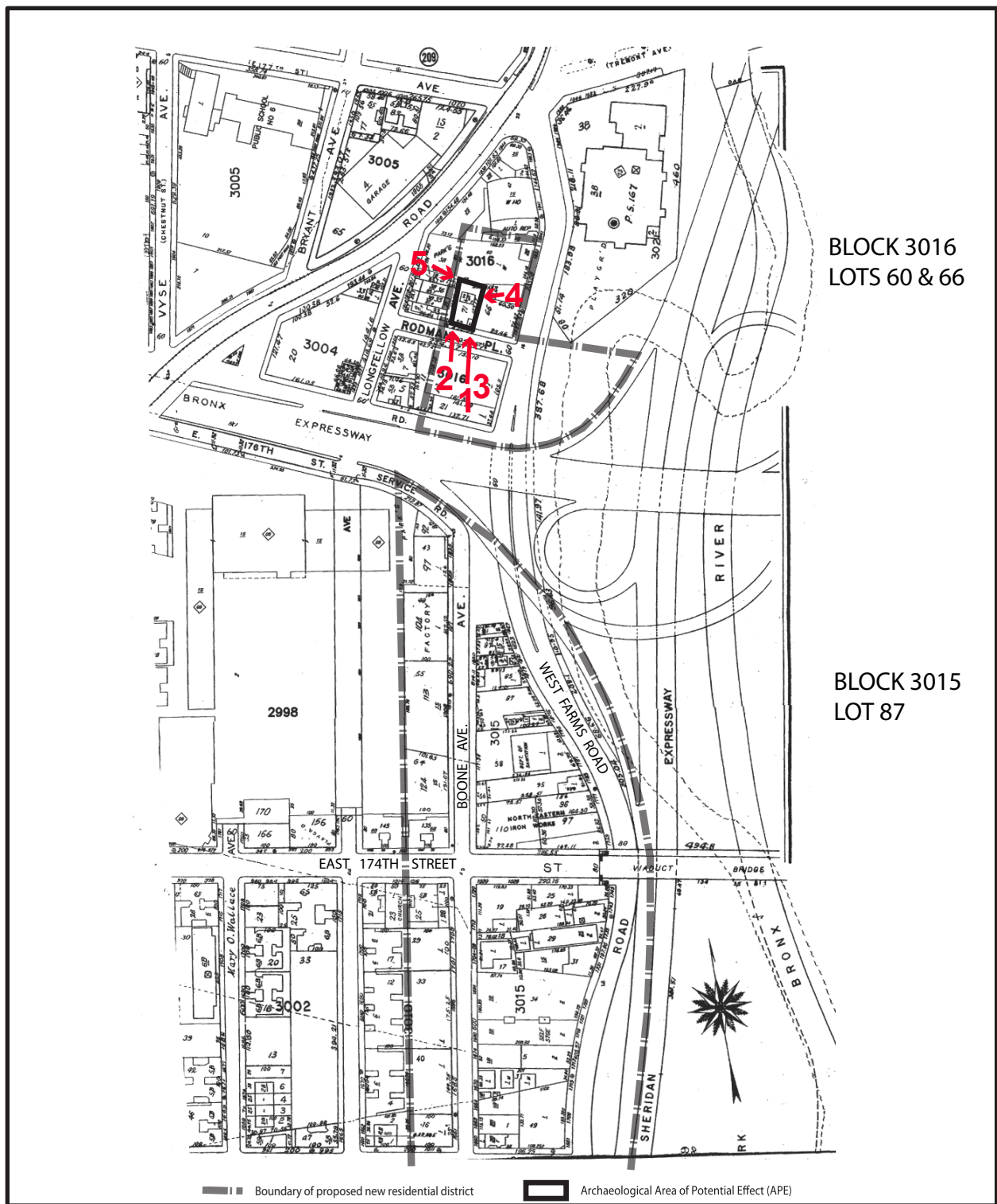


BASE MAP: U.S.G.S. Topographic Map: Central Park and Flushing, NY Quadrangles, 1979.

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FIGURE 1: PROJECT SITE LOCATION.

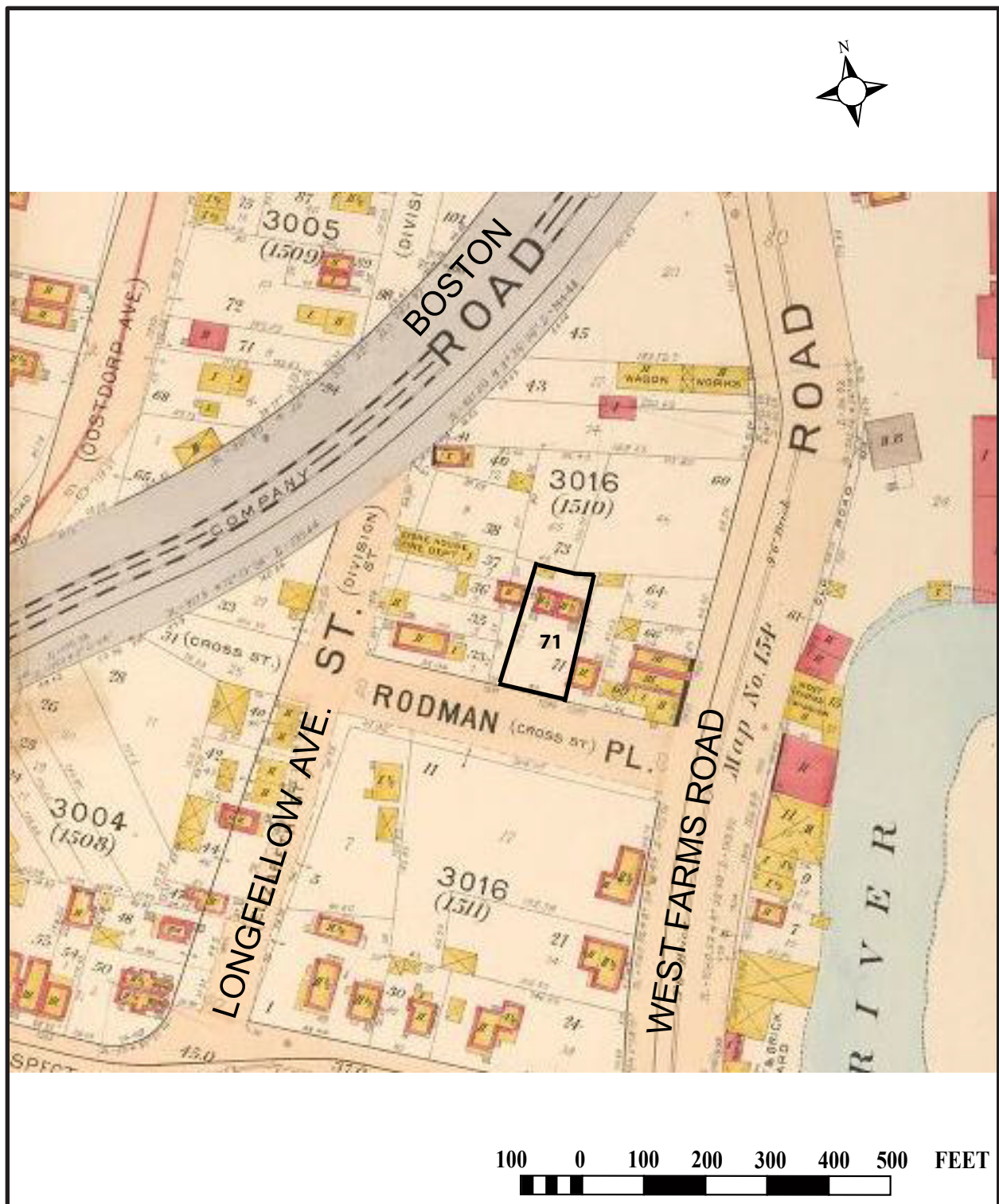




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FIGURE 2: PROJECT SITE LOCATION BLOCK 3016
 AND LOCATIONS OF PHOTOGRAPHS, IN RED.



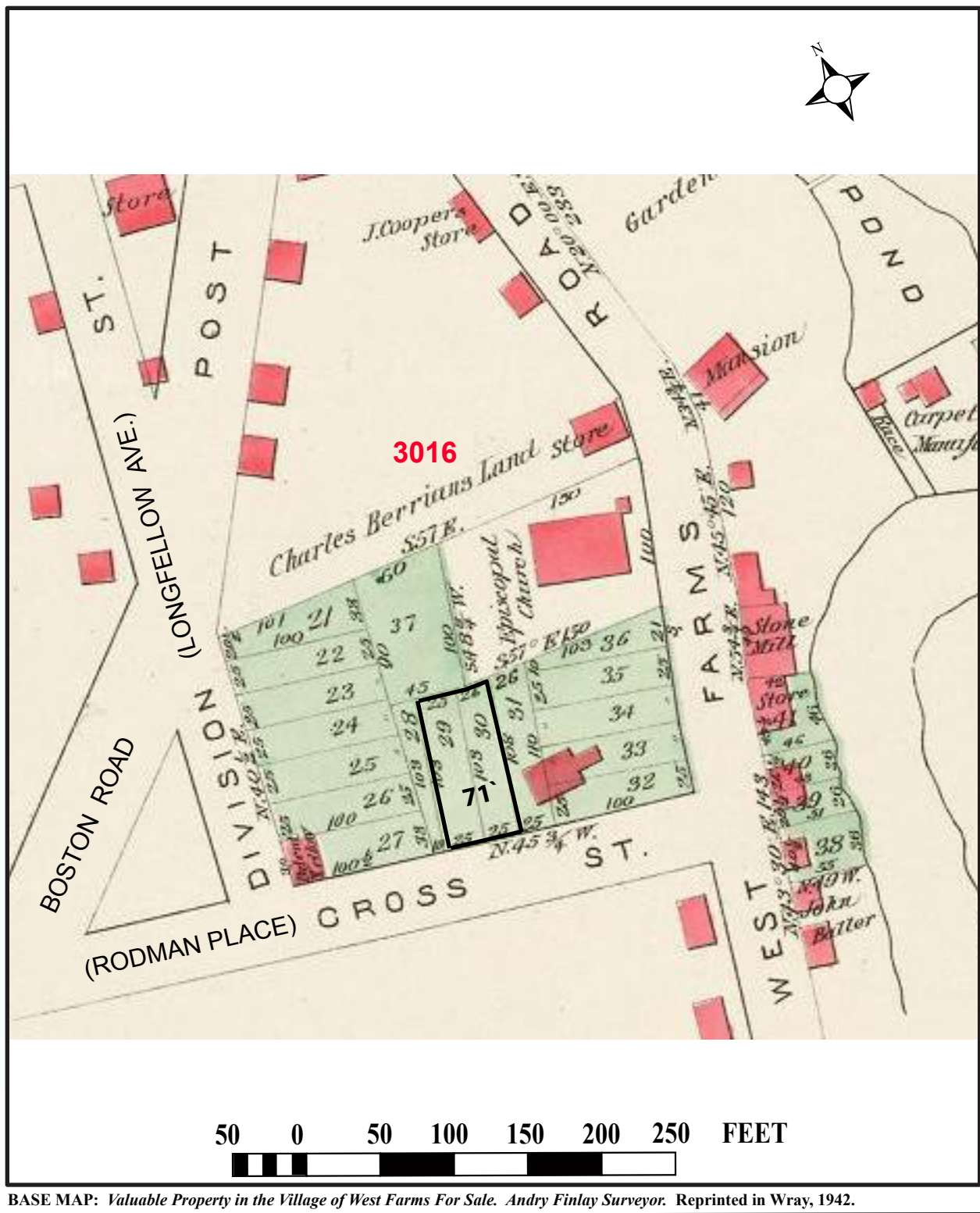


BASE MAP: *Atlas of the Borough of the Bronx, City of New York*. E. Belcher Hyde Map Company, New York.

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FIGURE 3: PROJECT SITE LOCATION BLOCK 3016 IN 1901.





BASE MAP: *Valuable Property in the Village of West Farms For Sale. Andry Finlay Surveyor. Reprinted in Wray, 1942.*

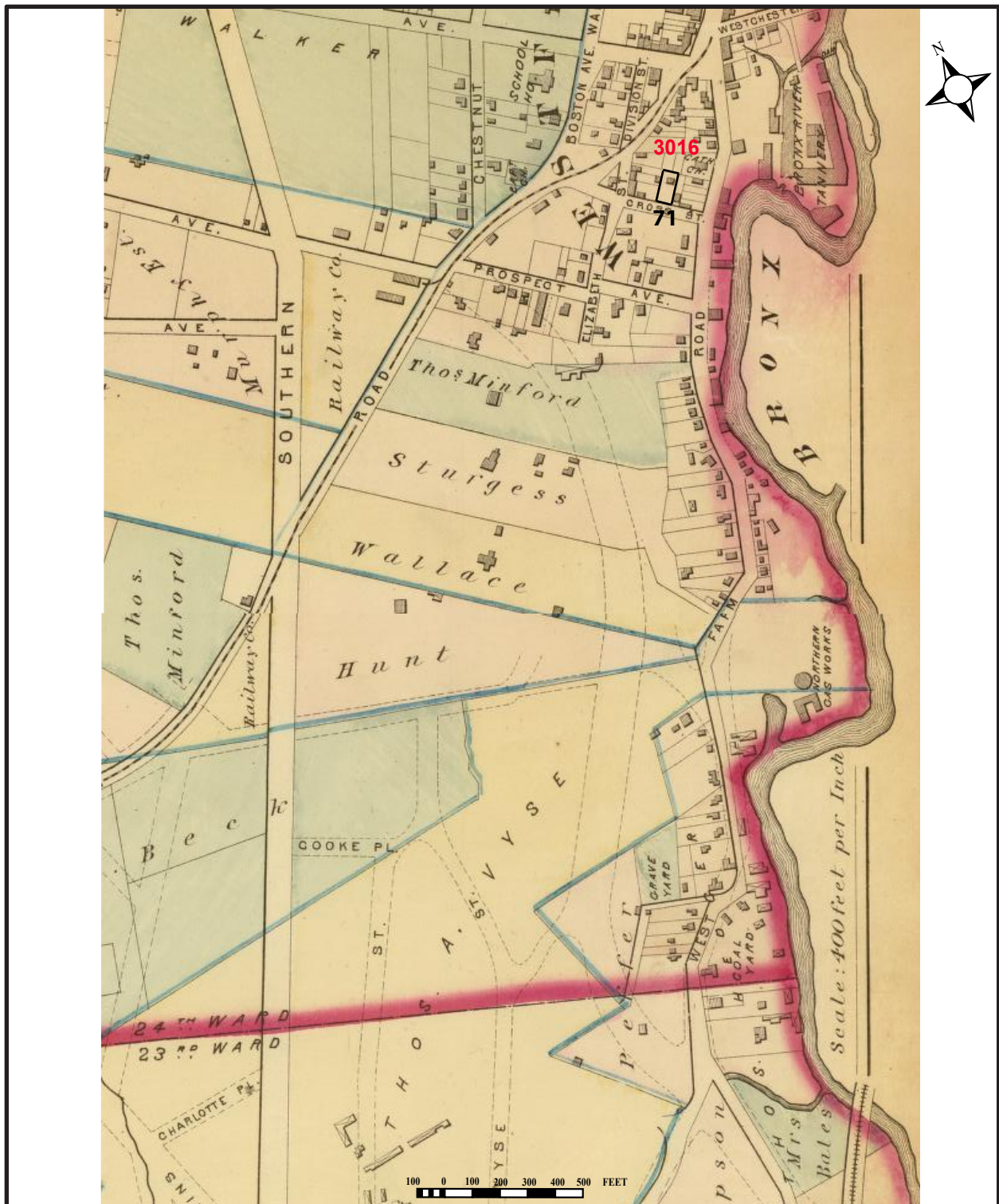
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FIGURE 4: PROJECT SITE LOCATION BLOCK 3016 IN 1847.





FIGURE 5: PROJECT SITE LOCATION, BLOCK 3016 IN 1851.

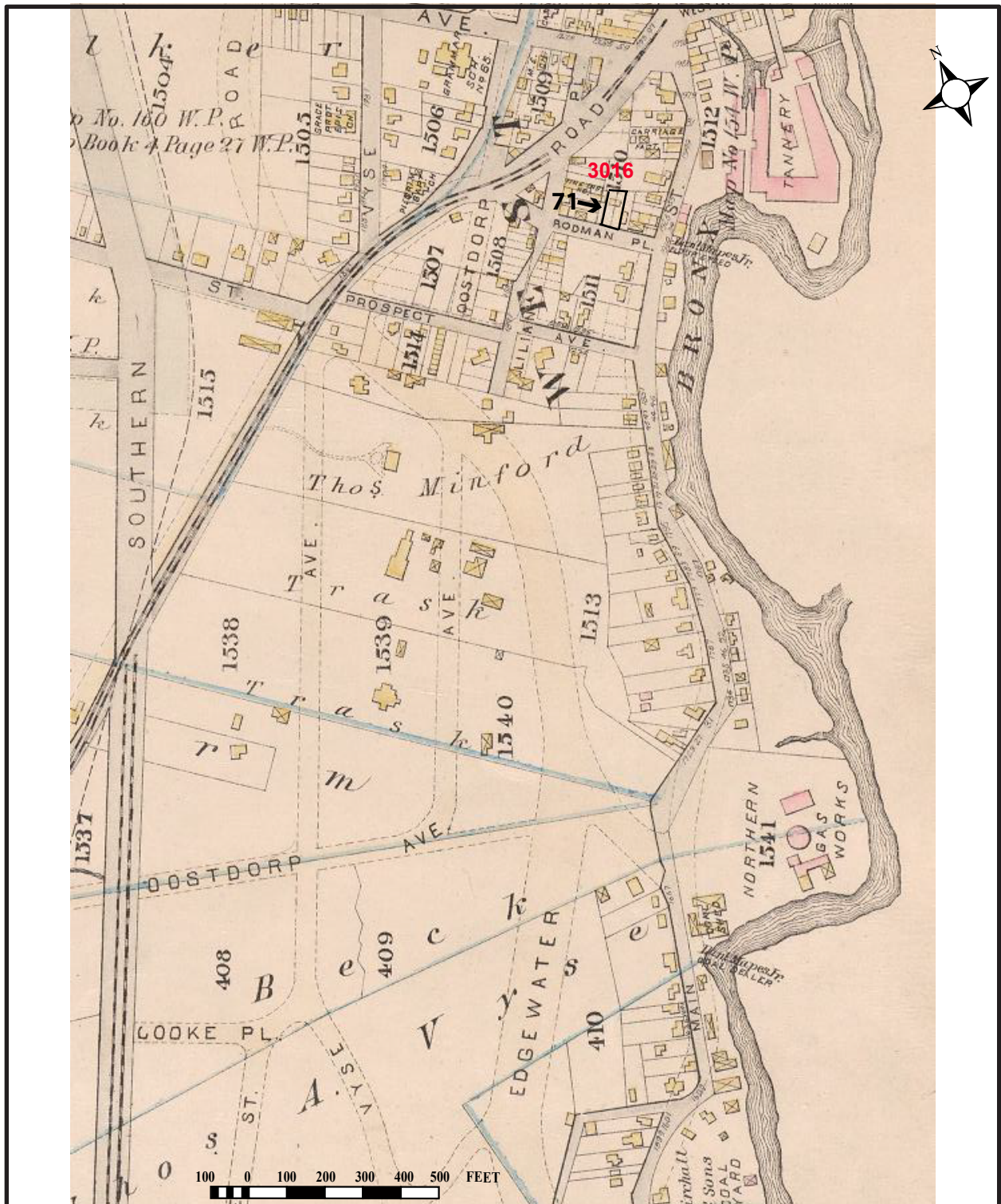


BASE MAP: *Atlas of the 23rd Ward, City of New York*. G. W. and W. S. Bromley and Company, Philadelphia.

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FIGURE 7: PROJECT SITE LOCATION, BLOCK 3016 IN 1879.



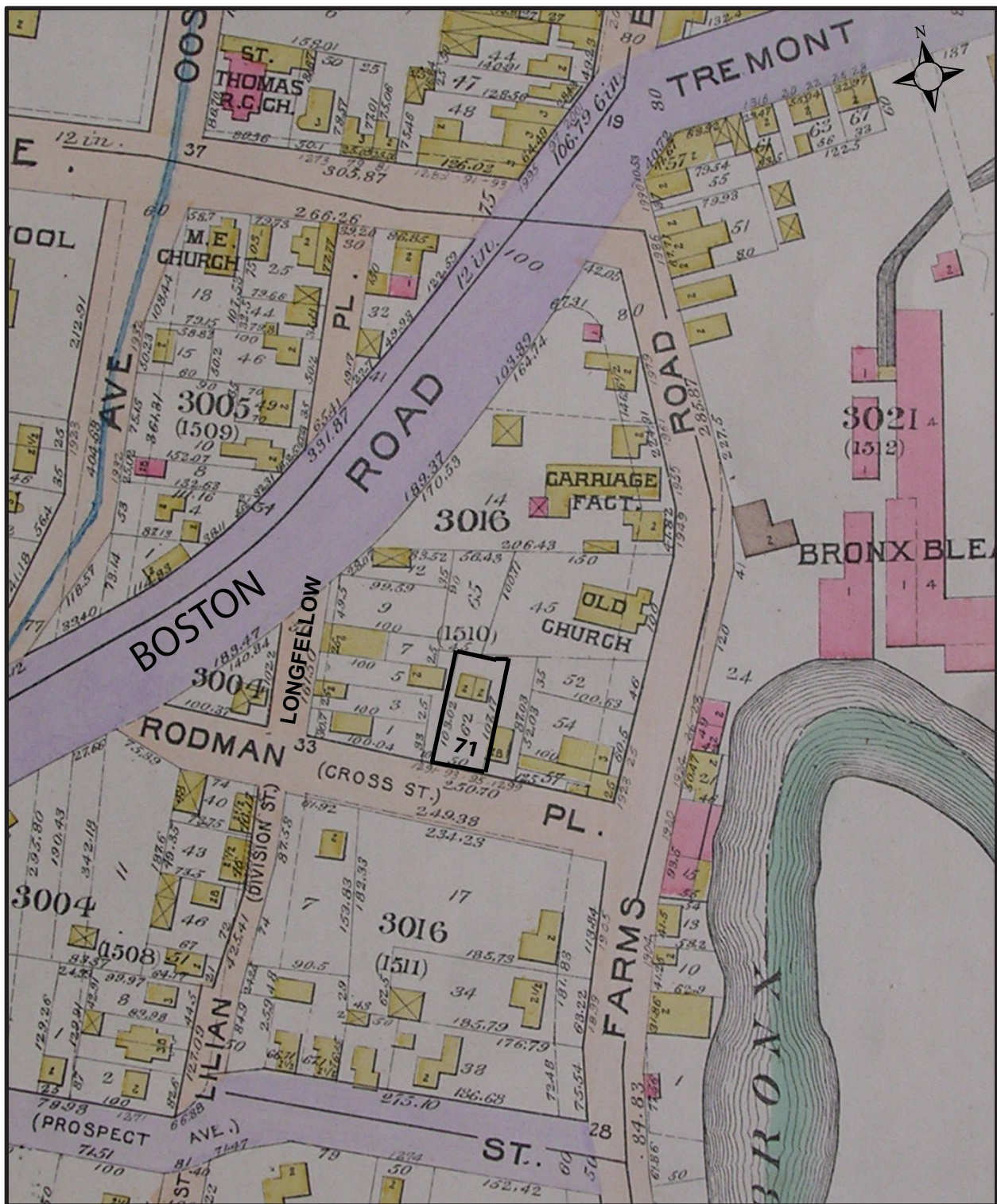


BASE MAP: *Atlas of the City of New York*. E. Robinson & R.H. Pidgeon, New York.

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FIGURE 8: PROJECT SITE LOCATION, BLOCK 3016 IN 1885.





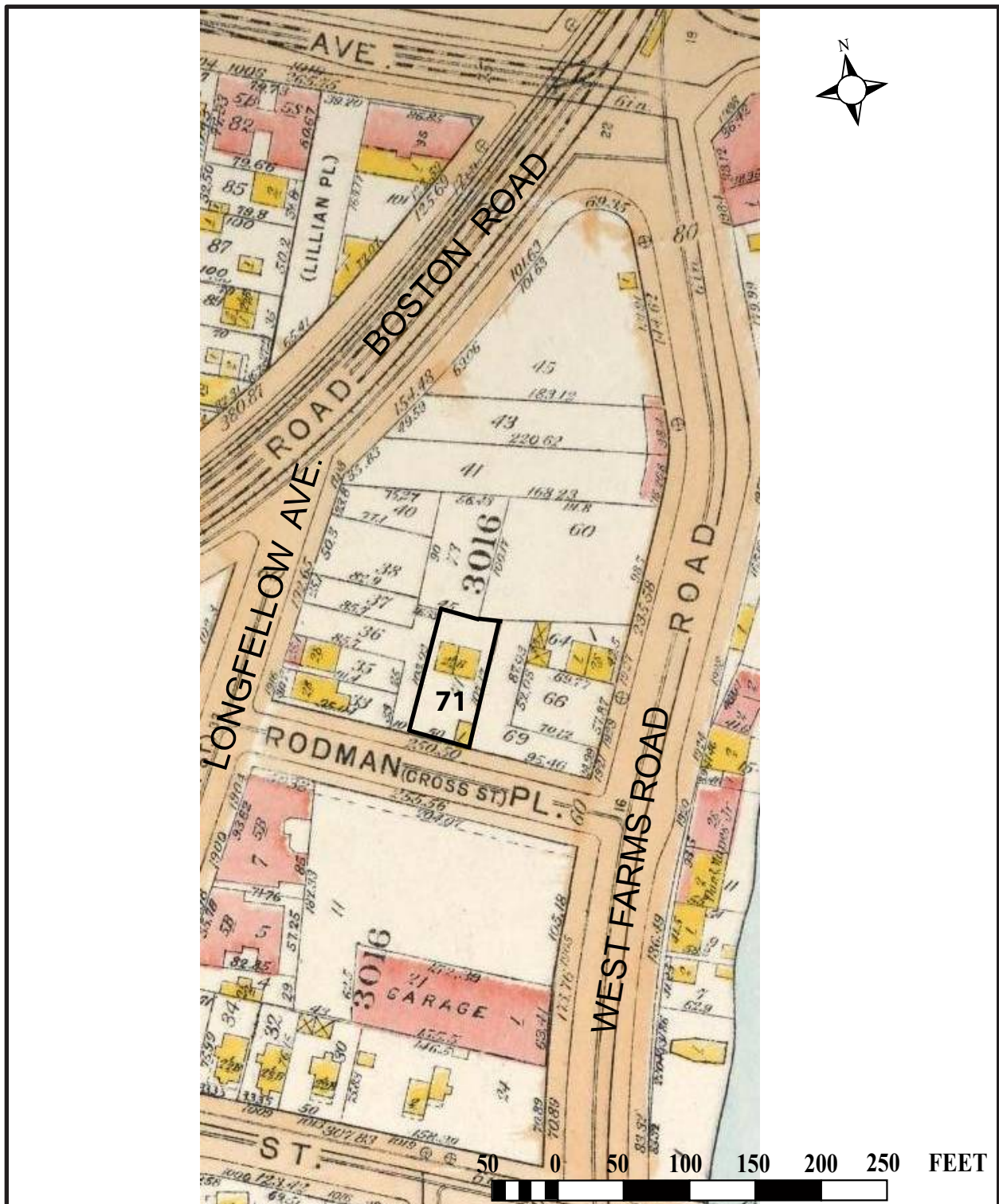
BASE MAP: *Atlas of the City of New York, 23rd and 24th Wards.* G. W. Bromley and Company, Philadelphia.

50 0 50 100 150 200 250 FEET

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FIGURE 9: PROJECT SITE LOCATION, BLOCK 3016 IN 1893.



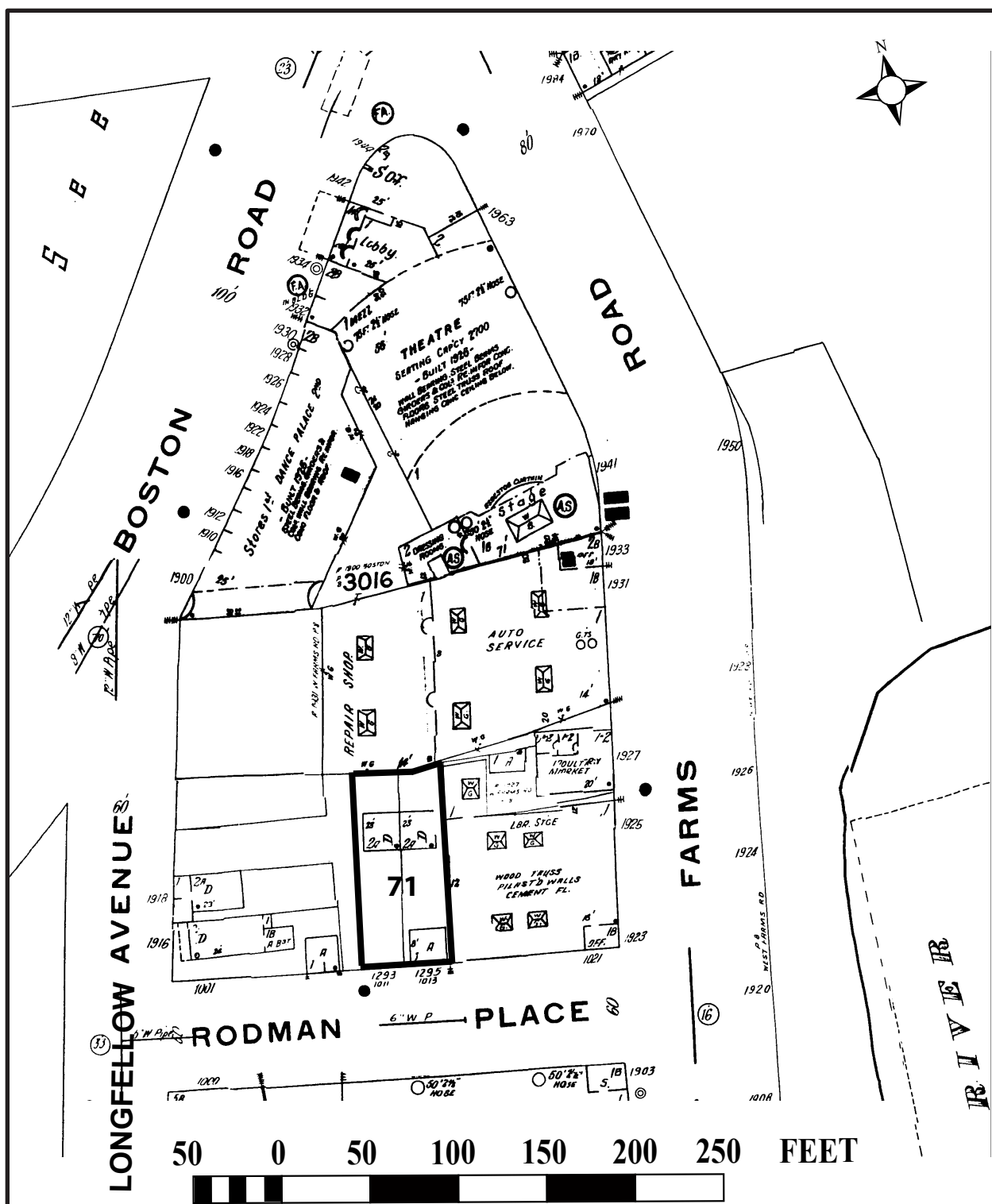


BASE MAP: *Atlas of the City of New York, borough of the Bronx, from actual surveys and official plans, Bromley and Company, Philadelphia.*

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FIGURE 10: PROJECT SITE LOCATION, BLOCK 3016 IN 1921.





BASE MAP: Insurance Maps of the City of New York: Borough of the Bronx. Vol. 16, 1915 corrected to 1951. Sanborn Map Co., New York.

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FIGURE 11: PROJECT SITE LOCATION, BLOCK 3016 IN 1951.





Photograph 1: Facing north to house at 1293 Rodman Place on Lot 71.



Photograph 2: Facing northeast from Rodman Place to westernmost end of south house façade. Note elevation change between yard area and alley to the immediate west (left).



Photograph 3: Facing northeast from Rodman Place to house façade. Note the elevation change between the parking area in the front yard, and the land immediately in front of the house.



Photograph 4: Facing northwest toward east and north side of house from interior of Lot 66 near West Farms Road. Only 5-foot wide strips of land lay between the house and the east and west sides of the lot, while the rear yard is 20 feet deep.



Photograph 5: Facing southwest to north and west sides of house on Lot 71 from interior of Block 3016.

APPENDIX A - CONVEYANCE, CENSUS, AND TAX RECORDS

Block 3016, Lot 71 (former Lot 62; Lots 29 and 30 on 1847 map)					
Year	Grantor	Grantee	Census	Tax Assessment:	Remarks
1711		Cornelius Hunt			Northern part of West Farms Lot 3
1802	Phineas Hunt	John Hallock			Wray 1942:111
1810			Unclear, assume vacant		
1812	John Hallock and wife	Herman Vosburgh			WC Liber Q:206
1820			Unclear, assume vacant		
1825	Herman Vosburgh and wife	Gerardus and William Post			WC Liber 80:383
1830			Unclear, assume vacant		
1838	Gerardus Post executors	William Crowther			WC Liber 80:387
1840			Unclear, assume vacant		
1847					Vacant, 1847 Findlay map
1850			Unclear, assume vacant		
1851	Executor of William Crowther	Francis Barretto			Lots 4-7, 26, 29-30, 33-34, and 42 on 1847 Findlay map, WC Liber 167:361
1853					Unlabeled structures on lot, 1853 Conner/Dripps map
1857				Francis Barretto has extensive holdings in West Farms; unclear which is APE	
1860			Unclear, assume renters		
1868					Unlabeled structure on lot, 1868 Beers map
1870			Unclear, assume renters		
1871					Death of Francis Barretto on December 27, 1871 (Barber Collection, ancestry.com)
1874	Francis Barretto Estate	Julia F. and Anna L. Barretto			Lots 29 and 30, NY Liber 1313:155
1876				F. Barretto Est., 2 Lots, each 25x100, 2-story house, 32x26, value \$1400	
1877					Barretto, 1877 Beers map
1879					Unlabeled structure on lot, 1879 Bromley map
1880			Unclear; 5 households listed on Cross Street; all working class families	F. Barretto Est., 2 Lots, each 25x100, 2-story house, 32x26, value \$1400	
1885				F. Barretto Est., 2 Lots, each 25x100, 2-story house, 32x26, value \$1400	Unlabeled structure on lot, 1885 Robinson and Pidgeon map
1890			No census survives	F. Barretto Est., 2.066 acres, 2-story house, 32x26, value \$1600	
1893					Unlabeled 2-story structure on lot, 1893 Bromley map
1894	Anna L. and Julia F. Barretto	Henry A. Hauck			NY Liber 14:5, Section 11
1895				Henry R. Hauck, 2.066 acres, 2-story house, 32x26, value \$1000	
1900			Leonard Roth household at 1293 Rodman; William Roth household at 1295 Rodman		Both Roth families are renters