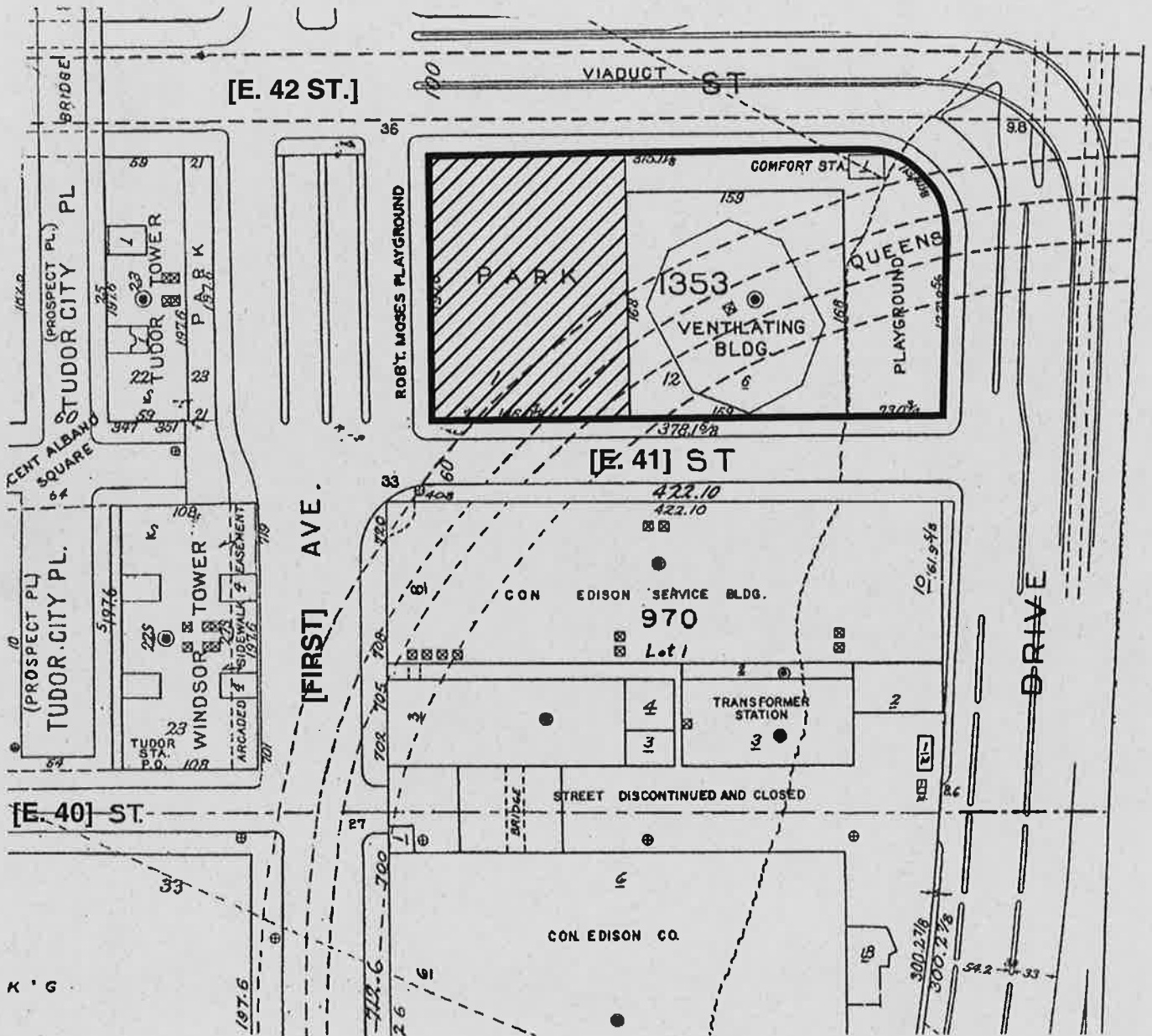


United Nations Consolidation Project (Block 1353, Lot 1) Borough of Manhattan

1A Archaeological Assessment

OPRHP Project Review No. 03PR00489



Sanborn, current, ND, detail

Prepared for Parsons Brinckerhoff Quade & Douglas, Inc.
Prepared on behalf of the United Nations Development Corporation (UNDC)
Prepared by Joan H. Geismar, Ph.D. LLC
June 20, 2003

United Nations Consolidation Project
Phase 1A Archaeological Assessment
Block 1353, Borough of Manhattan
New York County, New York

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ABSTRACT

This report presents the findings of a 1A archaeological assessment of the United Nations Consolidation Project site (Block 1353, Lot 1), Borough of Manhattan, New York County, New York. It was prepared for Parsons Brinckerhoff Quade and Douglas, Inc., on behalf of the United Nations Development Corporation (UNDC). It is a component of the UNDC's draft environmental impact statement (DEIS) relating to proposed construction of a 35-story (+/-) office building for use by the United Nations. Construction is proposed on a portion of the block bounded by East 42nd Street, First Avenue, East 41st Street, and the FDR Drive service road. At this writing, detailed plans for the structure are incomplete.

Research revealed that eight 4-story tenements built along First Avenue in the early to mid 1870s were home to a mainly immigrant, relatively young population. These buildings, some of them with long-term tenants, persisted for about a decade. Despite utility companies located on the site beginning in the mid-1880s, and the construction of the Queens-Midtown Tunnel beneath the site and its ventilator building just to the east, map data suggest that the rear portion of many of the former tenement backyards may remain intact. This possibly undisturbed area is where privy pits associated with the houses would have been located.

There are no specific subsurface data available at this writing to aid in an archaeological assessment. Without this information, it should be assumed the potential exists for intact privy deposits on the site. If so, they could be found behind all the former tenements. Should privy pits with their sealed deposits remain, their contents would offer the opportunity to explore the adaptations and life ways of a mainly foreign-born, well identified, adult population and their mostly American-born children living in Manhattan over a single decade during the last quarter of the 19th century. Unless information can be found to document disturbance, this part of the site should be considered potentially sensitive.

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Research Assistant/Report Production: Shelly Spritzer
Graphics: Amy Geller

INTRODUCTION

This report presents a 1A archaeological assessment of the United Nations Consolidation Project site (Block 1353, Lot 1), Borough of Manhattan, New York County, New York (Figures 1 and 2). It was prepared for Parsons Brinckerhoff Quade and Douglas, Inc., on behalf of the United Nations Development Corporation (UNDC). It is a component of the UNDC's draft environmental impact statement (DEIS) relating to proposed construction of a 35-story (+/-) office building for use by the United Nations. Construction is proposed on a portion of the block bounded by East 42nd Street, First Avenue, East 41st Street, and the FDR Drive service road. At this writing, detailed plans for the proposed structure are incomplete.

Pursuant to 426.2 of State Preservation Laws, the DEIS must comply with requirements of the State Environmental Quality Review (SEQR; Office of Parks, Recreation and Historic Preservation Project Review No. 03PR00489). Therefore, impacts to historic structures, historic districts, and, germane to this assessment, significant archaeological resources must be evaluated. The criteria of significance in this assessment followed those established for Section 106 Review as defined by National Park Service Guidelines. Most often in regard to archaeological resources, it is Criterion D, which considers sites that "have yielded, or are likely to yield, information important in history or prehistory," that is most applicable.

The following sections present the methods and document the sources used in the assessment. They also present the ownership and development history of the proposed site, its social significance, and the findings of the archaeological evaluation.

METHOD

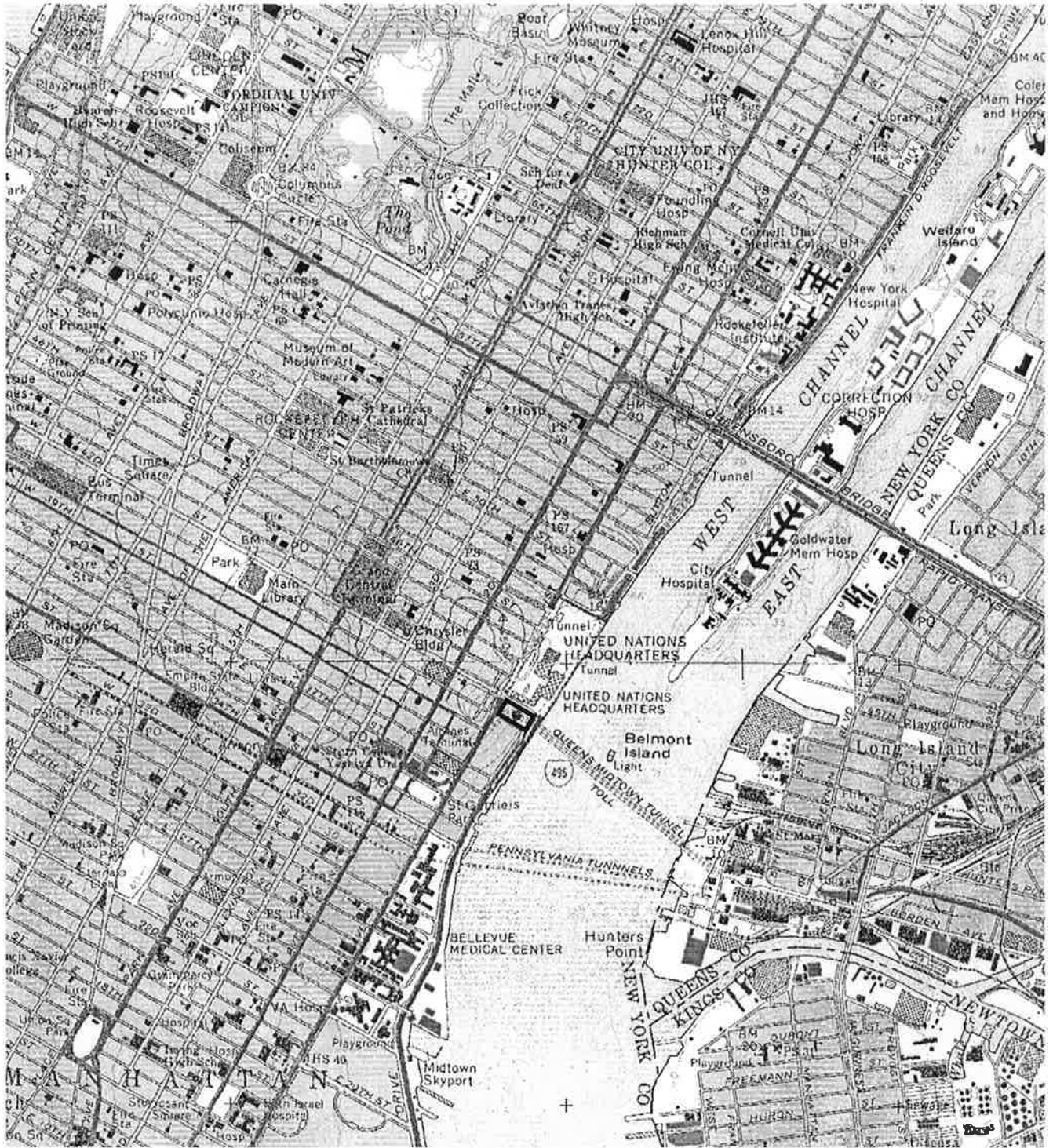
Research for this assessment entailed review of historical maps, photos, tax assessment records, deeds, wills, 19th-century building applications, *New York City Directories*, federal census manuscripts, published histories, unpublished reports, Internet sources, and newspaper accounts. Relevant reports on file were researched at the Office of Parks Recreation and Historic Preservation (OPRHP) on Peebles Island, Waterford, New York, and at the New York City Landmarks Preservation Commission (LPC). In addition, the archives of the MTA Bridges & Tunnels were researched, and another source of information was the Historic and Archaeological Resources section of a draft generic environmental impact statement (GEIS) prepared for the New York Public Service Commission (AKRF 2002:7-1 to 7-8). At this writing there are no site specific subsurface data available, such as soil boring logs, to aid in the archaeological assessment.

EXISTING CONDITIONS

The project site, also referred to as the area of potential effects (APE), which encompasses approximately two-thirds of an acre, comprises the western half of the Robert Moses Playground. This city park, paved with asphalt in the project APE, borders the site of a 6-story¹ ventilator build-

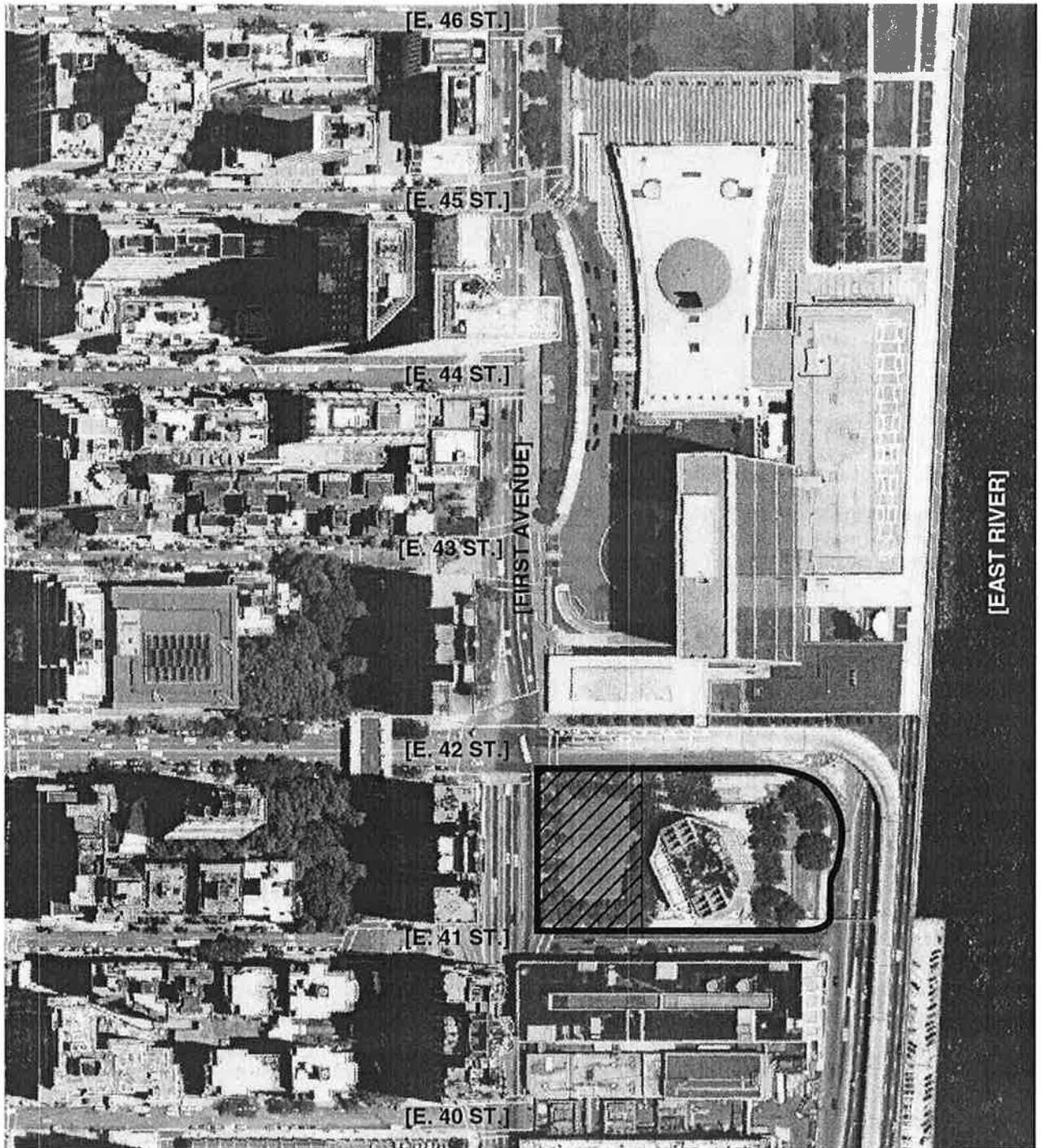
¹Insurance maps consistently indicate a 6-story structure (e.g., current Sanborn; see Figure 5). However, many newspaper articles and press releases identify it as 9 or 10 stories high (e.g. Bagli 2002).

UN CONSOLIDATION PROJECT Project Location (USGS Brooklyn Quad 1967, Photorevised 1979, detail USGS Central Park Quad 1966, Photorevised 1979, detail)



 project block





- project block
- ▨ project site

no scale



ing for the Queens Midtown Tunnel on three sides. As viewed from the elevated plaza on the east side of adjacent Tudor City, the United Nations Headquarters is situated across East 42nd Street north of the project block and the FDR Drive runs to the east. Beyond this roadway, which, like the tunnel and ventilator building, was constructed in the late 1930s, is the East River, and beyond that, the Queens and Brooklyn shorelines (Figures 3 and 4). There is a dog-run north of the ventilator building, east of the project site. A portion of the Queens Midtown Tunnel underlies the site's southeast corner (e.g., Sanborn ND; Figure 5). The Tudor City Historic District, an apartment complex created by New York City architects and developers Fred F. French and H. Douglas Ives, in the early 1920s (2Tudor.com), and designated a New York City Landmark in 1988 (Diamonstein1998:512), is situated west of the site, across First Avenue.

Tudor City, a dominant part of the project site context, stands on a bluff situated west of First Avenue between East 40th and East 44th Streets. By the time Tudor City was created, 4-story houses had replaced a squatters colony of log cabins and relocated railroad cars situated on at least part of the elevated site in the mid 19th century (Burrows and Wallace 1999:747). Beginning in the late 19th century, tenements and many of the city's slaughterhouses, breweries, power plants, and other noxious industries were located below the bluff, along First Avenue (e.g., WPA 1939:208-209). The relatively few windows found in Tudor City buildings overlooking First Avenue were meant to limit views of this unsightly slum that persisted into the 1940s (2Tudor.com).

Directly on the project site, the "noxious industries" included the Equitable Gas Light Company, later the Amsterdam Gas Company, New York Edison, and ultimately Con Edison, that began purchasing property in the area during the early 1880s (Liber of Deeds [LD] 1744:41,43; see also AKRF 2002:7-1 to 7-8). In the late 19th century, a single gas tank was located on the project block (see Figures 19-21), but others were located on the adjacent block to the south (see Figures 18-21). Brick-faced structures identified as purifying houses, a lime house, joined meter and engine houses, and a condenser house, stood on the project site (e.g., Perris-Sanborn 1899; see Figure 21). A 1937 photo shows the site buildings from the rear (Figure 6), and another from 1940, taken toward the end of construction of the Queens Midtown Tunnel, although not ideal, documents the tunnel's ventilator building and those of the gas company then still standing on the project site (Sperr 1940; Figure 7).

While construction of Tudor City was a positive factor in upgrading the area, it was the creation of the United Nations complex in the late 1940s that drastically transformed the neighborhood. In addition to the United Nations' structures north of 42nd Street, alterations in the area included creation of the aforementioned Robert Moses Playground directly on the project site during the early 1940s (Accession No. 28083; Figure 8). It also included parkland on the west side of First Avenue below Tudor City in 1947 (Accession No. 28863; Figure 9), and widening of First Avenue from East 41st Street to East 48th Street in 1948 (Accession No. 28913; Figure 9). To widen First Avenue and build a traffic tunnel, 28 feet were taken from the west side of the project block (see Figure 10). Since these mid-20th century street alterations, the project site has remained basically unchanged.

PREHISTORIC SITE POTENTIAL

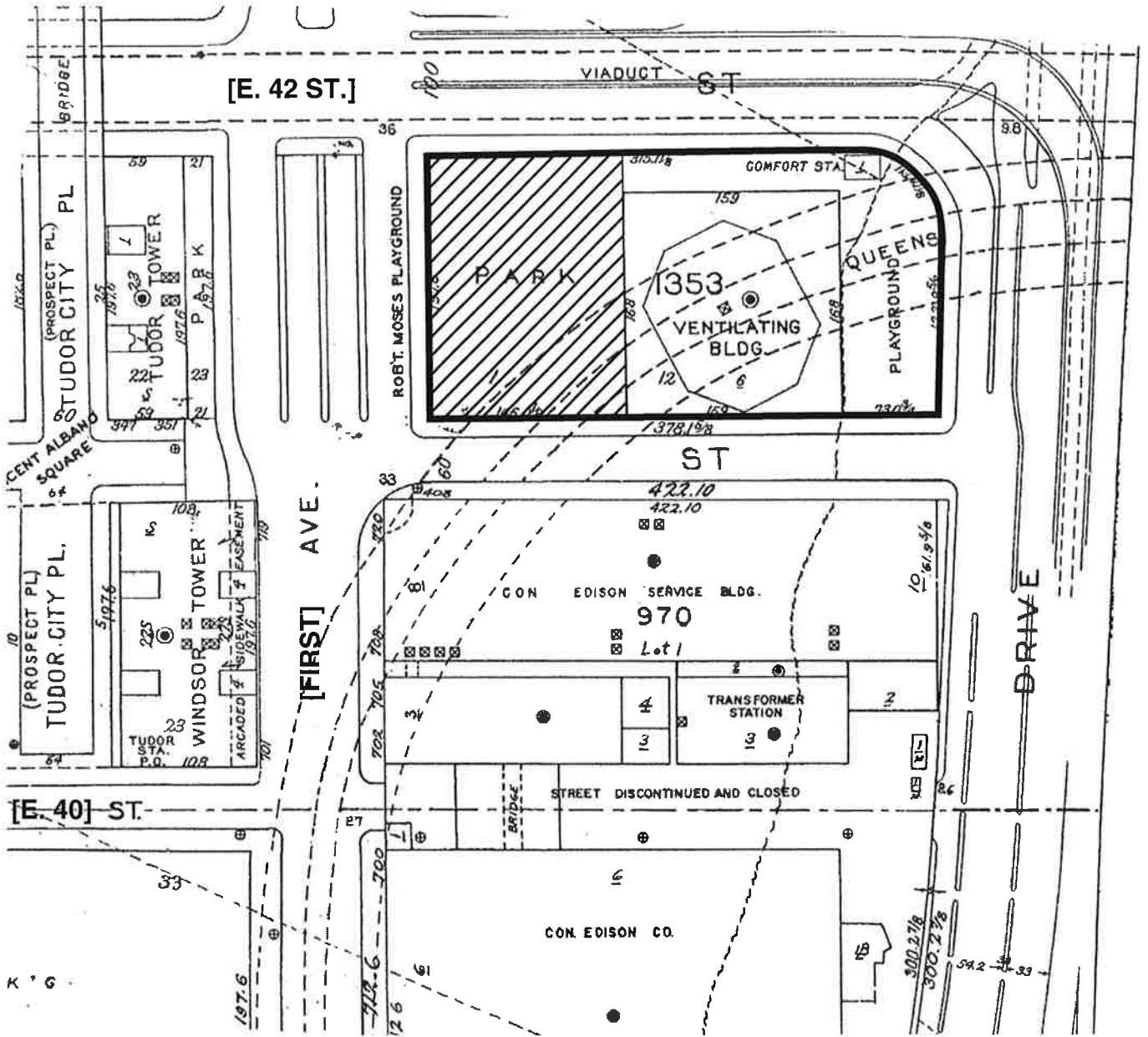
In a non-urban context, predicting prehistoric Native American resources is often reliant on identification of sites within a 1- to 2-mile radius of the project APE. However, in an urban context are often spurious. Instead, such criteria a micro-analysis of the site offers a more reliable indication





3 Project site, the paved park in front of the ventilator building for the Queens Midtown Tunnel, from Tudor City. The view is east, with UN buildings to the left on the north side of East 42nd Street. (Geismar 3/03)

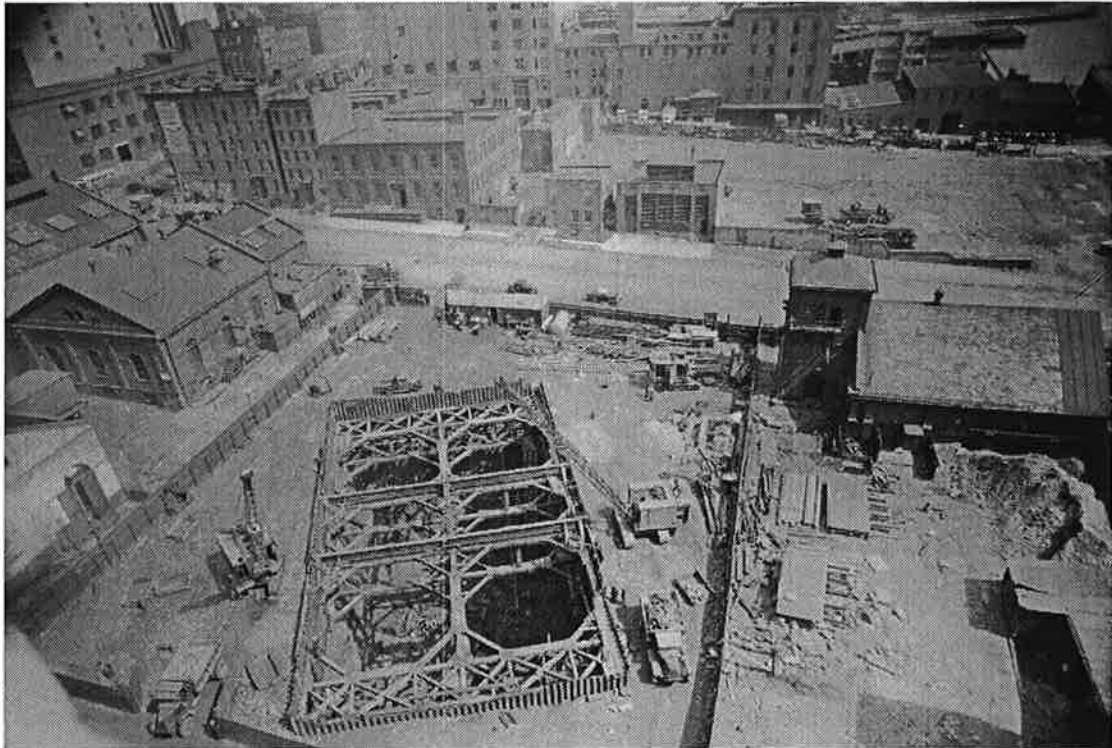


4 Composite view with the project site (center foreground) in context. The East River is seen beyond standing structures that include the UN buildings north of 42nd Street to the left. A private development site lies south of East 41st Street (right foreground) and the Queens and Brooklyn shorelines are in the background. (Geismar 3/03)



-  project block
-  project site

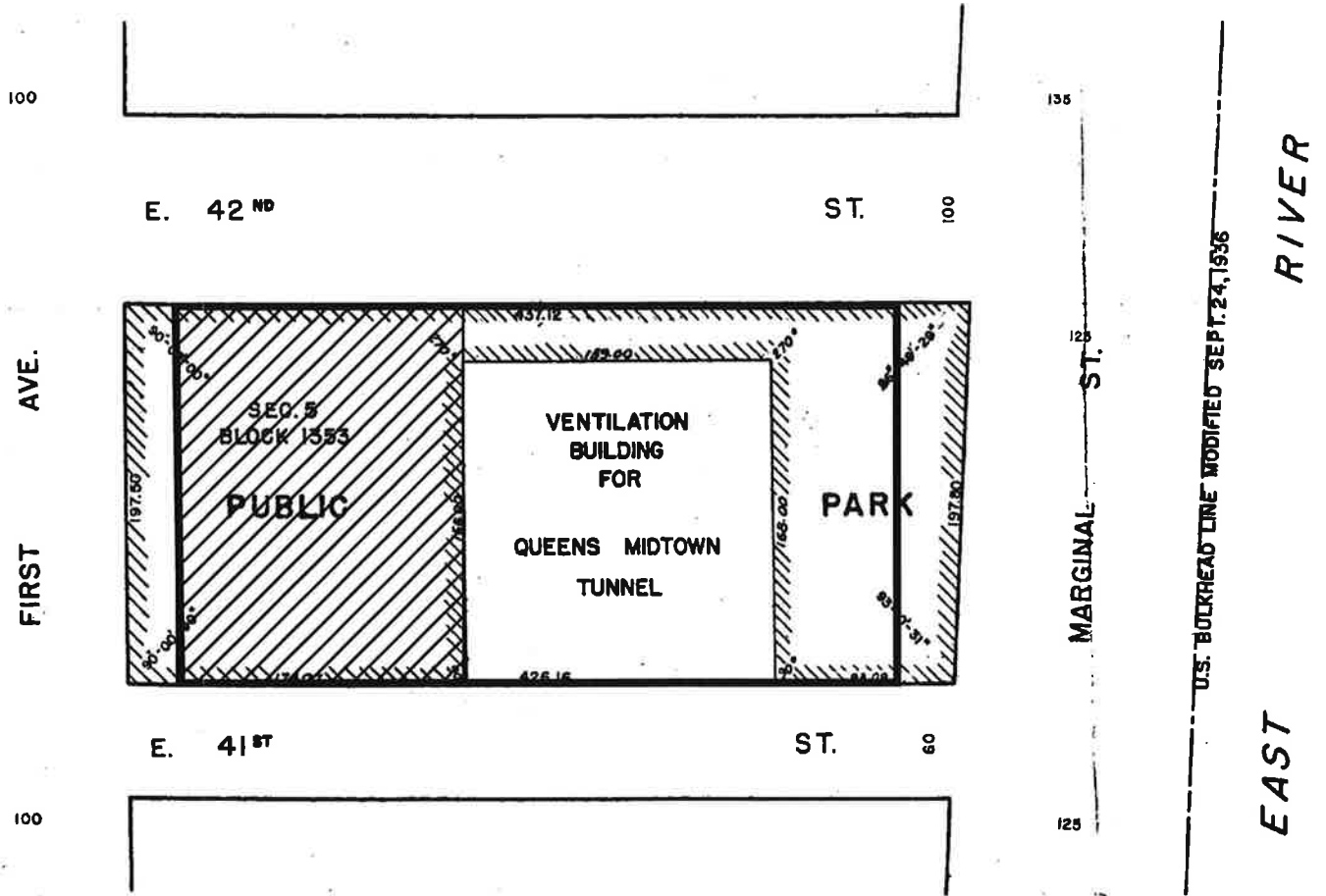




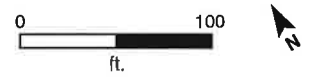
6 Project block in 1937 looking north from East 41st Street during construction of the tunnel and ventilator building. Part of the project APE, with its gas company buildings still standing, is to the left. (Photo courtesy of MTA Bridges & Tunnels; not to be reproduced)

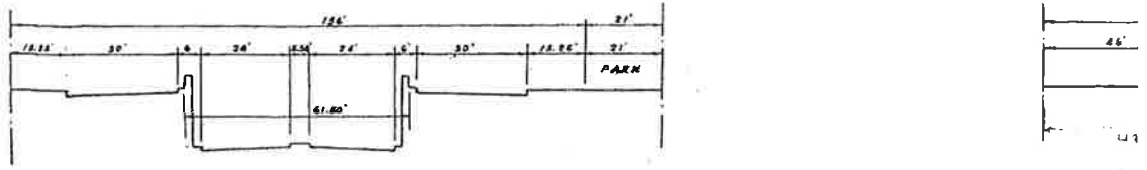


7 View from the southeast corner of East 42nd Street and First Avenue on October 3, 1940, as construction of the Queens Midtown Tunnel was drawing to a close. Gas company buildings are still standing on the project site, and the 6-story tunnel ventilator building (arrow) is located on the east side of the block, beyond the project APE. (Sperr 1940: 524-B8)

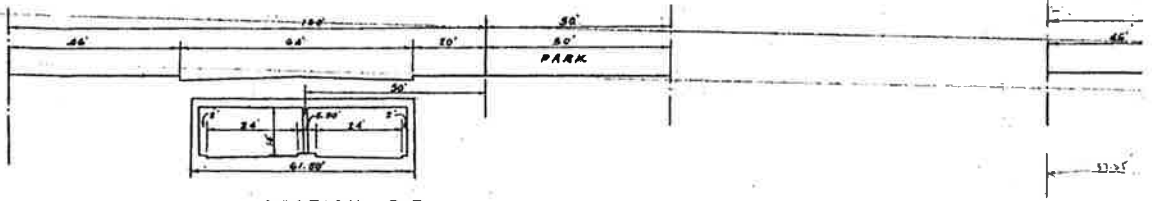


 project block
 project site

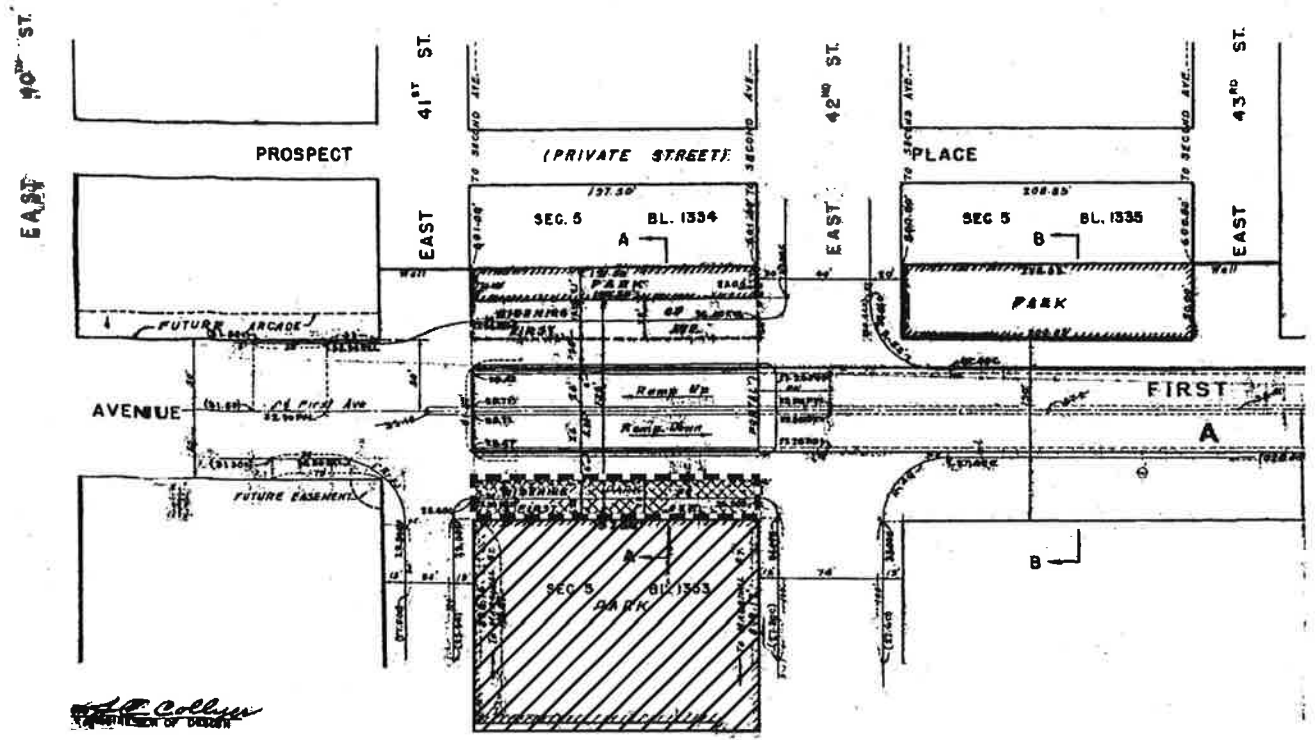





SECTION A-A
 SCALE 1" = 20'



SECTION B-B
 SCALE 1" = 20'

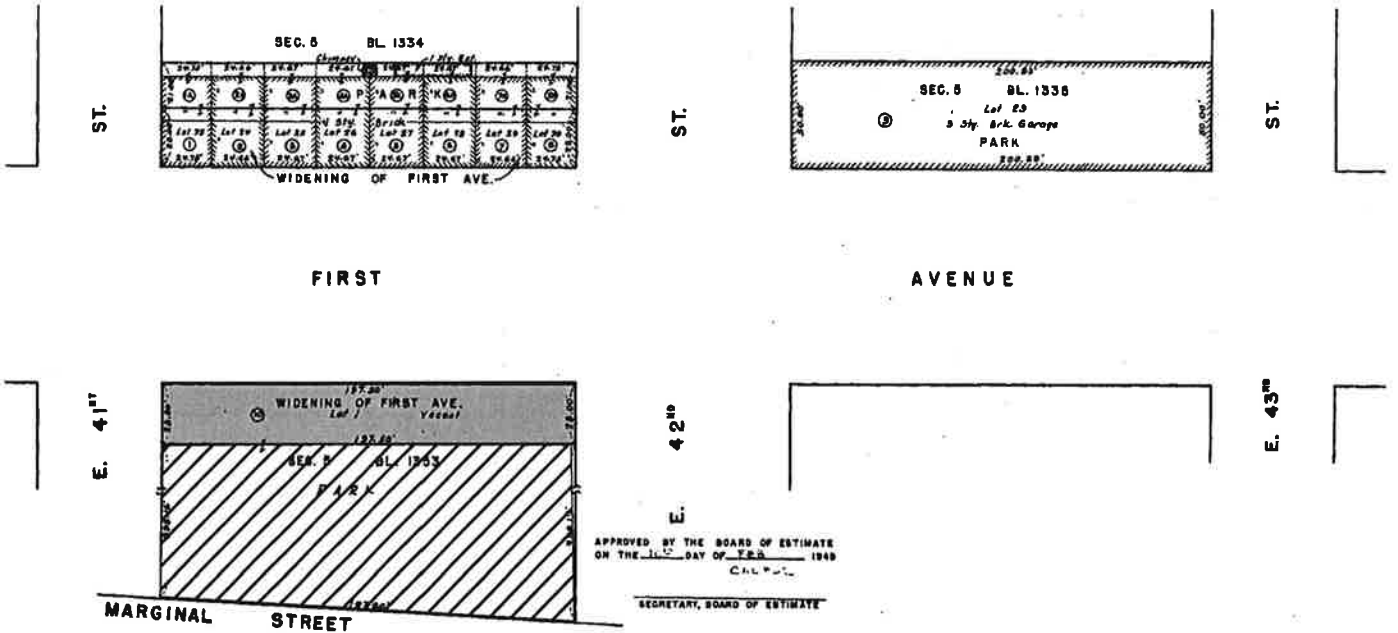


--- park area eliminated on project block for street widening
 project site



UN CONSOLIDATION PROJECT Draft Damage Map for Widening First Avenue and for Two Parks Proposed on West Side of Street 1948
(Accession No. 28913, August 19, 1948)

10



APPROVED BY THE BOARD OF ESTIMATE
ON THE 11TH DAY OF FEB. 1949
SECRETARY, BOARD OF ESTIMATE



PARCEL NO.	BLOCK NO.	LOT NO.	AREA TO BE ACQUIRED	REMARKS	OWNER	REMARKS	TABLE OF ASSESSED VALUATIONS					
							1947	1948	1949	1948		
1	1948	24	490.0		PRIVATE		2,500	2,500	2,500	11,000	19,700	18,400
2		25	490.0				1,800	1,800	1,800	8,000	9,400	10,900
3		26	490.0				1,800	1,800	1,800	8,000	9,400	10,900
4		27	490.0				1,800	1,800	1,800	8,000	9,400	10,900
5		28	490.0				1,800	1,800	1,800	8,000	9,400	10,900
6		29	490.0				2,000	2,000	2,000	7,400	10,800	11,100
7		30	490.0		PRIVATE		2,000	2,000	2,000	10,000	10,800	7,700
8	1948	1	890.0		NEW YORK CITY	FOR STREET WIDENING	125,000	125,000	125,000	68,000	68,500	68,500
9	1948	2	212.0		PRIVATE	FOR PARK	2,000	2,000	2,000	8,000	10,500	14,000
10		3	212.0				1,500	1,500	1,500	7,000	7,100	7,300
11		4	212.0				1,500	1,500	1,500	7,000	7,100	7,300
12		5	212.0				1,500	1,500	1,500	7,000	7,100	7,300
13		6	212.0				1,500	1,500	1,500	7,000	7,100	7,300
14		7	212.0				2,000	2,000	2,000	7,500	7,900	8,100
15		8	212.0				2,000	2,000	2,000	7,500	7,900	8,100
16	1948	9	1927.0		PRIVATE	FOR PARK	10,000	10,000	10,000	10,000	10,000	10,000

CITY OF NEW YORK
OFFICE OF THE PRESIDENT BOROUGH OF MANHATTAN
DEPARTMENT OF BOROUGH WORKS
DRAFT DAMAGE MAP
IN THE MATTER OF ACQUIRING TITLE TO THE PROPERTY
REQUIRED FOR
WIDENING FIRST AVENUE
ON ITS EASTERLY AND WESTERLY SIDES
BETWEEN EAST 41ST AND EAST 42ND STREETS
AND FOR
TWO PARKS
ON THE WESTERLY SIDE OF FIRST AVENUE
BETWEEN EAST 41ST AND EAST 43RD STREETS
IN THE BOROUGH OF MANHATTAN
CITY OF NEW YORK

DATED: DEC. 21, 1948 SCALE 1" = 50'
Hugo E. Rogers
PRESIDENT, BOROUGH OF MANHATTAN

Michael Klein
CHIEF ENGINEER
Robert E. ...
CHIEF ENGINEER OF DESIGN

1 VALUATIONS OF BUILDINGS AS GIVEN IN ABOVE TABLE ARE TOTAL VALUATIONS OF IMPROVEMENTS ON EVERY TAX LOT.
2 LAND VALUATIONS AS GIVEN IN ABOVE TABLE REFER TO THE DAMAGE PARCELS AND ARE PRO-RATED ACCORDING TO THE AREA OF THE PARCEL TO BE ACQD.
Drawn 17

 project site, part of
 taking from Block 1353 for widening of First Ave.



of prehistoric site sensitivity (e.g., Kardas 1978). Such is the case in the project APE.

The site files of the New York State Museum (NYSM) at the OPRHP document prehistoric sites within a 1-mile radius of the project APE. These are unspecified traces of occupation reported on the East River shore in the East 50s by Arthur C. Parker in 1922 (NYSM No. 4063; Parker 1922:Plate 192). A summary of known sites within Manhattan from the western part of East 30th Street to the northern end of the island identifies two other east-side sites (Kardas 1978). One, the Rechawa Site, was situated on high ground in the vicinity of East 108th Street, the other, Konaanda Kongh, a purported village site, was located west of Fifth Avenue near East 106th Street in what is now Central Park (Geismar 2003:8). Both are approximately three miles north of the project APE. Conditions at these latter two sites are not analogous to those found on the project site. Perhaps more importantly, the development history of the APE, which includes construction of residential and commercial buildings, negates the possibility of finding intact prehistoric sites.

OWNERSHIP AND DEVELOPMENT HISTORY

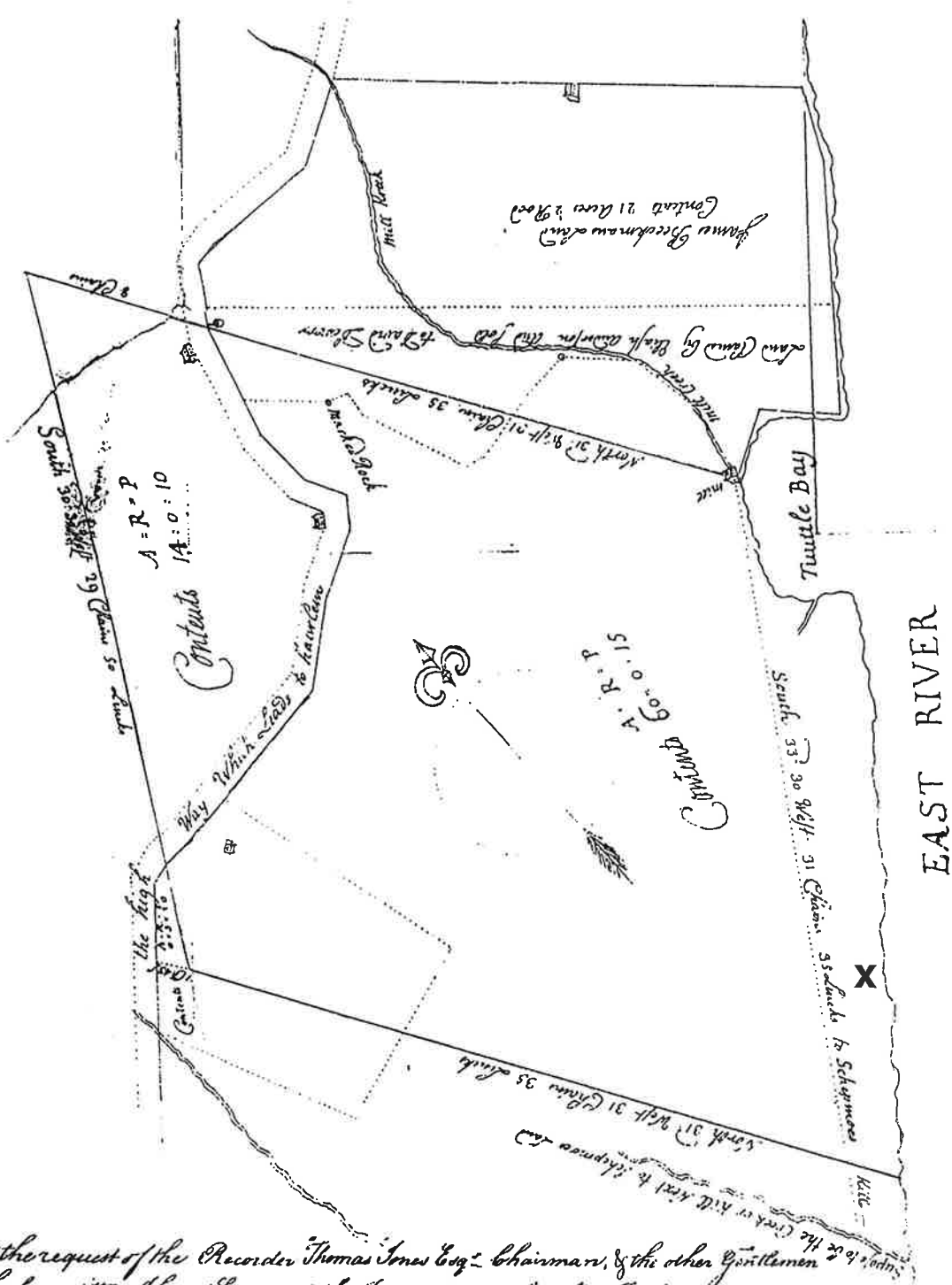
Ownership in the project area through the 19th century is presented in Appendix A. To summarize, it can be traced to the 17th century when George Holms (Holmes) and Thomas Hal (Hall) jointly acquired a large tract of land on the East River from William Kieft, the Director General of New Netherland. While the area was later named for a cove of the East River known as Turtle Bay, a 1771 property map labeled it “Tuttle Bay,” a possible map makers’ error (Marschalk 1771; Figure 11). The property changed hands throughout the 17th and 18th centuries,² and although houses are documented nearby by 1782, none are indicated on the project site (Stevens 1900; Figure 12).

In 1791, Francis Bayard Winthrop, a merchant and banker, purchased the property (LD 288:503). It appears he erected a home, undoubtedly a country retreat, on his Turtle Bay property. While there is no exact construction date for the house, it appears on the 1811 Commissioner’s Map (Randel/Bridges 1811; not illustrated).

For the last twenty-three years of his life, Winthrop’s residence is listed at 29 Wall Street in the *New York City Directories*. At his death in 1817, his Wall Street “Mansion House” passed to his wife. Another house on his estate at Fishers Island, one he had inherited from his brother (Woosley 1927:22), was left to his four sons, and his farm at Turtle Bay was to be equally divided among his four sons and three daughters (Liber of Wills [LW] 53:497). The only reference to his Turtle Bay house in the will concerns its furniture, which he left to his wife. Why this sizeable structure is not accounted for in his will remains a mystery.

An 1820 deed of division and an accompanying file map indicate that Farm No. 1 on the south side of the estate, which included the project site and the Turtle Bay house, was acquired by Winthrop’s youngest son Thomas Charles (LD 147:1; File Map No. 314a, an 1835 copy of the 1820

²Among the 18th-century owners was Sir Peter Warren, an Englishman who acquired a great deal of property, including almost all of modern-day Greenwich Village, when he briefly lived in the colonies (e.g., Geismar 1989).



At the request of the Recorder Thomas Jones Esq: Chairman, & the other Gentlemen of the Committee, I have Surveyed the Tract commonly called Tuttle Bay, granted by William Heist 23rd of April 1646. unto George Holmes & Thomas Hale, and find the same to be agreeable to the above Draft.

Performed yth 16th May 1771
By W^m Marschalk

X project block location, approx.





○ structures



Randel survey, not illustrated; Randel Survey 1820 /Holmes 1867; Figure 12). Identified on the Randel survey and on the Holmes map as “Mount Prospect Mansion House,” the house was situated in what ultimately became the roadbed of First Avenue (e.g., Holmes 1867; see Figure 13).

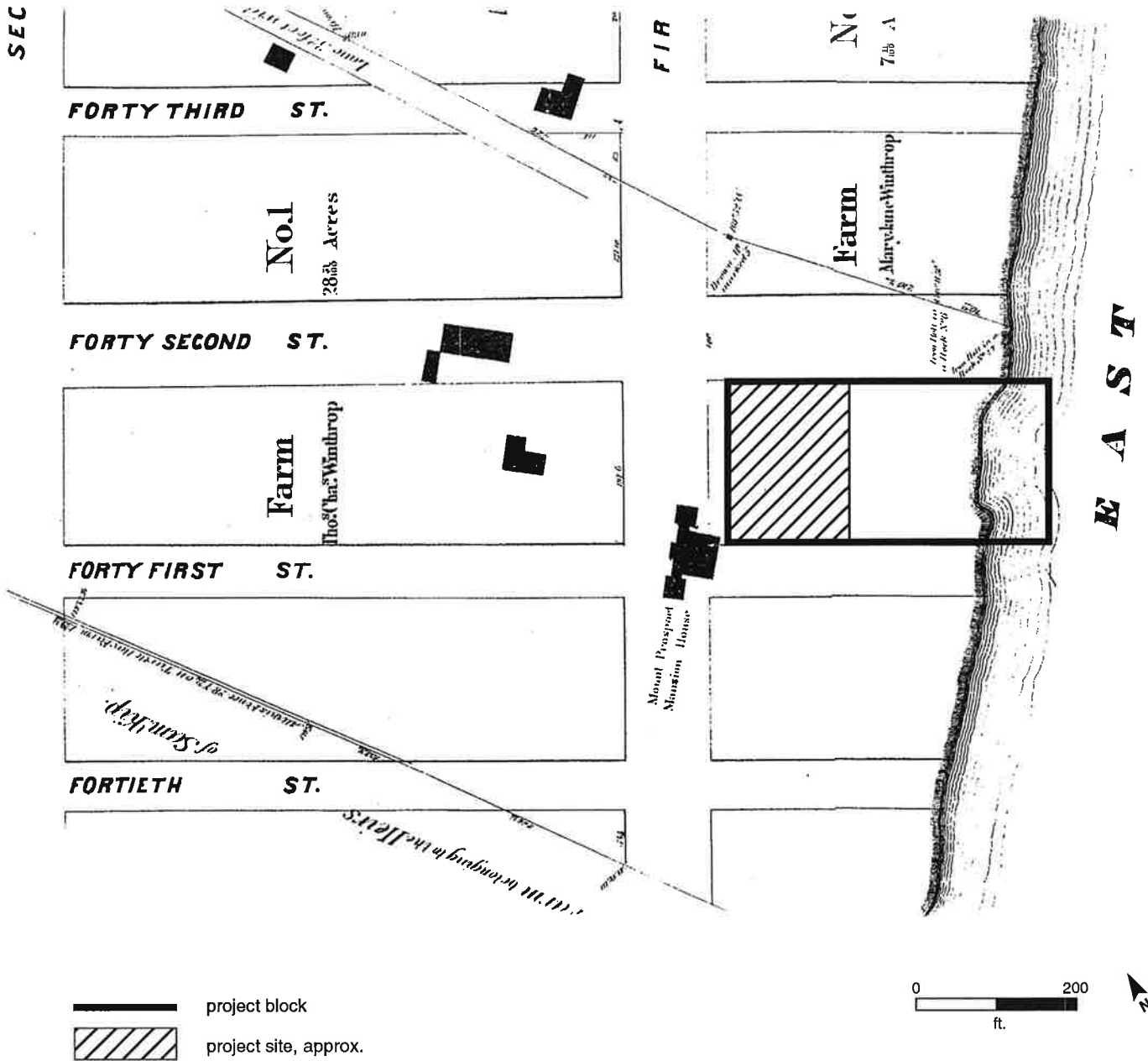
In 1833, the Thomas Charles Winthrop property, which had changed hands several times (see Appendix A), was purchased by Gertrude Cutting (LD 292:576), a member of a prominent New York family. No further development occurred during the ensuing decades (e.g., Perris and Hutchinson 1849-1850; Harrison 1852; Figures 14 and 15). On January 31, 1852, Mrs. Cutting acquired a grant from the Mayor and Alderman of New York City for adjacent land under water between the East River’s high and low water marks (Water Grant H 1852:570; Figure 16). The grant stipulates that roads must be run at the city’s bidding and at the grantee’s expense, but there is no development documented on the site either in tax assessment records or on historical maps until 1873 (e.g., 19th Ward Tax Assessments [TA]:1852-1873).

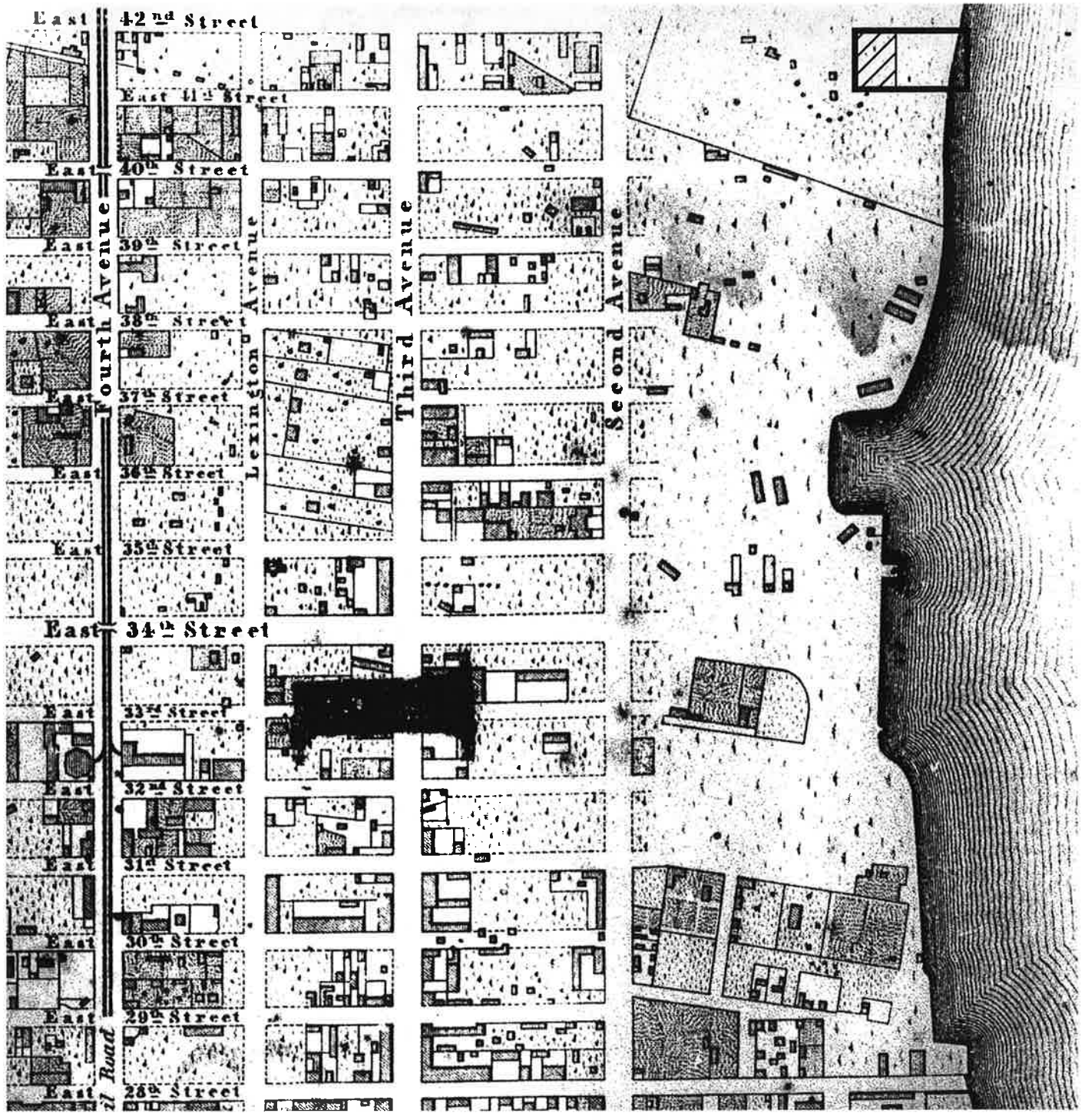
Of interest is a structure identified as a “Dutch House” on an 1852 map of the area (Harrison 1852; see Figure 15); this building is situated where Mount Prospect, the Winthrop mansion, is documented on earlier maps. Tax assessment records, which initially use First Avenue as a boundary in 1842, indicate that a house in the vicinity of the project area was demolished between 1841 and 1842. This appears to be a reference to the Winthrop house, suggesting that although officially opened in 1839 (Street Opening Book, N.D.), First Avenue in the project area may have remained a paper street for at least another two or three years. To complicate matters, I. N. P. Stokes in his *Iconography of Manhattan Island* cites the 1836 Colton map that does not show the house even though it was still theoretically standing (Colton 1836 in Stokes Vol VI 1922:176). Since a coastal survey map from 1844 that is considered quite accurate does not show the house (Hassler 1844; not illustrated), an 1852 date for its survival is highly questionable.

An 1871 building application for eight 4-story tenement houses on the east side of First Avenue between East 41st and East 42nd Streets inexplicably lists Thomas Sharkey as the owner despite documented ownership by Walter L. Cutting, the devisee of Gertrude Cutting (New Building Application [NBA] 1871 No. 770). Construction of the four houses north of East 41st Street, 724 to 730 First Avenue, commenced on September 12, 1871 while construction of the four houses south of East 42nd Street, 732 to 738 First Avenue, did not begin until a year later (September 4, 1872). All but 732 and 736 First Avenue were completed in July 1873. Perhaps because Cutting was selling the properties (LD 1231:519; LD 1256:253), the other two were not finished until 1876 (NBA 770).³ The developed house lots are indicated on 1879 and 1880 maps (Bromley and Robinson 1879; not illustrated; Bromley 1880; Figure 17).

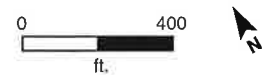
These 4-story, multi-family structures were home to a mainly immigrant population, with documented household heads predominantly from Germany but also with many from Ireland (see Social History below). In addition to the tenements, a stable, and unidentified “shops” were located on East 42nd Street in the project APE by 1883 (Robinson and Pidgeon 1883; Figure 18).

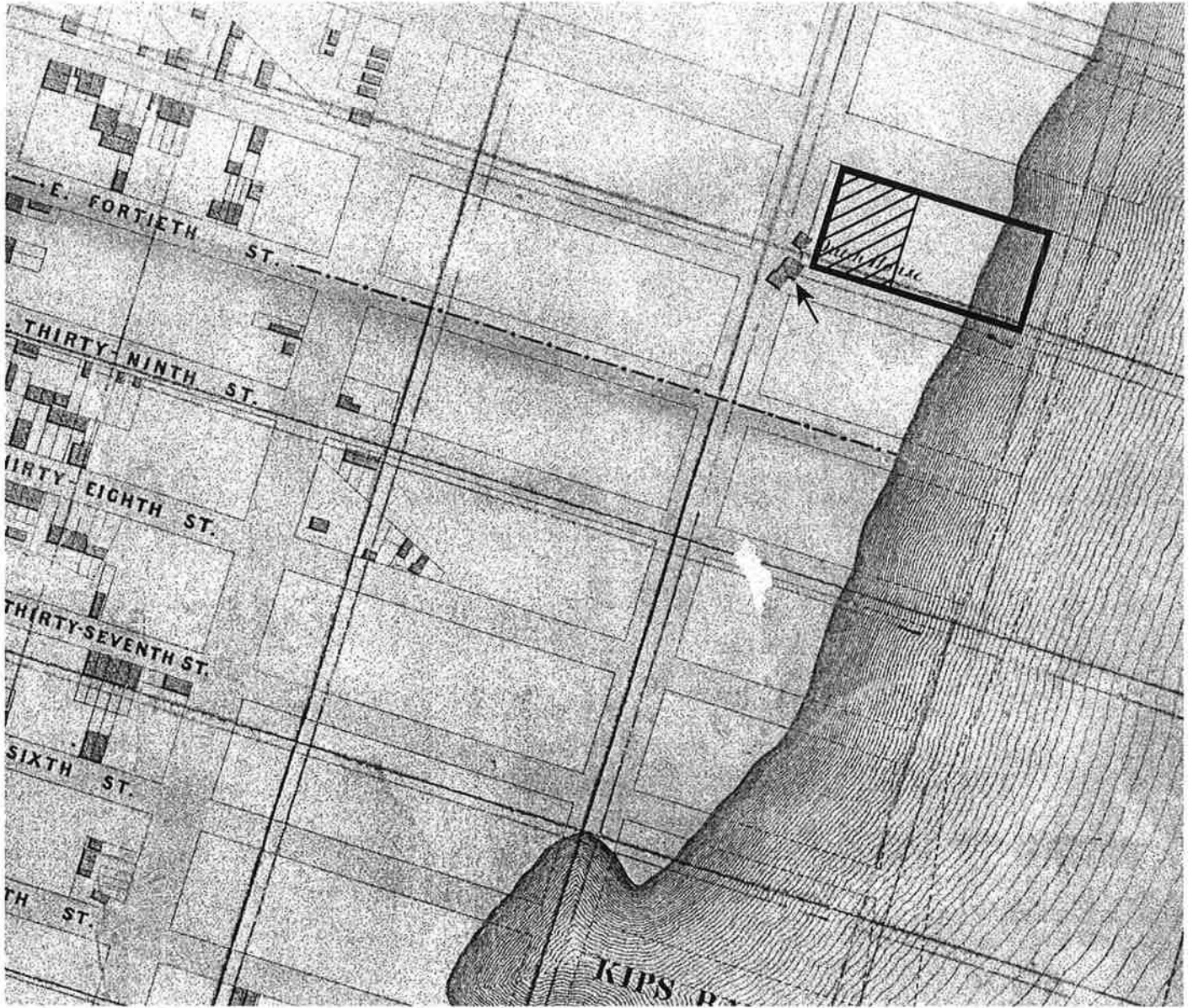
³In 1874 and 1875, there were several suits and deeds transacted through referees (LD 1298:598; LD 1306:76; LD 1305:632), suggesting forfeitures.





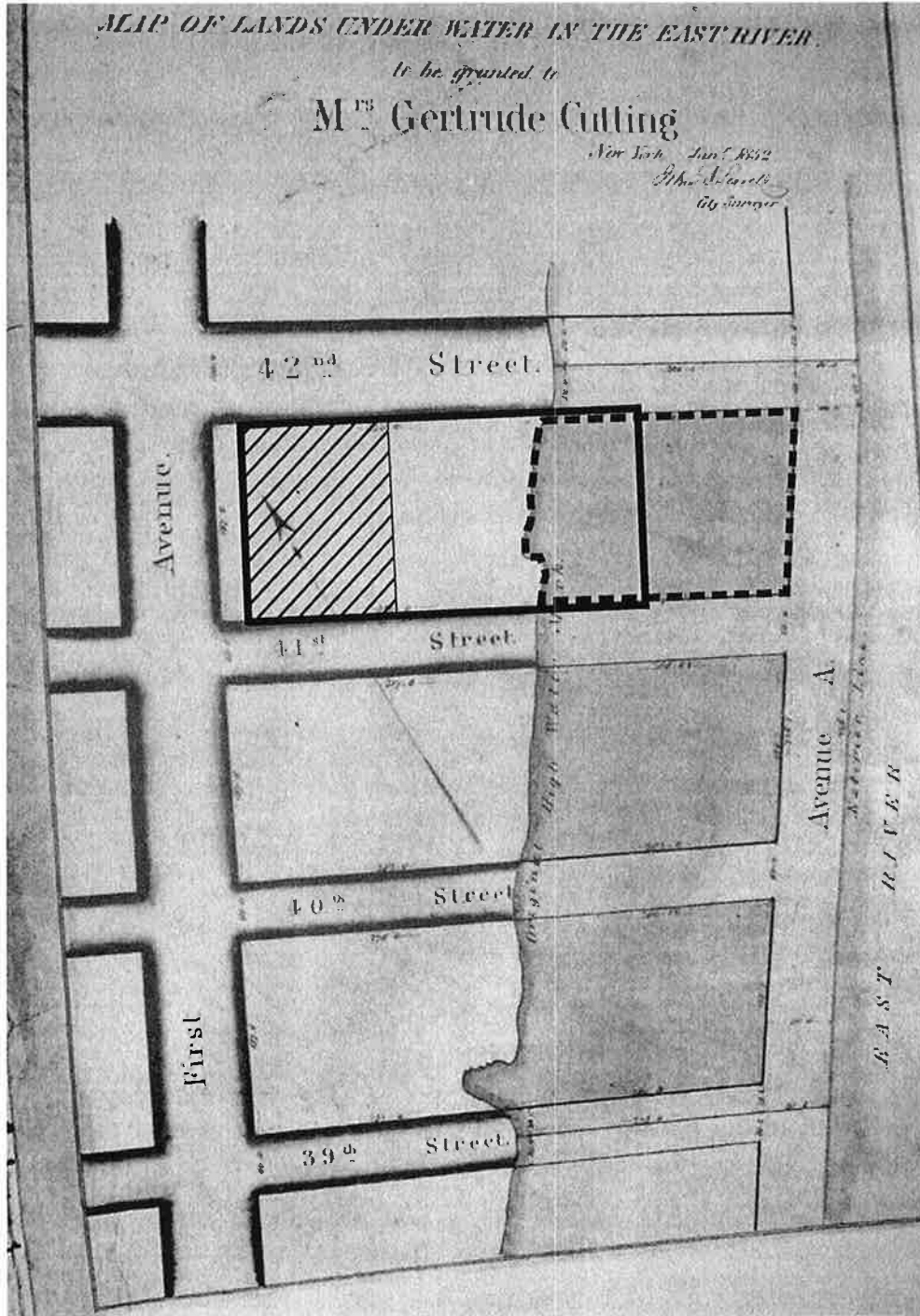
— project block, approx.
▨ project site, approx.








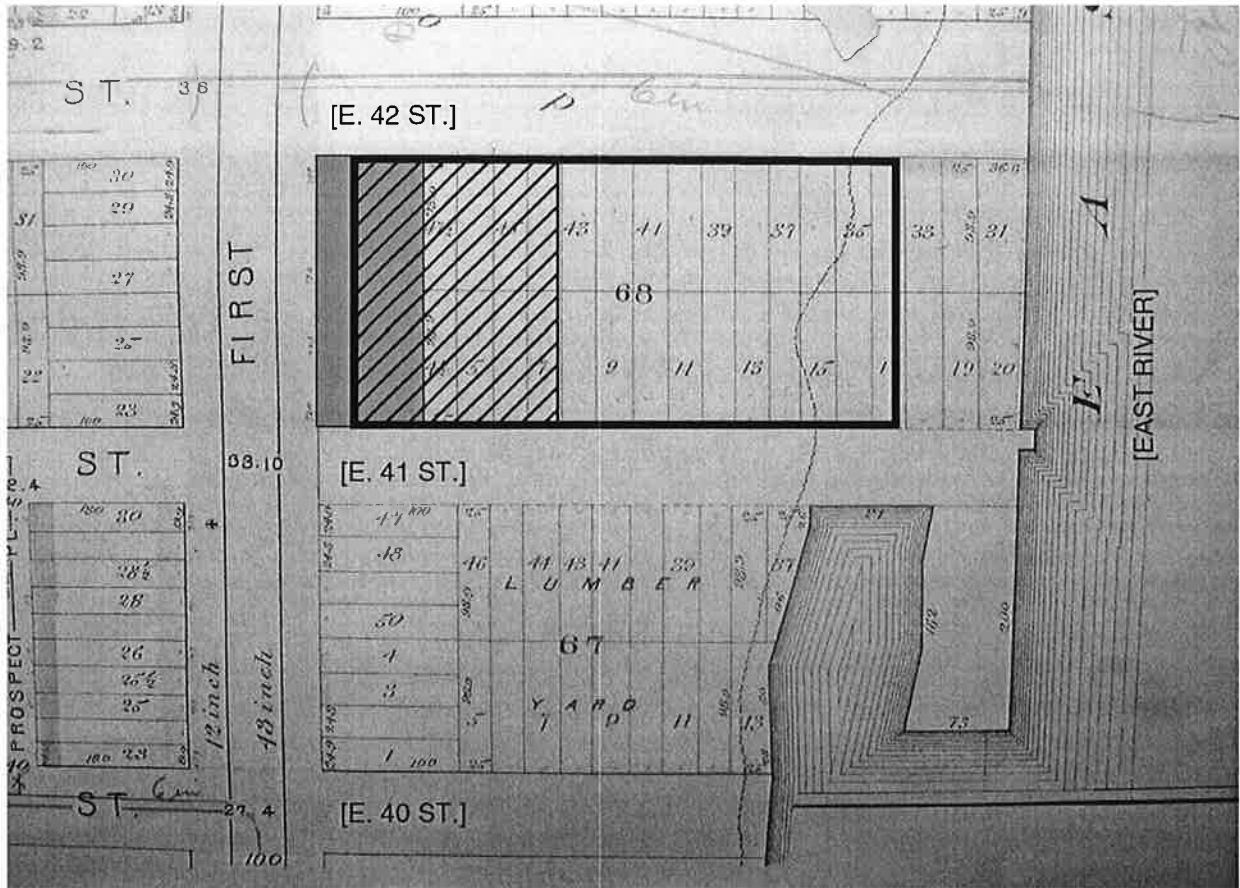
-  project block
-  project site, approx.
-  "Dutch House"








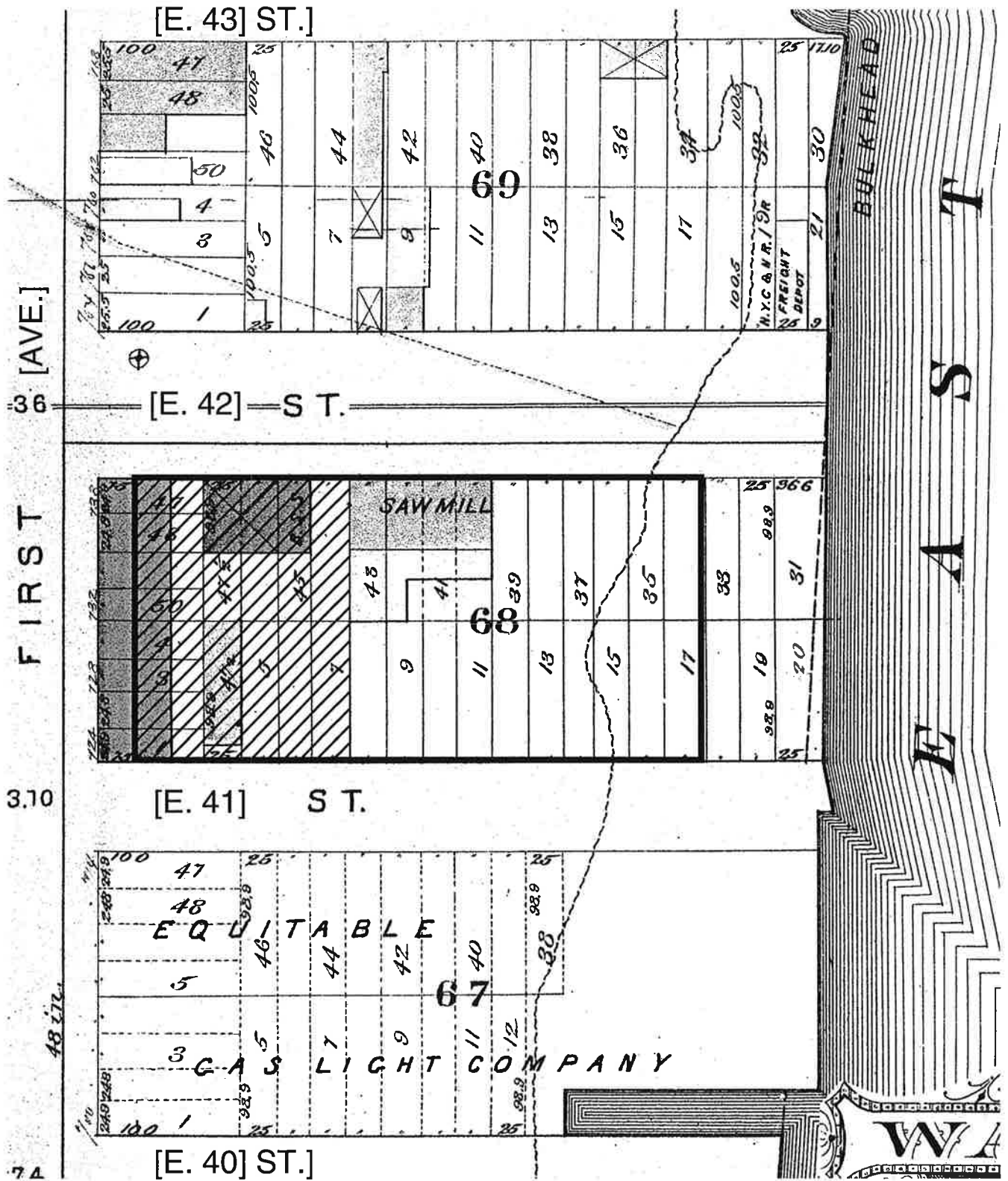
-  project block
-  water grant
-  project site








-  project block
-  project site
-  developed lots (4-story rowhouses)





-  project block
-  project site
-  structures



In October 1885, Walter L. Cutting, the aforementioned devisee of the will of Gertrude Cutting, who had regained possession of the property six years earlier (see Appendix A Table 1), sold to the Equitable Gas Light Company (LD 1871:367, 368, 371). The houses were undoubtedly quickly razed to make way for commercial structures that included the purifying houses and other gas-house facilities noted previously (Robinson 1885; Robinson and Pidgeon 1890; Bromley 1897; Perris-Sanborn 1899; Figures 19 to 22). In 1926, after it had become the Amsterdam Gas Company, the property was sold to the New York Edison Company (LD 3545:273). It became a Consolidated Edison facility in 1936 (Dietrich 2003:personal communication), the year before the property was acquired by the city (LD 3954:250). Con Edison buildings south of the project site were recently demolished to allow development (Bagli 2002), but others remain on adjacent blocks (AKRF 2002).

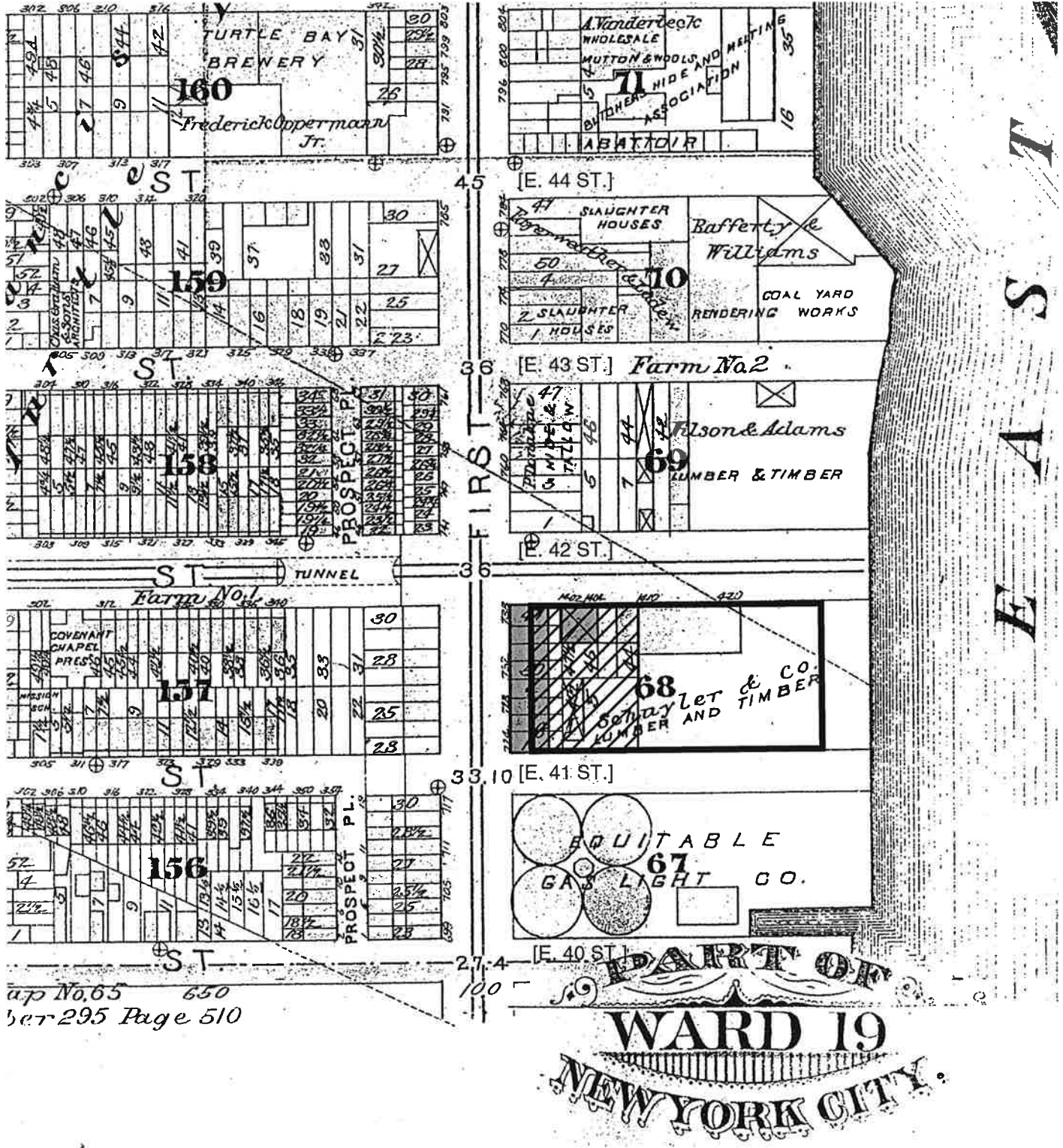
SOCIAL HISTORY

As mentioned previously, the head of the households in the eight, 4-story tenements built along First Avenue in the project APE were mainly foreign born. The 1880 Federal Census, the only census taken while the houses were occupied, and *New York City Directories* provided this and other social information about the buildings' residents. Unfortunately, the census taker, who was from Ireland, proved to be an inventive speller, which made the directory research very complicated. Nonetheless, thirty of the 53 families, or almost 57 percent, listed in the census were found in the directories. In addition, one occupant not listed in the census was found serendipitously during the directory research (Tables 1 and 2). Those who were not found in the directories are assumed to have remained for only one year, the year of the census, but this could be a gross under representation of their residency.

Research revealed that most of the heads of households, 58.5 percent, who resided in the houses were born in Germany (Table 3). This was followed by 30.2 percent born in Ireland. Only in 738 First Avenue were household heads predominantly Irish; at 724 First Avenue, German and Irish heads of households were equal. Other countries represented by the buildings' tenants were Holland, England, the United States, and Austria, but in very small numbers—each of them less than 4 percent of the resident population. In fact, only one of the 53 documented household heads in the census was born in the United States (see Table 3).

The average age of the heads of households in 1880 was approximately 41, and two of three families with boarders were also the youngest documented household heads; the third was headed by a woman. All but eight of the 53 identified households include children 18 and under (see Table 1), most of them born in the United States (FC 1880).




The tenant with the longest documented residency was Patrick Mahar, or Maher, an Irish-born grocer who lived at 736 First Avenue for ten years (see Table 1), the duration of the building on the site. Next door, at 738 First Avenue, Lawrence Seitz, a German-born butcher, and James Finn, an Irish-born laborer, surprisingly with a servant reported in his household, are each documented as tenants for nine years. It should be remembered that an unknown number of those who could not be found in the directories may also have been long-term occupants. Given the ease with which New Yorkers seem to have moved in the 19th century—May 1 was traditionally known as “moving day”—the documented long-term occupancies are perhaps noteworthy.

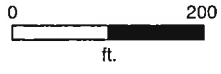


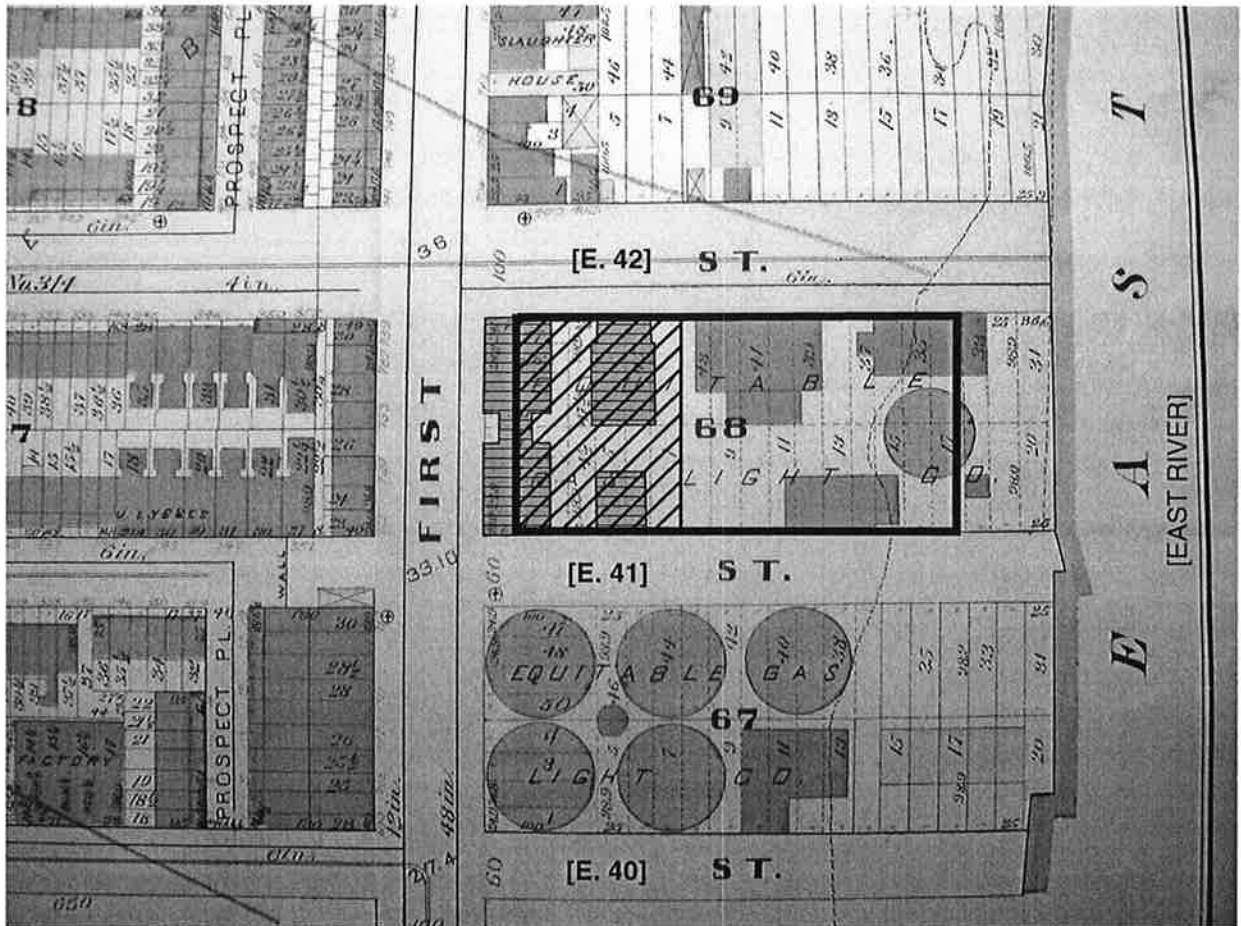
EAST AVE




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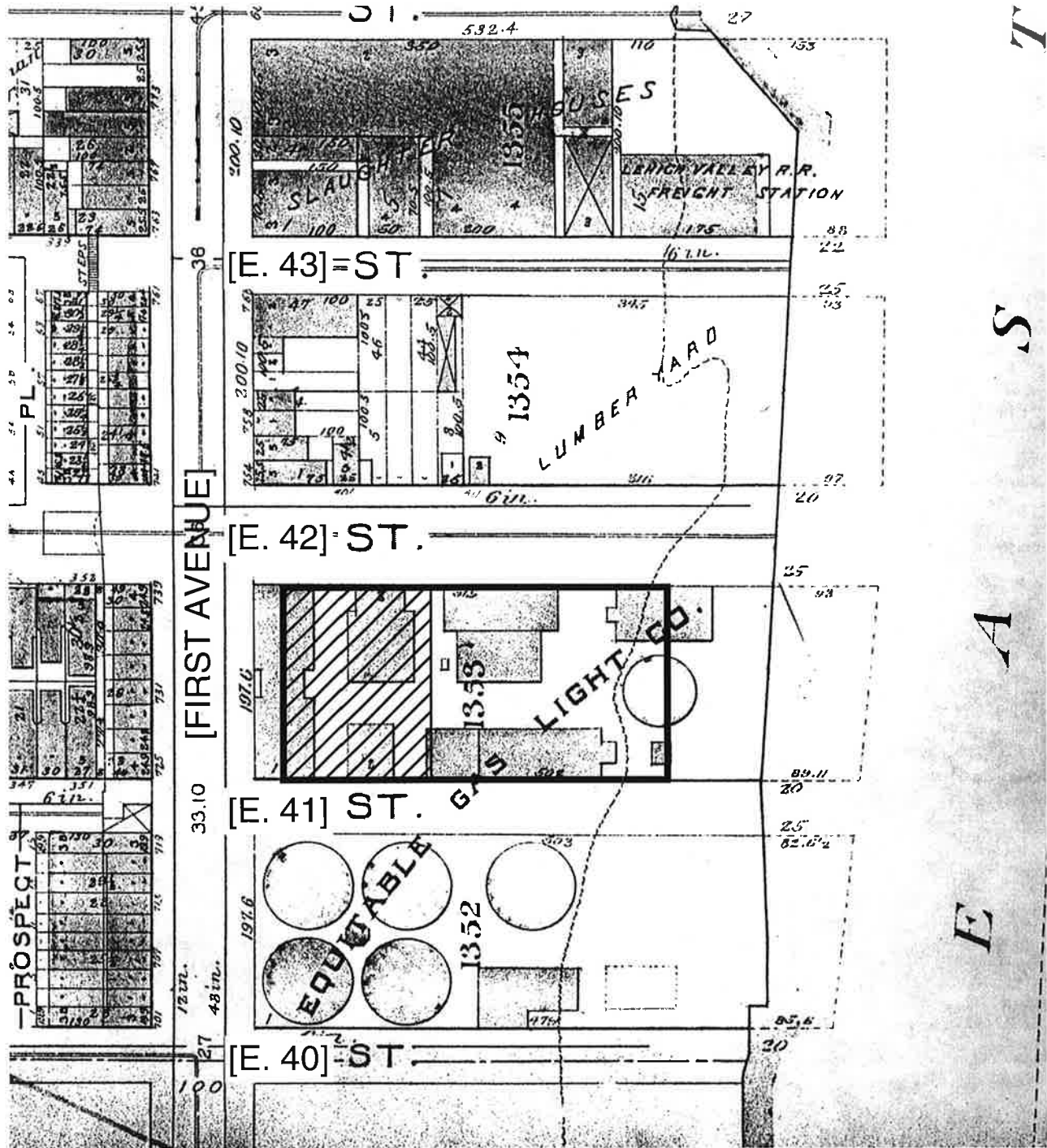
-  project block
-  project site
-  structure on project site





-  project block
-  project site
-  Equitable Gas & Light Co. structures on project site





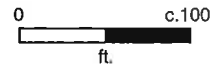
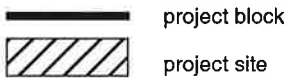
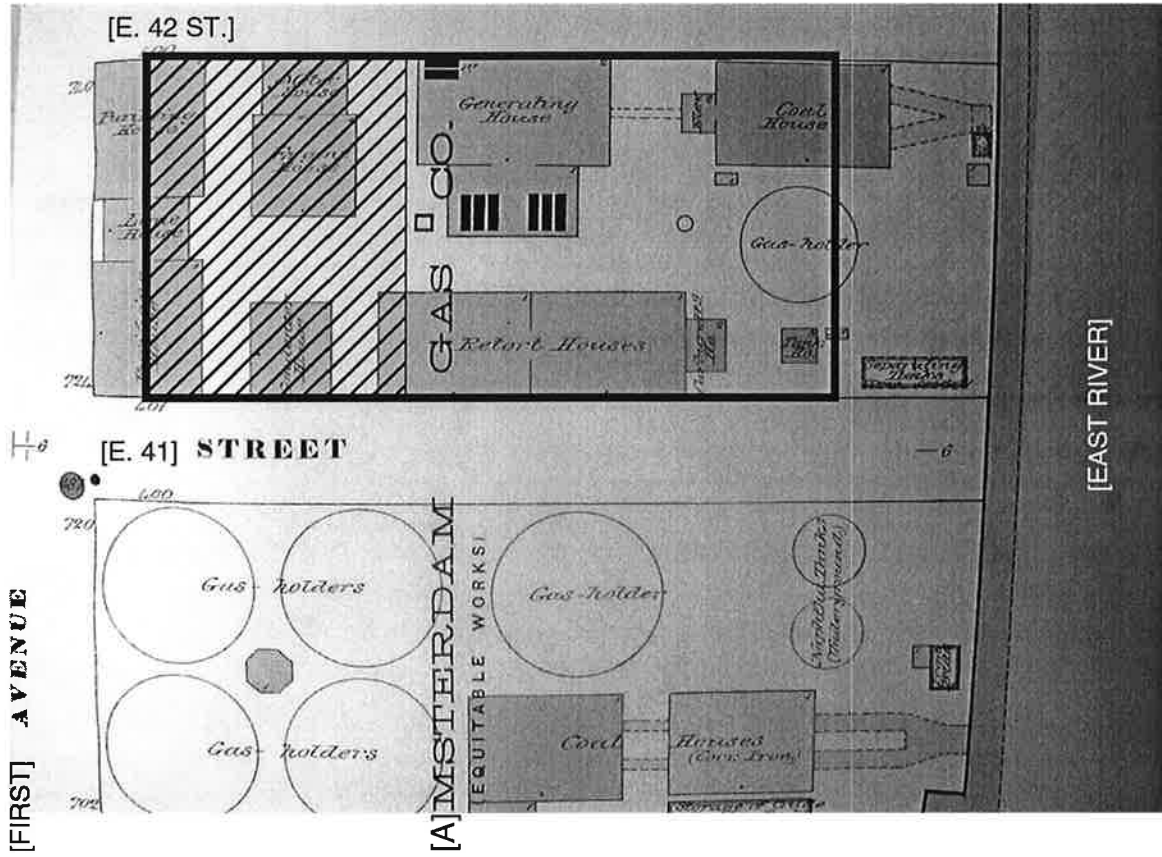


Table 1. UNITED NATIONS CONSOLIDATION PROJECT 19th-Century Household Data¹
(724 - 738 First Avenue)

Head of Household 1880 Census (HH)	Street Address	Occupation	Country of Origin	Years at Address	Child- ren 18 & Under	Age of HH	Remarks
Wuster, Frederick	724	Laborer	Germany	1	4	40	Also "Woster/Wooster" in directories
Ungover, Christopher	724	Butcher	Germany	1	5	35	"Ungerer/Ungre" in directories
Cooney, Patrick ²	724	Truck driver	Ireland	1?	7	40	
Cassidy, Patrick	724	Foreman	Ireland	1	-	50	
Reilly, Michael	724	Laborer	Ireland	1	5	38	"Rielly" in directory
Boyer, Wilhimenia ²	724	Housekeeper	Germany	1?	-	48	1 daughter over 18; 1 boarder
Mills, Edward	724	Stone cutter	England	1	3	47	
Smith, Edward	726	Store	England	7	1	50	
Bohnhold, Karl	726	Laborer	Germany	1	3	34	
Licht, Lawrence	726	Carpenter	Germany	3	2	28	Father in law and brother-in-law
Helmes, Frederick	726	Carpenter	Germany	3	2	46	
Wallace, Christopher ²	726	Dock builder	Ireland	1?	2	55	Two sons over 18
Zinman or Lunan, Edward ²	726	Driver	Germany	1?	3	30	
Bollengz, Joseph	726	Cabinet maker	Germany	4	5	37	"Ballinger" in directories
Schultz, Charles	728	Segar maker	Germany	1	1	45	"Schultze" in directory
Zimmerman, Frank ²	728	Segar maker	Germany	1?	-	36	Zimmerman listed twice in the census
Colacnia, Frank ²	728	Laborer	Austria	1?	6	45	
Godecke, Gustav ²	728	Segar maker	Germany	1?	3	35	
Baumgarten, Gus	728	Segar maker	Germany	6	2	36	"August" in directories

Table 1. UNITED NATIONS CONSOLIDATION PROJECT 19th-Century Household Data¹
(724 - 738 First Avenue) (continued)

Head of Household 1880 Census (HH)	Address	Occupation	Country of Origin	Years at Address	Child- ren 18 & Under	Age of HH	Remarks
Penkbuer, Charles ²	730	Sells lager bier	Germany	1?	-	38	
Graff, Henry	730	Laborer	Germany	1	1	33	
Doank, Gustav ²	730	Cabinet maker	Germany	1?	-	45	Son-in-law
Cresser, Helman	730	Tailor	Germany	4	3	45	"Crasser, Herman" in directories
Hennessey, John	730	Laborer	Ireland	8	2	50	1 son over 18
Kreshobe, Andrew ²	730	Cabinet maker	Germany	1?	5	39	1 servant
Daily, Dennis	730	Boatman	Ireland	1	-	40	No wife; 1 brother, 2 sisters
Harley, George ²	730	Car driver	Ireland	1?	1	49	2 sons over 18
Hines, Sarah ²	730	Family store	Ireland	1?	2	45	1 son over 18
Walter, Ferdinand	732*	Butcher	Germany	8	5	44	Also "Frederick" in directories; 1 son over 18
Pierce, Gerard	732*	Painter	Ireland	1	4	65	"Garret" in directories
Hendler, Adolph ²	732*	Carpenter	Germany	1?	3	36	
Bayor, Ernest ²	732*	Cabinet maker	Germany	1?	3	37	
McGrath, Felix ²	732*	Unknown	Ireland	1?	4	46	
Vion, Burden ²	732*	Carriage maker	Holland	1?	4	47	
Leck, Charles	734	Butcher	Germany	5	2	42	
Cassery, Patrick	734	Stone mason	Ireland	10	4	48	
Shick, Jacob ²	734	Butcher	Germany	1?	3	37	
Zanghaas or Langhaas, John ²	734	Cabinetmaker	Germany	1?	3	33	
Dodenhuff, Hans	734	Laborer	Germany	1	-	33	"driver" in directory
Screver, Henry ²	734	Conductor	Germany	1?	1	34	

Table 1. UNITED NATIONS CONSOLIDATION PROJECT 19th-Century Household Data¹
(724 - 738 First Avenue) (continued)

Head of Household 1880 Census (HH)	Address	Occupation	Country of Origin	Years at Address	Child- ren 18 & Under	Age of HH	Remarks
Maher, Patrick	736*	Grocer	Ireland	10	5	43	Also "Mahar" in directories
Burghardt, William	736*	Shoe Store	Germany	4	2	54	"Philip" at this address in the directories
Bauer, Adolphus	736*	Painter	Germany	9	8	47	
Munk, Frederick	736*	Tinsmith	Germany	2	7	44	"Monk" in directories
Glover, William	736*	Carpenter	Holland	6	6	35	
Feagan, James ²	736*	Laborer	United States (NY)	1?	2	27	1 boarder (Easthes?? Feagan, a dressmaker, possibly his sister)
Kohler, Adams	736*	Butcher	Germany	6	4	44	
Mamble, Robert	738	Butcher	Germany	2	7	39	"Mannle" in directories
Seitz, Lawrence	738	Butcher	Germany	9	3	36	Also "Lorenz" in directories
Finn, James	738	Laborer	Ireland	9	4	34	1 servant
McAuley, James ²	738	?	Ireland	1?	-	42	No wife; 1 brother, 1 sister
Dillon, Thomas ²	738	Laborer	Ireland	1?	7	60	
McGonicle, Alex ²	738	Liquors	Ireland	1?	4	27	1 brother, 3 boarders (Julius Burk, James Hall, and Thomas Ross)

¹ Based on 1880 Federal Census and NYC Directories. In addition, Conrad Grunhard, "Meat," in the *NYC Directories* at 730 First Avenue from 1879 to 1885, is not listed in the 1880 Census, for a total of 54 identified occupants.

² Not listed in the directories, therefore the census year is the only documented occupation.

*houses not completed until 1876

Table 2. UN CONSOLIDATION PROJECT

Summary of 1880 Head of Households (HH) by Address

Street Address	Number of Families	Average Age of HH	HH Country of Origin		
			Country	No.	(%)
724	7	42.6	Germany Ireland England	3 3 1	(42.8) (42.8) (14.3)
726	7	40.0	Germany Ireland England	5 1 1	(71.4) (14.3) (14.3)
728	5	39.4	Germany Austria	4 1	(80.0) (20.0)
730	9	42.7	Germany Ireland	5 4	(55.6) (44.4)
732	6	45.8	Germany Ireland Holland	3 2 1	(50) (33.3) (16.7)
734	6	37.8	Germany Ireland	5 1	(83.3) (16.7)
736	7	42.0	Germany Ireland Holland United States (New York)	4 1 1 1	(57.1) (14.3) (14.3) (14.3)
738	6	39.7	Germany Ireland	2 4	(33.3) (66.7)
Total		41.4 (average)		53	(100.0)

Table 3. UN CONSOLIDATION PROJECT

Summary of Country of Origin of 1880 Heads of Households

Country of Origin	Number (%)
Germany	31 (58.5)
Ireland	16 (30.2)
Holland	2 (3.8)
England	2 (3.8)
United States	1 (1.9)
Austria	1 (1.9)
Total	53 (100.1)

SEWER INSTALLATION/SANITARY AMENITIES

Availability of sewers in an urban setting is an important factor in determining a site's historical archaeological potential. In rural areas, there were substitutes for such municipal amenities as piped-in water and water and waste sewers. Private wells were available and backyard privies were options, not necessities. This was not the case in an urban situation. If there were no sewers and no running water, there were few options for sanitary facilities. In this setting, backyard water cisterns and the privy pits were ubiquitous. Both were underground features, the former of mortared brick, placed near the house to catch roof run-off, the latter of dry-laid stone, at the back of the yard. The size of privy pit—at least one 13 feet deep has been documented in Manhattan although a more standard depth was about 9 to 10 feet—and the periodic cleaning they required, made them receptacles not only for human waste but also for household garbage. Once abandoned, they were usually sealed by a layer of clean fill to meet sanitary standards. Under this fill, there was often a sealed deposit of household garbage, at least some of it from the house on the lot. To an archaeologist, they are time capsules that offer economic and social data associated with a building's occupants (for example, see Geismar 1989).

City records indicate that a sewer was first available to the tenants on the project site in 1876 (Gelin 2003:personal communication).⁴ This was five years after construction began on all but two of the houses, three years after several of them were completed, and about the time all were finished. It seems more than likely that the ubiquitous stone-lined privy pit was the backyard amenity provided to the tenants of the eight tenements on the project site. If so, these were late-date privies that may or may not differ from those in use earlier.

SUBSURFACE DATA

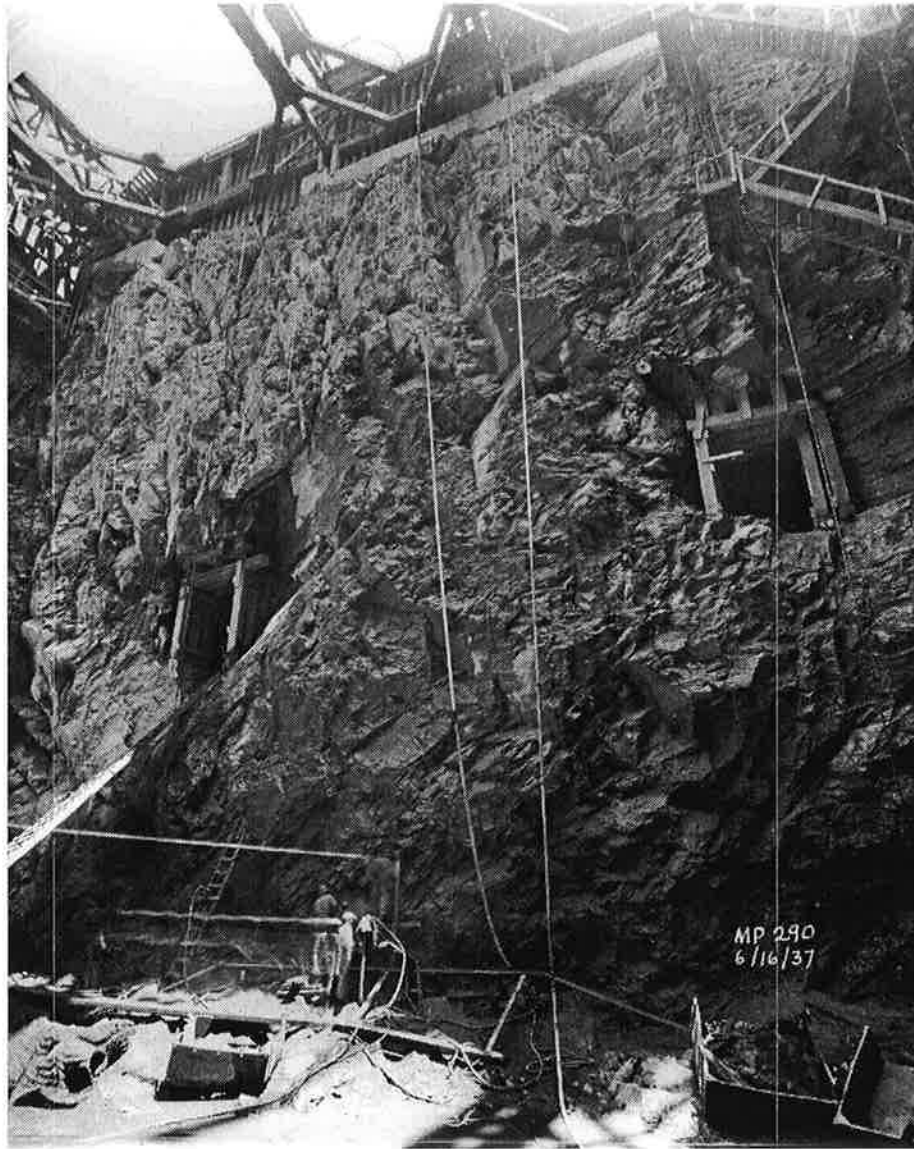
A soil boring drilled in 1936 in anticipation of tunnel construction indicates 10.3 feet of soil over bedrock on the project block (QMT-QMF5:E-25). It can be assumed that similar conditions also existed directly on the project site. The extent of the bedrock is graphically illustrated by a 1937 photo showing excavation of the tunnel's tubes on the west side of the ventilator (Figure 23). The depth of the soil documented on the project block, if not specifically on the project site, suggests that conditions would have supported the backyard privy as a viable sanitary amenity, albeit one not excessively deep.

ARCHAEOLOGICAL POTENTIAL

The development history of the United Nations Consolidation Project site is unique in its compactness. Most Manhattan sites are a jumble of constructions and uses. This one remained undeveloped for centuries and then experienced approximately a decade of domestic use followed by commercial development that disturbed most, but not all, of the site. It then became a park.

It is the rear portion of the yards behind the eight former tenements on the site that may not have been disturbed. This is the most common location of the backyard privy pit in the confines of

⁴The Manhattan sewer map documents an 1878 date for the sewer on East 41st Street, but a card in the files of Manhattan Tapping, the borough's sewer department, records an 1876 date that is considered more accurate (Gelin 2003:personal communication).



23 Ventilation shaft from bottom to ground surface with portals of north and south tunnel drifts under construction in 1937. A soil cover of 10.3 feet was documented over bedrock (see text). (Photo courtesy of MTA Bridges & Tunnels; not to be reproduced)

an urban yard. While construction of the Queens-Midtown Tunnel caused impacts to the eastern part of the project block, it does not appear to have impacted the project APE (e.g., Bromley 1975; Figure 25). Despite this construction, disturbance in the APE was limited to one-story brick-faced frame tenements, possibly lacking basements (Bromley 1921; Figure 24). It has been found on other urban sites that this kind of construction does not always eliminate the backyard privy pit which, as noted previously, was usually quite deep. Moreover, the deepest deposits of these features are most likely to contain artifacts and other material associated with the residents of a house (e.g., Geismar 1989). At this writing, there are no site-specific subsurface data available, such as information from soil borings or exploratory pits, to aid in an archaeological assessment. Until such information is available, it should be assumed that the potential exists for intact privy deposits on the site.

The backyards of the tenements were originally 25-feet deep. Nineteenth century sanitary laws, which required privy pits and cesspits to be located at least 2 feet from any property line (e.g., Board of Health 1869:62), and the obvious desire to locate these backyard facilities as far from the house as possible, suggest that any privies that might remain would be found at the back of the yards. As illustrated in Figure 26, it is this potentially sensitive part of the site that appears to be undisturbed. Should privy pits with their sealed deposits remain, their contents would offer the opportunity to explore the adaptations and life ways of a mainly foreign-born adult population with their mostly American-born young children living in Manhattan over a single decade during the last quarter of the 19th century.

CONCLUSIONS AND RECOMMENDATIONS

Despite ownership that can be traced to the first half of the 17th century, research revealed that eight 4-story tenements built along First Avenue within the APE between 1871 and 1876 were the first structures documented directly on the project site. These were the residences of a mainly immigrant, relatively young population. The structures, some of them with long-term tenants, persisted for about a decade. Despite the subsequent erection of gas-house buildings in the mid 1880s, and construction of the Queens-Midtown Tunnel beneath the southeastern part of the site prior to 1940, map data suggest that the rear portion of most of the former back yards may remain intact. This possibly undisturbed area is where privy pits associated with the houses would have been located.

Subsurface data that would refine an archaeological assessment are not available. Therefore, until proven otherwise, it is assumed that the potential exists for intact privy deposits on the site. If so, they could be found behind most if not all of the former tenements (see Figure 26). If privy pits with their sealed deposits survive, the artifacts and soils they contain—as well as the privy features themselves—would constitute a significant resource that warrants documentation prior to destruction. Not only might trash in these features offer economic and social information about the foreign-born adults who occupied these houses, but also about their children born and raised in an entirely new culture. Given the lack of information about subsurface conditions in this potentially sensitive area, machine-assisted testing is recommended prior to construction.

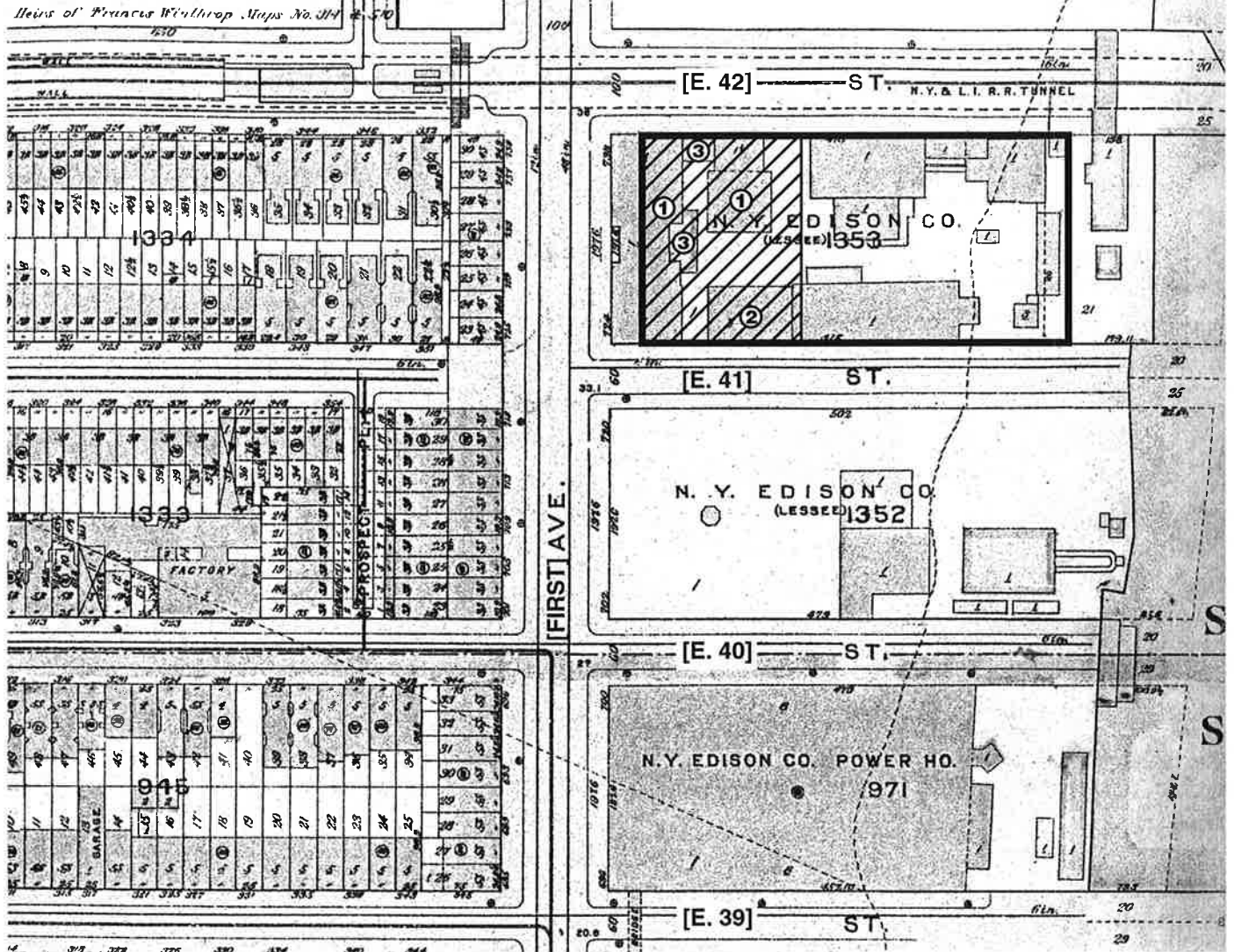
**BUILDING ZONE RESTRICTIONS
HEIGHT ZONES**






Properties this side of heavy line are in zone 2 and the height of buildings is restricted to 1 1/2 times the width of the street or avenue on which they front

74

**BUILDING ZONE
HEIGHT 2**

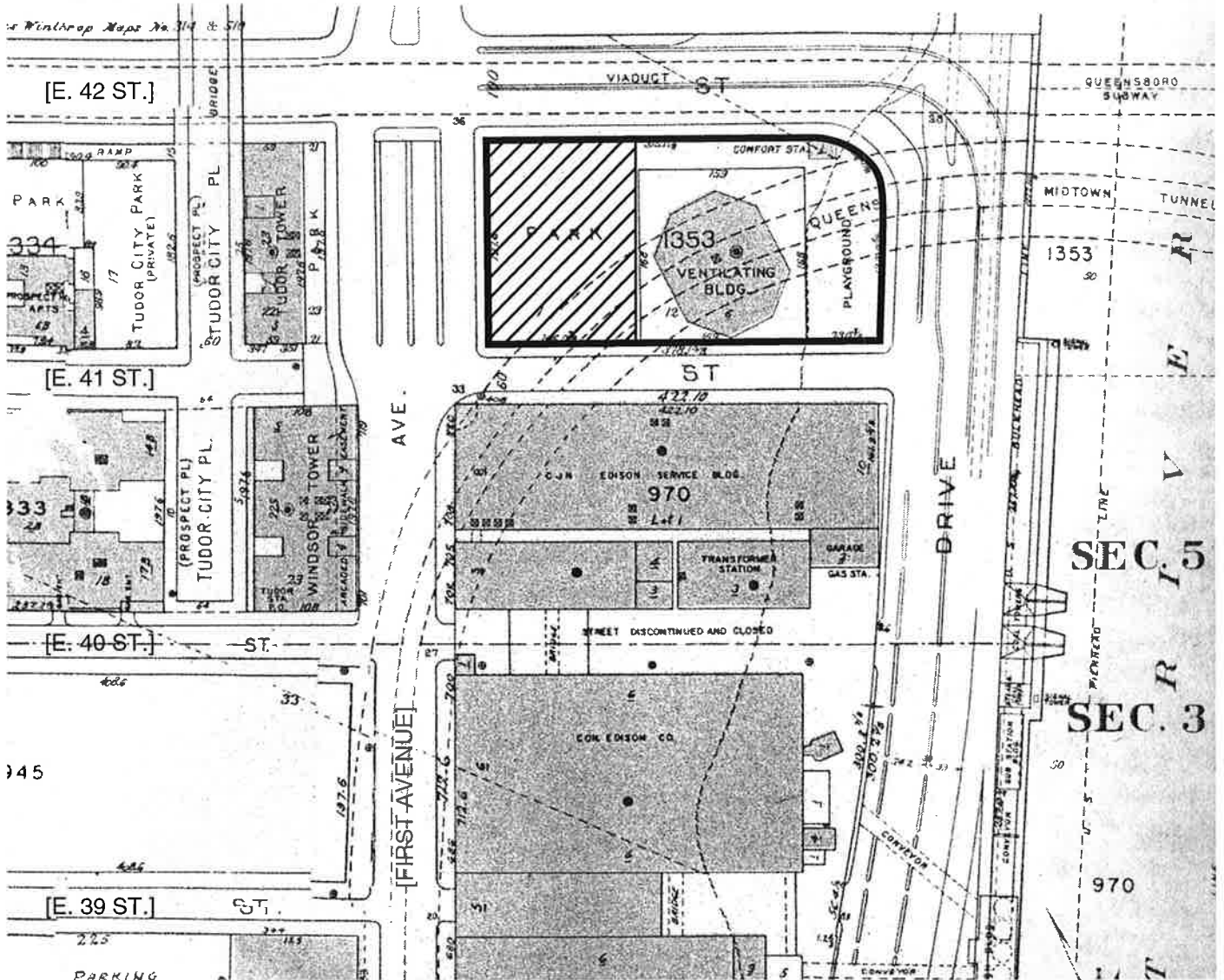
All properties this side of heavy line are in zone 2 and the height is restricted to two times the street or avenue on which they front



-  project block
-  project site
-  1-story brick
-  2-story brick
-  1-story brick faced frame

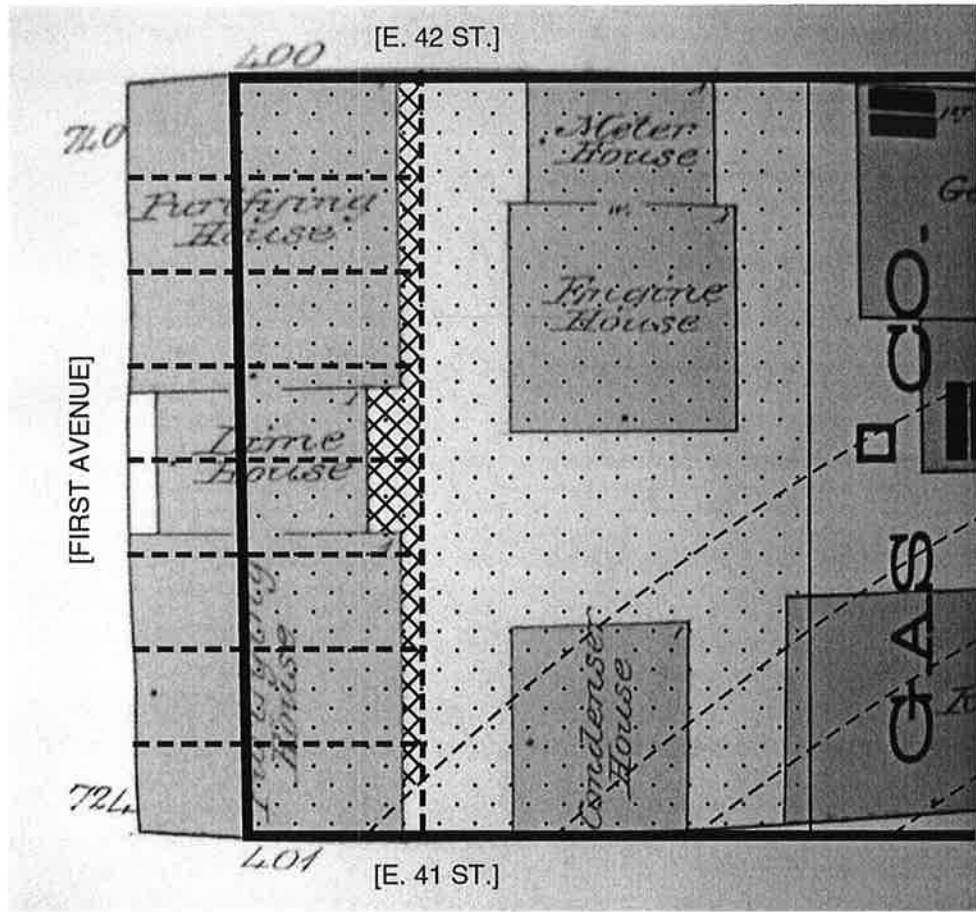







74



-  project block
-  project site





-  project block, part of
-  project site
-  tunnel, approx.
-  former house lot
-  area of potential concern



Note: 740 First Ave. appears to be a mistake; should be 738.

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Ownership on Block 1353, Lots 1- 4 and 47-59: 1639-1885

There are no instruments of record listed in the Index of Deeds between 1654 and 1819. In 1791, the property was acquired by Francis Bayard Winthrop (see Appendix A Table 1). It was part of a tract of land called the Winthrop Farm, or the Turtle Bay Farm, that ran from the Old Kingsbridge Road east to the East River and from approximately 49th Street south to approximately 39th Street. Along its northern boundary, the distance from the road to the high water mark was assumed to be 1,876 feet. To the north was the Martin Smith Estate, to the south, the land of the Kips family, known as Kips Bay Farm.

According to *Tuttle's Abstracts of Farm Titles* (Tract Reports [TR] Nos. 487, 488, 495) the land was granted by Governor William Kieft to George Homs (sic) and Thomas Hal (sic), tobacco planters, in 1639. On October 21, 1640, Thomas Hal (Hall) conveyed his undivided one-half interest to George Homs (Holmes). In a Confirmation of Patent dated July 4, 1677, Governor Richard Nichols granted to Priscilla, William, and John, the children of George Holmes, deceased, the property described as follows: stretching in breadth from Turtle Bay along the East River to the Creek or Kill next to Schepmoes land containing "100 [square] rod at thirteen foot to the rod."* Tuttle also documents the sale from Hall to Holmes (TR No. 488).

The abstracts cite a patent from Governor Francis Lovelace to Captain John Manning vesting the land in question in Thomas Holmes and subsequently, together with the rest of the tract, it was vested in John Ryckman who died siesed (sic) leaving a will dated January 1, 1732. The will named Cornelia Ryckman, Samuel Kip, and Abraham Van Vleck executors (LW1732 12:153). Cornelia Ryckman, John's widow, sold the main portion of the Turtle Bay Farm to Robert Long (deed not recorded but cited in LD 1791 288:503). In addition, there is a deed from the Mayor, Aldermen, and Commonalty of the City of New York to Robert Long, dated October 12, 1734 (Liber B, City Grants 263; TR No. 488).

On March 23, 1749, Robert Long and Mary Ashfield, his wife, sold the property to Sir Peter Warren. This deed is not recorded but is cited in LD 288:503. Sir Peter died in England in 1753, leaving his estate to his three daughters and only heirs, Ann, Lady Southampton; Charlotte, Countess of Abingdon; and Susannah, wife of Lieutenant-Colonel Skinner whose daughter, Susannah, later married Henry Gage (LW 19:277 on file at the Secretary of State Office in Albany).

According to TR No. 488, in 1791 the Gages were residents of Great Britain and gave power of attorney over sale of their New York property to Peter Kemble and John Watts, attorneys-at-law (1791 LD 81:468 January 26, 1791, acknowledged April 15, 1791, recorded December 16, 1808). Susannah Skinner gave her husband-to-be the property in a pre-marriage settlement. On October 21, 1791, the farm was sold to Francis B. Winthrop (1791 LD 288:503 acknowledged November 8, 1791, but not recorded until October 13, 1832). In the deed to Winthrop, Turtle Bay Farm comprised 100 acres.

The first deed listed in the Index of Deeds for Block 1353 (LD 147:1), executed on July 31, 1820, was from the heirs of Francis Bayard Winthrop -- John Still Winthrop and Harriet his wife, Francis B. Winthrop, Jr., and Elizabeth his wife, Charles W. Taylor and Cornelia Taylor (nee Winthrop), John M. Aspinwall and Charlotte Ann his wife (nee Winthrop), William H. Winthrop and Margaret Ann his wife, and Mary Jane Winthrop to Thomas Charles Winthrop, also an heir, for

a tract containing 28 acres. According to Winthrop's will, the Turtle Bay Farm was to be divided equally among his heirs. Farm No. 1, the portion belonging to Thomas C. Winthrop, was then sold to Jonathan P. Hall, the deed recorded on December 2, 1826 (1826 LD 212:142). Five years later, Hall's heirs sold the property to Thomas E. Davis (recorded March 10, 1831 LD 271:135,139). Davis then sold the property to Gertrude Cutting on February 1, 1833 (1833 LD 292:576). In 1852, Cutting obtained a Water Grant from the City of New York for land under the East River at the eastern end of the block.

The property remained vacant until 1871, when Gertrude Cutting's son Walter L. Cutting, who inherited the property from his mother (1864 LW 153:442), began to construct eight 4-story tenements on the west side of the block fronting on First Avenue. While in the process of being developed, the lots were sold to Theodore F. Hamilton in two parcels; Lots 1 through 4 in 1872 (November 15, 1872 LD1231:519) and Lots 47 through 50 in 1873 (May 27, 1873 LD1256: 253). Hamilton in turn sold the property to others. Then, in a series of buy backs and suits against Hamilton, Walter L. Cutting regained the entire block by 1879 and later sold the property to the Equitable Gas Light Company for \$365,000 (LD1871:367, 368, 371, recorded October 3, 1885).

* A rod is usually 16.5 feet

Table 1 Ownership on Block 1353, Lots 1- 4 and 47-59: 1639-1885

Date	Grantor	Grantee	Source	Liber:Page/ Date Recorded
3/15/1639.	William Kieft, Governor	George Homs [Holmes] & Thomas Hal [Hall], tobacco planters	Tract Report 487, 488, 495/Tuttle's Abstracts of Farm Titles	-----
10/21/1640	Thomas Hal [Hall]	George Homs [Holmes] ; one-half interest	"	-----
7/4/1677	Richard Nichols	Priscilla, William & John, children of George Holmes, dec'd,	"	Confirmation of Patent
---	Unknown	John Ryckman	"	-
1/10/1732	John Ryckman	Cornelia Ryckman, Samuel Kip, Abraham Van Vleck, executors.	"	LW 12:153
2/21/1671	Governor Francis Lovelace	Captain John Manning	"	3 Patents on file, Sec'y of State Off., Albany
---	Cornelia Ryckman	Robert Long	Deed	Deed not recorded, cited in L 288:503
10/12/1734	Mayor, Aldermen, & Commonalty, City of New York	Robert Long	"	Liber B, City Grants 263.
3/23/1749	Robert Long & Mary Ashfield, his wife	Sir Peter Warren	Deed	Deed not recorded; cited in LD 288:503 (see below)
	Sir Peter Warren	Ann, Lady Southampton; Charlotte, Countess of Abingdon; Susannah, wife of Lieutenant-Colonel Skinner	"	LW 19:277 on file, Sec'y of State., Albany
10/21/1791	Susannah Gage, nee Skinner, and Henry Gage et al	Francis B. Winthrop	Deed	LD 288:503/ 10/13/1832
12/16/1808	Susannah Gage, nee Skinner, & Henry Gage	Peter Kemble & John Watts; attorneys at law	"	LD 81:468
6/1/1813	Francis Bayard Winthrop	Heirs, see below Deed L147:1	Will	LW 53:584/ Proved 5/20/1817
8/7/1820	John Still Winthrop, Francis B. Winthrop Jr., William H. Winthrop, Mary Jane Winthrop, Charles W. & Cornelia Taylor, & John M. & Charlotte Ann Aspinwall, heirs of Francis Bayard Winthrop	Thomas Charles Winthrop, heir of Francis Bayard Winthrop	Deed (of Division)	LD 147:1/ 8/7/1820

Table 1 Ownership on Block 1353, Lots 1- 4 and 47-59: 1639-1885 (continued)

Date	Grantor	Grantee	Source	Liber:Page/ Date Recorded
9/6/1823	Thomas Charles. Winthrop	Georgiana, Maria Kane	Deed	LD 201:333/ 4/18/1826
--	Thomas Charles & Georgiana Winthrop, Maria Winthrop	Jonathan P. Hall	Deed	LD 212:142/ 12/2/1826
5/17/1827	Mortgage given by Globe Insurance Co	Jonathan P. Hall	Mortgage	LM 101:542
	Charles Hall, Henry Hall, Sarah Hall, heirs of Jonathan P. Hall	Thomas E. Davis	Deed	LD 271:135,139/ 3/10/1831
2/1/1833	Thomas E. Davis	Gertrude Cutting	Deed	LD 292:576/ 3/4/1833
1/31/1852	Mayor, Aldermen, & Commonalty, City of New York	Gertrude Cutting	Water Grant	H:570:57
2/21/1852	Mayor, Aldermen, & Commonalty, City of New York	Gertrude Cutting	Deed	LD 588:486
7/11/1864	Gertrude Cutting	Walter L. Cutting	Will	LW 153:442/ Proved 7/25/1864
11/15/1872	Walter L. Cutting; Lots 1 thru 4	Theodore F. Hamilton	Deed	LD 1231:519/ 11/29/1872
5/27/1873	Walter L. Cutting; Lots 47 thru 50	Theodore F. Hamilton	Deed	LD 1256:253/ 5/28/1873
11/29/1872	Mortgage given by Walter L. Cutting	Theodore Hamilton	Mortgage	LM 1094:363
--	Theodore F. Hamilton; Lots 1, 47, 48	Joseph W. Duryee	Deed	LD 1284:66/ 2/28/1874
--	Theodore F. Hamilton; Lot 3	James D. Trimble	Deed	LD 1272:601/ 3/17/1874
--	Theodore F. Hamilton; Lot 4	James Sweeney	Deed	LD 1276:545/ 4/21/1874
--	Walter L. Cutting*	Equitable Gas Light Company.	Deed	LD 1871:367, 368, 371/10/3/1885

*In a series of transactions and several suits brought against Theodore Hamilton et al, the entire block was regained by Walter L. Cutting by September 1885