

Phase IA Historical Documentary Report and Archaeological
Assessment of 50 Bowery (Block 202, Lot 23), New York, New York



Prepared for:

50 Bowery LLC
183 Centre Street – 6th Floor
New York, New York 10013-4118

Prepared by:

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

December 2013

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MANAGEMENT SUMMARY TABLE

Involved State/Federal Agencies:	None
Phase of Survey:	Phase IA Documentary Study and Archaeological Assessment
Location Information:	New York, New York New York County
Survey Area:	New York City Block 202, Lot 23: 75' x 200'
USGS 7.5 Quad Map:	New York, New York
Archaeological Survey Overview:	Several historic properties within the current project area ranging from the eighteenth to nineteenth century
Results of Archaeological Survey:	Recommendation of Archaeological Monitoring During Construction
Results of Architectural Survey:	
Buildings within Project Area:	0
Buildings adjacent to Project Area	N/A
Previous N/R Buildings:	0
Eligible N/R Buildings	0
Report Authors:	Alyssa Loorya, M.A., MPhil., R.P.A. Diane George, M.A., MPhil., R.P.A. Christopher Ricciardi, Ph.D., R.P.A.
Date:	November 2013

MANAGEMENT SUMMARY TEXT

In October 2013 Chrysalis Archaeological Consultants (Chrysalis) was contracted by 50 Bowery LLC, to undertake a Phase IA Documentary Study and Archaeological Assessment for the proposed redevelopment of their property at 50 Bowery, Block 202, Lot 23, New York (New York County), New York.

Located in the area today known as Chinatown in the southern portion of Manhattan Island, the site is bounded by Bowery to the east, Elizabeth Street to the west, with Canal Street to the north and Bayard Street to the south. The entrance to the Manhattan Bridge Plaza is directly across the street from the site. The site is currently owned by 50 Bowery LLC who is renovating the site from existing mixed commercial use into a hotel.

As the project is privately funded, the site is not subject to the City Environmental Quality Review Act (CEQRA), the State Environmental Quality Review Act (SEQRA) or Section 106 of the Historic Preservation Act, 1966, as amended. The work undertaken was at the discretion of 50 Bowery LLC. Review and approval of the report by The City of New York – Landmarks Preservation Commission (LPC) or the New York State Office of Parks, Recreation and Historic Preservation (NY SHPO) is not required.

The purpose of this study is to provide documentary history and information to determine the archaeological potential of the site. The study was to determine if the site may be sensitive for archaeological deposits that would be impacted by the proposed development as well as provide a recommendation for further action, should the potential for disturbance to buried cultural resources exist.

The project area retains the potential for the recovery of material remains from the eighteenth and early nineteenth centuries within the proposed excavation for a new basement. This excavation will encompass a majority of the site impacting areas that have not previously excavated. It is recommended that Phase IB Archaeological Monitoring of the excavation for the basement be considered as part of the construction process. This would allow for the documentation and recovery of any *in situ*, potentially significant, cultural material resources.

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ACKNOWLEDGEMENTS

Chrysalis Archaeology would like to thank Jonathan Chu, Lauren Chu and David Ho from 50 Bowery LLC for the opportunity to work on this interesting property and project. We appreciate your understanding, respect and support of the archaeological process throughout. Anton Plano (Allied CMS) was also instrumental in providing assistance and support to the project team.

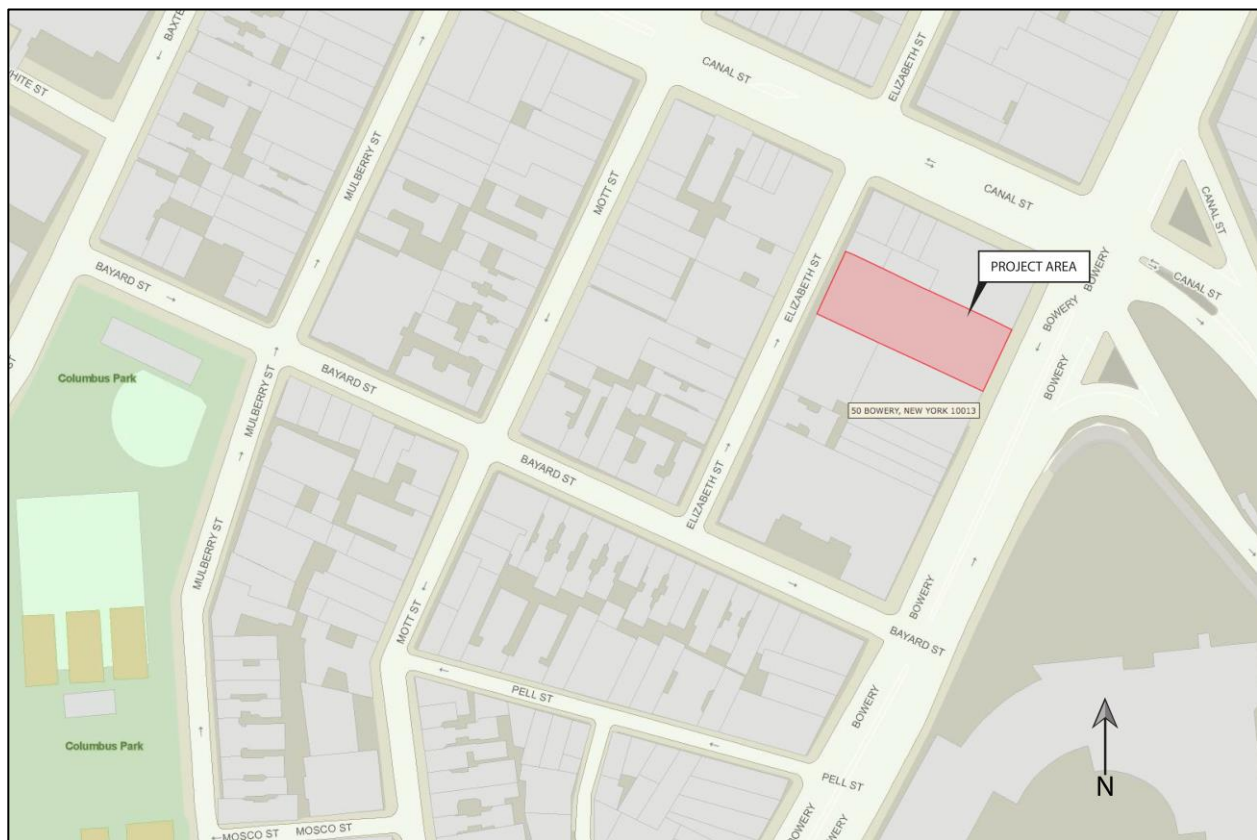
Thanks to Simeon Bankoff, Executive Director, Historic Districts Council for providing his unique perspective on the project. Kerri Culhane, Architect, for providing background information on the area. Joseph Ditta from the New York Historical Society for help with last minute research and finding that unique item. Amanda Sutphin, Director of Archaeology, the City of New York – Landmarks Preservation Commission for her guidance throughout the project.

Finally thanks to the rest of the Chrysalis team for dropping everything to assist in the research and development of this report.

I. INTRODUCTION

In October 2013 Chrysalis Archaeological Consultants (Chrysalis) was contracted by 50 Bowery LLC, to undertake a Phase IA Documentary Study and Archaeological Assessment for the proposed redevelopment of their property at 50 Bowery, Block 202, Lot 23, New York (New York County), New York (Map 01).

Located in the area today known as Chinatown on the southern portion of Manhattan Island, the site is bounded by Bowery to the east, Elizabeth Street to the west, with Canal Street to the north and Bayard Street to the south. The entrance to the Manhattan Bridge Plaza is directly across Bowery from the site. The site, currently owned by 50 Bowery LLC, is to be renovated from existing mixed commercial use into a proposed hotel.



Map 01: Project Area map (NYC GIS 2013).

As the project is privately funded, the site is not subject to the City Environmental Quality Review Act (CEQRA), the State Environmental Quality Review Act (SEQRA) or Section 106 of the Historic Preservation Act, 1966, as amended. The work undertaken was at the discretion of 50 Bowery LLC. Review and approval of the report by The City of New York – Landmarks Preservation Commission (LPC) or the New York State Office of Parks, Recreation and Historic Preservation (NY SHPO) is not mandated.

The purpose of this study is to determine if the site may be sensitive for archaeological deposits that would be impacted by the proposed development as well as provide a recommendation for further study, should the potential for disturbance to buried cultural resources exist.

In the course of this study the following research collections were accessed: the City of New York Landmarks Preservation Commission (LPC), the New York Public Library, the New York Historical Society additional institutions and digital collections.

Upon submission of the draft version of this report to 50 Bowery LLC, several comments and questions were poised. The responses to these inquiries are presented in Appendix D.

Alyssa Loorya, M.A. MPhil., R.P.A., Diane George, M.A., MPhil., R.P.A. and Christopher Ricciardi, Ph.D. R.P.A., served as the authors of this study. Documentary research was undertaken with the assistance of Eileen Kao and Lisa Geiger. All work was performed in accordance with the NY SHPO, LPC and New York Archaeological Council guidelines and regulations.

II. SITE PROPOSAL AND THE AREA OF POTENTIAL EFFECT (APE)

The project area is currently planned for redevelopment into a hotel complex. The 50 Bowery Hotel project is a 229 room hotel project with large food/beverage and public space components. The building will have 114,000 net square footage and 19 occupied floors, excluding cellar. The cellar is projected to be approximately 13' below street grade. The project programming for the hotel includes: BOH space and a small bar in the cellar; lobby and large food service on ground, large indoor and outdoor event and public space on the second floor, guestrooms floors 3-18, 19th floor has an indoor/outdoor bar.

Currently, the existing structure on site is in the process of being demolished and removed. Construction for the new structure is anticipated to commence in the last quarter of 2013.

For the purposes of this study, the Area of Potential Effect (APE) is considered the entire project area (see Map 01).

III. GENERAL BACKGROUND

This section provides a general background history of the area. It is to provide context for the specific site history presented below and not meant to be an exhaustive summary of the history of the Bowery. Portions of this section are modified from Loorya and Ricciardi 2005. A detailed historical overview of the area can be found in John Milner and Association (JMA) (JAM 2000).

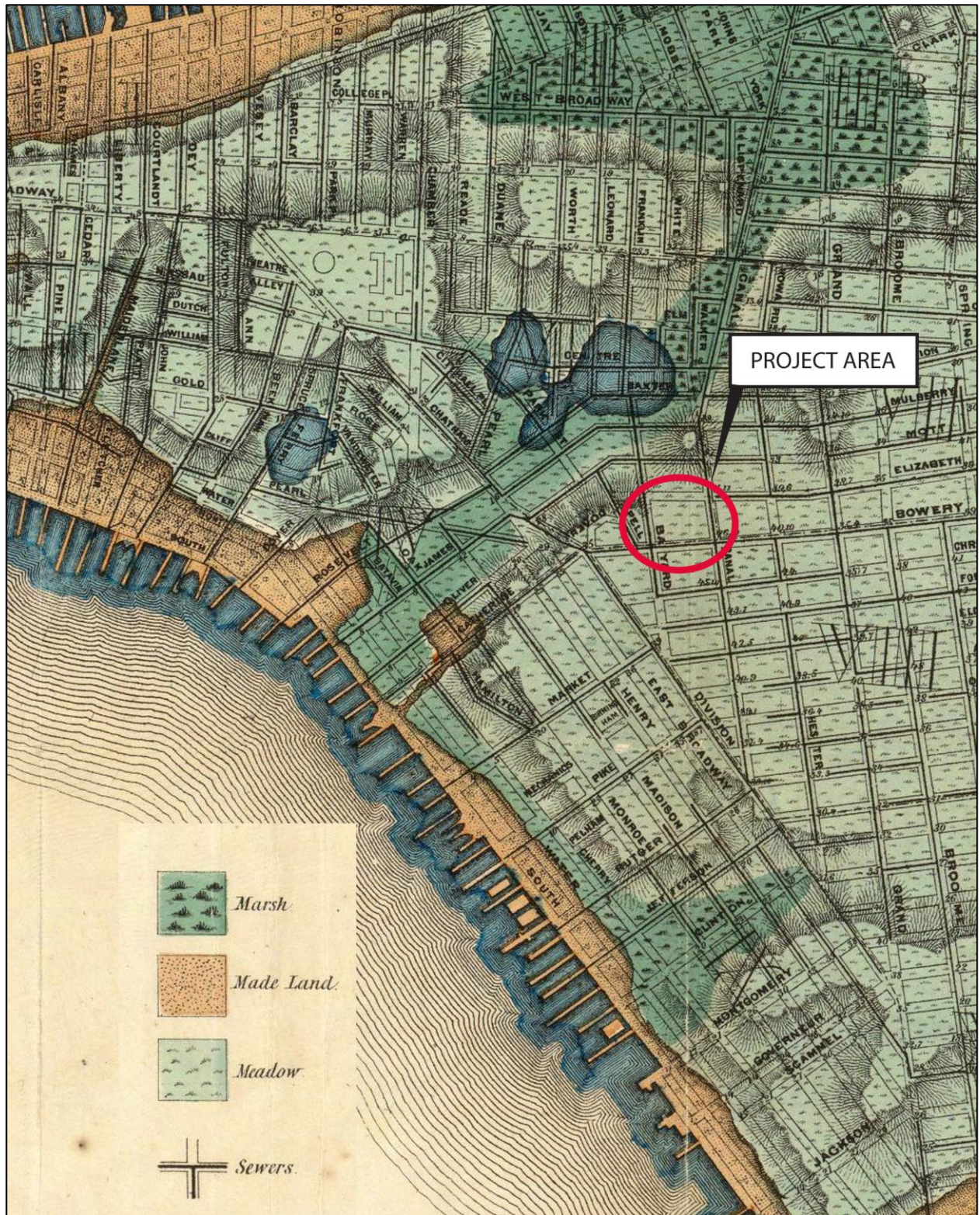
GEOGRAPHIC SETTING

The island of Manhattan was formed, in part, during the last glacial period, approximately 12,000 years ago, and is comprised mostly of medium to high grade mica schist metamorphic rock that is fairly close to the current surface, and covered with glacial till. Sections of lower Manhattan, the southern tip of the island, including the specific project area, consisted of swamp and marsh land connected by streams that fed into the Noort (Hudson) River and the East River (Schuberth 1968:9, 65-66, 80-81; Isachsen et. al. 2000:47-48; Burrows and Wallace 1999:359).

The area of lower Manhattan was also somewhat hilly, which is consistent with the action of the retreating ice shelf. During the historic period most of the hills within this area were leveled to fill in the various ponds, including the Collect Pond, as well as the streams that extended to both the North (Hudson) and East Rivers (Image 01). Early maps of the area confirm this marshy landscape. The 1864 Viele map of original landscape features provides an excellent orientation to the original landscape in relation to the modern-day street grid. The Viele map depicts the project area as being a marshy/swampy hilly area (Map 02). The modifications that would occur to create the present-day landscape, landfilling of the ponds and marshy areas as well as leveling hills, occurred between the late eighteenth through the early nineteenth centuries (Homberger 1994: 51; Cohen and Augustyn 1997: 28, 94-95, 121, 136-138 and Figures 3-5, 9; Burrows and Wallace 1999:359).



Image 01: Collect Pond Bayard Mount in the vicinity of the project area (Robinson 1798).



Map 02: 1865 Viele map showing natural topography of project area.

THE PREHISTORIC PERIOD

Archaeological evidence of Native American settlement and activity within what is today the City of New York extends back to the Paleo-Indian period (c. 10,000 B.C. – 8,000 B.C.). However few sites have been excavated and/or recorded by modern archaeologists (Cantwell and Wall 2001:40). Native American occupation of the current New York City area is, in general, poorly researched, reported on and understood. Due, in part, to the obvious changes in cultural occupation and landscape development since the turn of the seventeenth century, much of the Native American history has been obliterated by the development that has occurred since European contact and settlement.

Several factors have helped to reduce the degree of documented history and research potential with regard to Native Americans. First, it would appear that permanent settlements by Native Americans in the form of villages did not occur until fairly late, post 1400. These villages were made of wood and were compromised due to radical modifications to the landscape by European settlers. Secondly, with the arrival of Europeans, Native American settlement and influence in the area quickly diminished. Third, the early European settlers in the area did not establish or maintain amicable relations with the local Native American groups and therefore did not portray them well in recorded history. Finally, the majority of uncovered Native American sites within the area were either located on the highly disturbed fringes of the City or were excavated by “avocational archaeologists” at the turn of the twentieth century when Native American artifacts were highly prized, thus destroying the Native American history without proper documentation (Lenik 1992; Cantwell and Wall 2001; Bolton 1920, 1922, 1934; Burrows and Wallace 1999).

The local Native American group that inhabited the project area was considered to be the Manhattas, whose name inspired the Europeans in naming Manhattan Island (Armbruster 1918), part of the Algonquian speaking Lenape (Delaware) tribe (Bolton 1922). It has been determined that early Native American inhabitants of the area systematically exploited the coastal resources of the area (Kraft 1986).

Available evidence suggests that subsistence and occupation among Native American groups in the area was seasonal and that they practiced a hunting and gathering economy that utilized the abundance of water resources in the area (Ceci 1977, 1982). During the summer months, groups would aggregate in large base camps that spilt during the other seasons to occupy smaller hunting, fishing, or plant procurement locations. Agriculture became predominant during the Late Woodland period (1,000 A.D. – European Contact) (Ceci 1979-1980). By the time of European settlement in the early seventeenth century, the Native Americans kept fields in which they grew a triad of corn, beans, and squash, along with some other domesticated plants (Truex 1982).

CONTACT PERIOD

At the time of European contact as many as 15,000 Native Americans inhabited the New York City area (Burrows and Wallace 1999:5). A Native American campsite was reportedly located just north of the Fresh Water Pond (i.e. Collect Pond) along the north-south foot trail that lay in the vicinity of the project area (Lenik 1992; Burrows and Wallace 1999). This trail traversed the Island, extending from Battery Park to Inwood. The camp was known as Warpoes and the general area was described as having shell heaps during colonial times (Bolton 1920: 79; Burrows and Wallace 1999: 6-7; Parker 1922:630, plate 192). Soon after the arrival of the Europeans a majority of the Native American population was decimated by a combination of war and disease (Burrows and Wallace 1999:8; Ritchie 1958; Levin 1980).

THE HISTORIC PERIOD

The project area historically lay within the outer fringes of the settled city and served as an industrial area. Population growth at the end of the eighteenth century enveloped the area making it part of the Sixth Ward, best known as the location of the Five Points neighborhood and home to the immigrant community that came to embody tenement life on the lower east side of Manhattan (JMA 2000).

THE SEVENTEENTH CENTURY

The Dutch settled New Amsterdam in 1624 with the arrival of thirty families to New Netherland (Burrows and Wallace 1999:36). Soon after their arrival then Governor Peter Minuit “purchased” Manhattan Island for what was determined to be twenty-four dollars worth of material goods (O’Callaghan 1864; Homberger 1994). The colony was established as part of the Dutch West India Company, which provided many incentives to encourage settlement in the New World.

By 1664, the Dutch had surrendered control of New Amsterdam to the English who renamed the colony New York. Within a short period of time the Great Dock was built along the East River firmly establishing the city’s position as a base for commercial and capital activity in the New World. By 1680, the City of New York, at this time solely Manhattan Island¹, contained approximately 400 buildings. Many of the houses were built in the Dutch style. Toward the end of the seventeenth century the City’s population reached approximately 3,000 (Burrows and Wallace 1999; Cantwell and Wall 2001; Rothschild 1990; Brodhead 1871; Jameson 1909).

A series of wars between European settlers and Native Americans resulted in orders from the Dutch Administration in 1656 and 1666 that all settlers outside the formal city limits were to band together and establish larger villages. This led to the first true settlement within the area of the Collect Pond. The first village was located on the banks of the pond on land owned by Wolphert Webber and Thomas Hall. The second village was located slightly north of the Boston Post Road on the northern side of the Collect Pond (JMA 2000).

¹ The incorporation of the outer boroughs, The Bronx, Queens, Richmond (Staten Island) and Kings (Brooklyn), which would form the greater City of New York, did not occur until 1898.

THE EIGHTEENTH CENTURY

The City of New York continued to grow during the first half of the eighteenth century. However, the majority of the growth was confined to the southern tip of the island and the majority of Manhattan Island remained sparsely populated above present day Canal Street. Mercantilism, consumerism and agrarian ways of life were the norm until the Revolutionary period when New York became an occupied city (Burrows and Wallace 1999; Cantwell and Wall 2001; Rothschild 1990; Brodhead 1871; Jameson 1909).

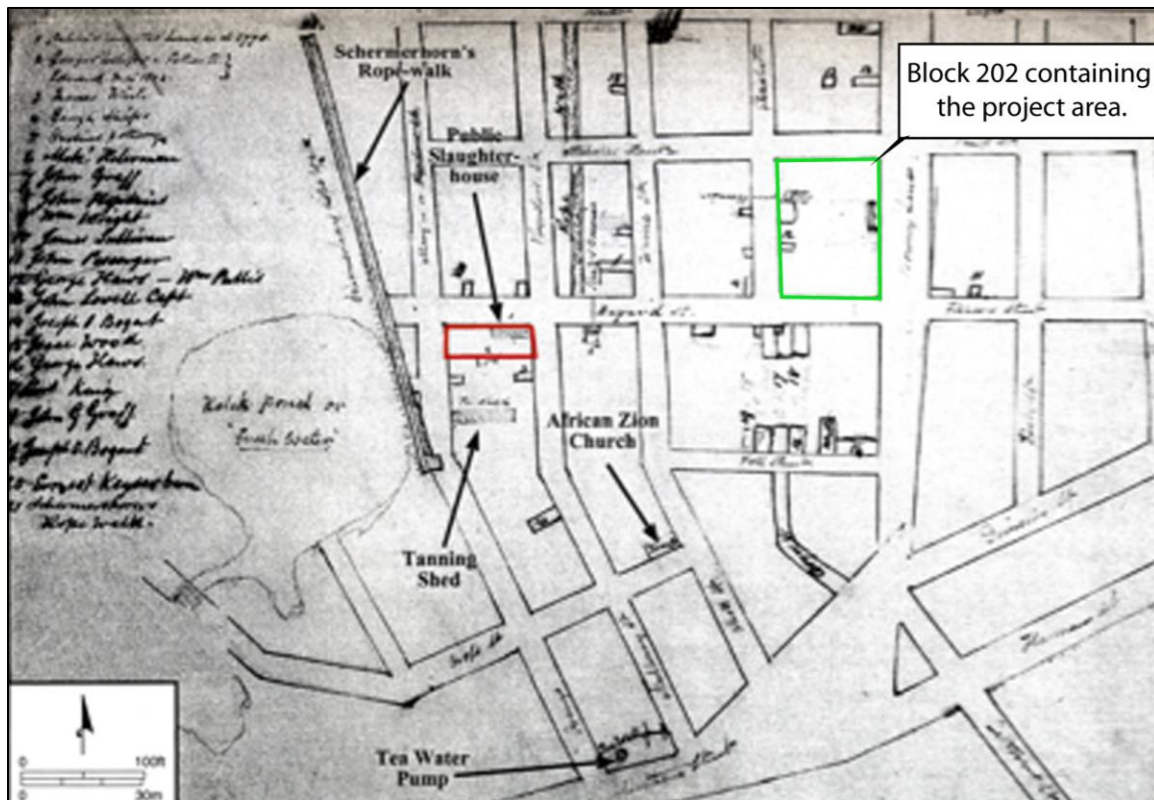
During the early eighteenth century a palisade separated the settled city from the wilderness to north. The palisade added to the division already caused by the natural boundary of the Collect Pond (or Fresh Water Pond) which restricted travel and development on the northern part of the Island. The Collect Pond was an approximately five acre fresh water body with a related system of streams and marshes. It lay in a valley at the northern limits of the city approximately one and one half miles from The Battery at the southern tip of Manhattan Island. The system of streams associated with the pond stretched southwest from the North River through to an outlet on the East River at Pearl Street. A thin spur of land separated the eastern outlet of the Collect Pond from a larger marshy area of land, known as Beekman's Swamp. The Collect was home to migrating waterfowl, deer and a variety of other species including fish. The lands beyond the Collect Pond and Beekman's Swamp, such as Lispenard's Meadow, served as country retreats for wealthy residents of the City (Burrows and Wallace 1999). The eastern bank of the pond extended to the area of present day Columbus Park.

The area adjacent to the east and north of the Collect Pond housed a wide array of industry in the eighteenth century as the area was sufficiently removed from the settled city and the pond provided a source of water. Several tanneries and potteries were established in the area and some owners and workers of these establishments resided in the area. The Post Road, the main road north, traveled through this area and eventually led to the establishment of taverns, breweries and inns in the area. It was also an area in which African and Jewish persons appropriated lands to bury their dead along as well as the growing area's Potters Field (JMA 2000).

As the city spread northward artisans and other non-traditional members of society came to this area looking for space to work and live. As the eighteenth century progressed the dirt tracks that passed through this area, now known as the Collect district, became cobbled streets lined with wooden houses and shops. The road from New York ran along the eastern bank of the Collect where several taverns and inns were established. Among these establishments was the Bull's Head tavern. This was nearby the city's first public slaughterhouse built by Nicholas Bayard, one of the city's most prominent butchers, in 1754. The location of this establishment was at the corner of (present-day) Bayard and Mulberry streets. It served as the City's primary slaughterhouse until the 1780s and continued its operations into the nineteenth century. Many of the city's butchers, including Henry Astor who owned the project area, lived nearby, selling their meats from stalls in the city run markets. Animals purchased from the butchers were all killed and dressed at Bayard's slaughterhouse indicating the importance of this industry in the area (JMA 2000, Greenhouse 1994).

As industry continued to develop in this area jobs became plentiful and many workers chose to settle in the area. The growth of the district led to the founding of new streets. In the winter of 1763 Orange (present-day Baxter Street) and Cross Streets were laid out. Both streets accommodated the shoreline of the Collect and were oriented at oblique angles south of Bayard Street providing direct access to Bayard's slaughterhouse (JMA 2000, Greenhouse 1994).

Insight to the eighteenth century landscape of this area is provided by the Kollekt map. This map was sketched around the turn of the nineteenth century by a laborer, who lived and worked in the area. The map depicts the east side of lower Manhattan as a continuum from the Revolutionary period to the turn of the nineteenth century. The author of the map identified important landscape features such as places of industry, the slaughterhouse where he worked, the African Zion Church and some housing. As a continuum, the map provides an overview of the transition of the area from natural landscape, to industrial to an urban neighborhood, shown through the modern street grid depicted on the map (Map 03).



Map 03: Kollekt Map ca. 1800-1825 (modified from JMA 2000).

Throughout the eighteenth century the Fresh Water Pond became increasingly polluted as nearby residents used the pond as a common sewer, dumping dirty wash water, adding to the waste and run off from the potteries, breweries and tanneries that were situated along the southern and eastern banks of the pond. During the Revolutionary period the growth of the City slowed. After the War however New York briefly served as the Capital of the United States and with that distinction, development began at an accelerated pace (Burrows and Wallace 1999; Cantwell and Wall 2001; Rothschild 1990; Brodhead 1871; Jameson 1909).

THE NINETEENTH CENTURY

To accommodate the development and population growth that was occurring after the Revolutionary War the City's street commissioner enacted a plan to fill the Collect Pond, raze the hills along Broadway and close the African Burial Ground. The City purchased large tracts of land establishing streets throughout the Collect district. Many of the landowners sold profiting from the increased value of their land now rezoned for residential and commercial development. The Collect Pond was filled in 1808 but some, including the Lorillard's tannery, the slaughterhouse and the cattle market continued to remain active in the area. However, by 1811 all of the former industry had moved from the area (JMA 2000, Greenhouse 1994).

During the first two decades of the nineteenth century thousands of immigrants arrived in New York City tripling the population. Housing demands led to the boom of tenement housing within the city and the former Collect district became one such neighborhood. Not long after the Collect had been filled it began to sink, the odor became foul and the buildings in the area depressed. The area soon became host to one of the world's most renowned tenement neighborhoods, known for its wretched living conditions and rampant crime, earning names such as "murderer's alley" and "den of thieves" (JMA 2000). The area known as "Five Points" or "the Bend" has been well documented historically.

The realities however go beyond the widespread reputation. The neighborhoods in this vicinity, Five Points, the Bowery, the Lower East Side were densely populated multi-ethnic neighborhoods mixing residential commercial and industrial aspects bringing together a wide range of immigrants.

THE BOWERY

The neighborhood known as the Bowery is the eastern border of "Five Points" and its boundaries are roughly defined as East 4th Street (and the East Village) to the north; Allen Street (and the Lower East Side) to the east; Little Italy to the west; and Canal Street (and Chinatown) to the south².

The Bowery itself is a street that runs from Chatham Square at Park Row, Worth Street, and Mott Street in the south to Cooper Square at 4th Street in the north. It is a broad crooked arc that began as a Native American trail, later adopted by the Dutch. In the 17th century, the road branched off of Broadway at Fort Amsterdam leading to the homestead and *bouweji* of Peter Stuyvesant, Director-General of New Netherland. "Bouweji" is the Old Dutch word for "farm", Bowery is the Anglicization of the word.

For many years the Bowery was the only road in and out of Manhattan. Drovers bringing cattle to market at the Bull's Head, businessmen and travelers followed this route into the City, which was lined with taverns and hotels. It is the oldest thoroughfare on Manhattan Island.

² This technically places the project site in the Five Points neighborhood – but its history and character is in line with that of the Bowery.

Sarah Kemble Knight described the Bowery as a leisure destination for residents of New York City in her journal (1704-1705):

Their Diversions in the Winter is Riding Sleys about three or four Miles out of Town, where they have Houses of entertainment at a place called Bowery, and some go to friends Houses who handsomely treat them. [...] I believe we mett 50 or 60 slays that day—they fly with great swiftness and some are so furious that they'le turn out of the path for none except a Loaden Cart. Nor do they spare for any diversion the place affords, and sociable to a degree, they'r Tables being as free to their Naybours as to themselves.

Bowery Lane appears on the earliest maps of the area surrounded mostly by open lands. The 1766 Montresor map (Map 04) shows the first few streets of the Bowery lined with buildings that formed a solid frontage. The nearby Collect District was an industrial area containing tanneries, potters and the public slaughterhouse.

As the City expanded and continue to move northward the area became more developed. The street gained in respectability and elegance, becoming a broad boulevard, as well-heeled and famous people moved their residences there. In addition to taverns and restaurants the area became the loci for theatre.

New waves of population growth and immigration ensured the area would continue to change. By the time of the Civil War, the houses and shops had given way to low-brow concert halls, brothels, German beer gardens, pawn shops, tenement housing and flophouses. The Bowery, also become the turf of one of America's earliest street gangs, the Bowery Boys.

In the late 1870s and early 1880s the saloon, gambling, and entertainment-filled district attracted a transient population. From 1878 to 1955 the Third Avenue El ran above the Bowery. The Bowery's fortunes declined in the early twentieth century. No longer an entertainment district, it remained a center of transience, homelessness, and vice. "It is filled with employment agencies, cheap clothing and knickknack stores, cheap moving-picture shows, cheap lodging-houses, cheap eating-houses, cheap saloons ... Here, too, by the thousands come sailors on shore leave, —notice the 'studios' of the tattoo artists, —and here most in evidence are the 'down and outs'." (Frank and Carr 1919:378).

By the second quarter of the twentieth century, crockery, restaurant supply houses, and store fixture businesses lined the Bowery from Grand to East Houston; the diamond district centered on the Bowery & Canal. A new wave of Chinese immigrants began to settle Chinatown, dramatically altering the geographic extent of Chinatown, as it moved well beyond the boundaries of its historic core of Doyers, Pell and Mott Streets, south of Canal Street. The lower Bowery, historically a Main Street of working class immigrants such as the Irish and German, and later the Italian and Jewish, continued to perform this function when it was incorporated into Chinatown post 1965.



Map 04: 1767 Montresor - A Plan of the City of New York and its Environs.

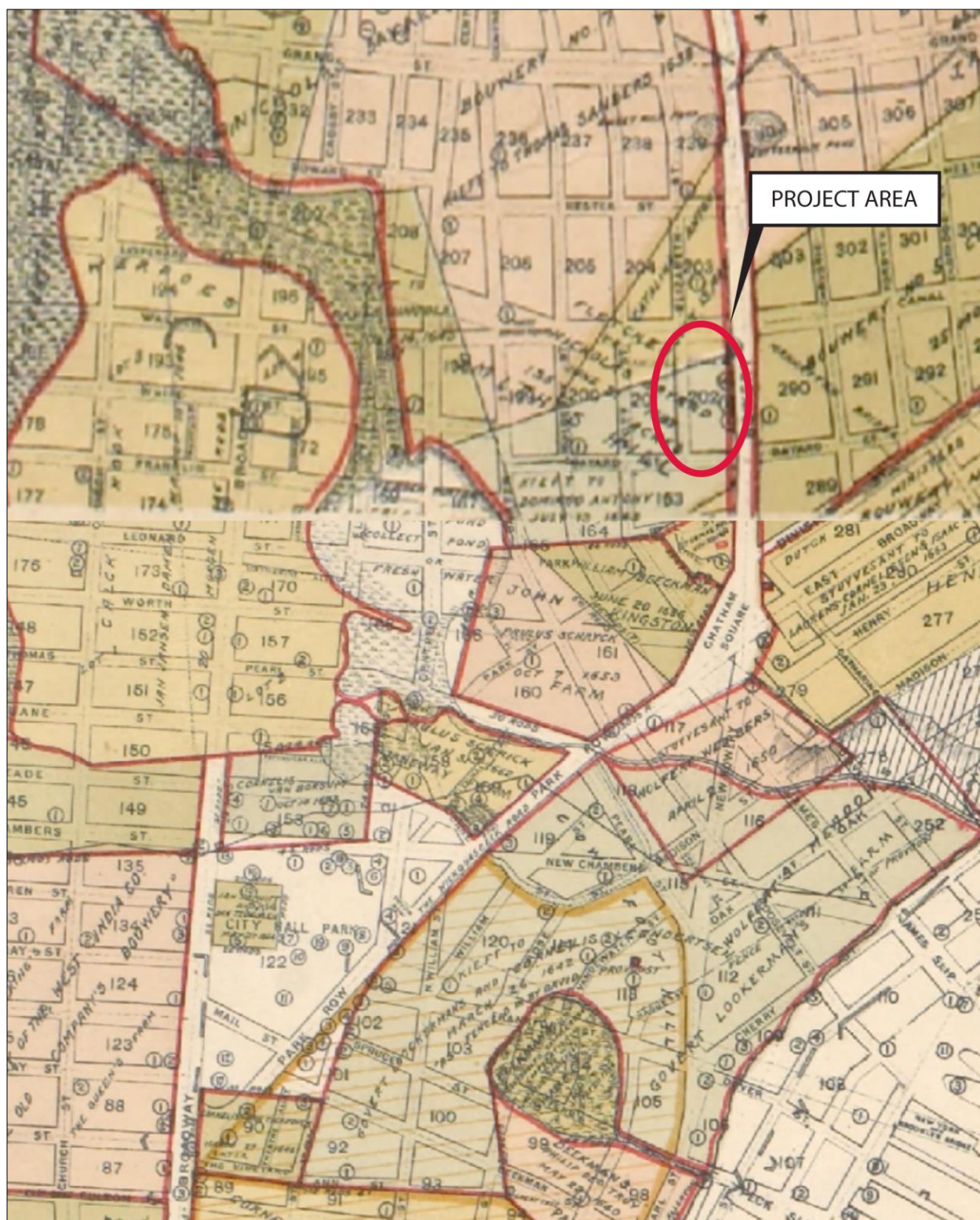
IV. SITE HISTORY

The project location at 50 Bowery, Block 202, Lot 23 is a rectangular shaped plot of land covering the entire 200' width of the block, from Bowery to Elizabeth Street, and measuring approximately 75' in the front and rear along those two streets. It includes former lots 22, 8, 9 and 10. This section discusses the ownership and occupation of this lot, presenting a history of the site. A complete record of conveyances and tax assessments for the property is presented in Appendix B and C.

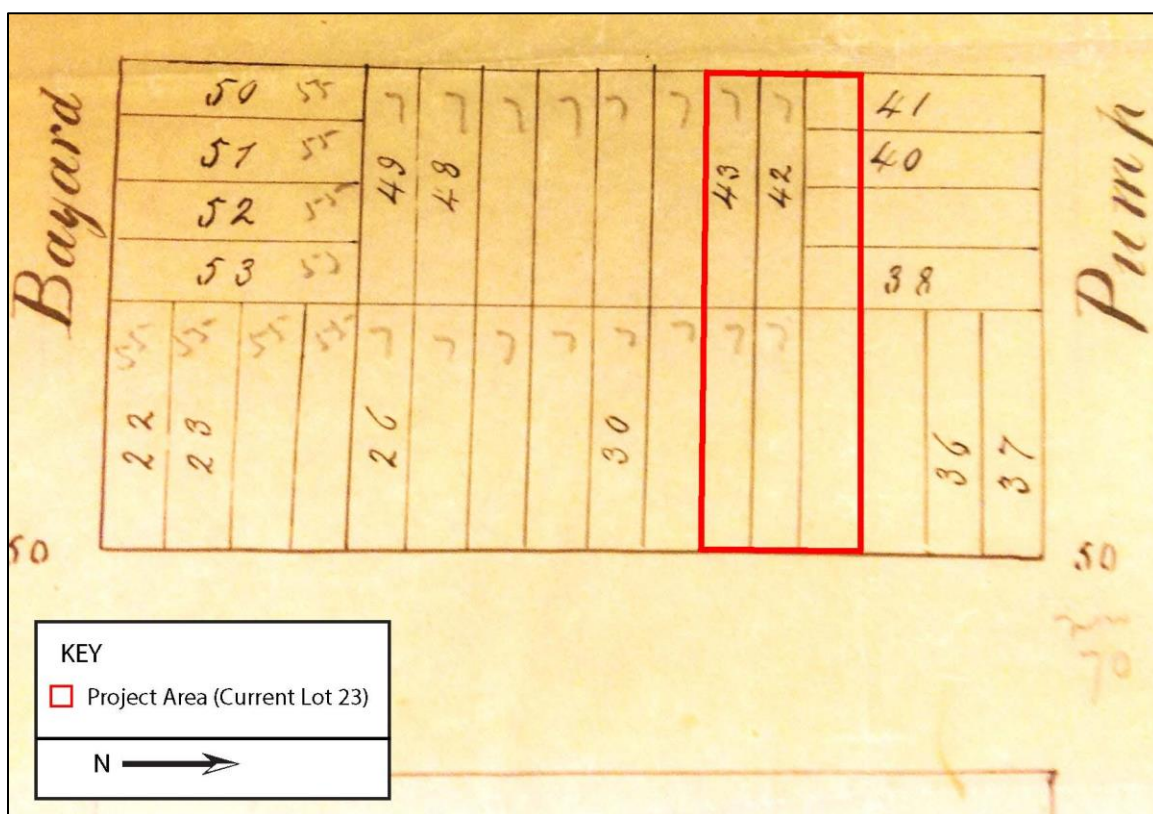
During the early years of settlement the area around Block 202 was rural and sparsely settled. The first known transactions involving the project area after Dutch settlement were two 1643 grants by the Dutch governor Willem Kieft: twelve acres of land to Domingo Antony and eight acres to Catalina Antony, widow of Joachim (Stokes 1915-1928 6:73-74) (Map 05). Both Domingo and Catalina Antony were described in the conveyances as "negroes" and had likely been enslaved by the Dutch West India Company and given the land upon being granted their freedom (Singleton 1909:155). The boundary between these two farms crossed through Block 202. Augustine Herman purchased both properties in 1668, by which time Domingo Antony had passed away (Stokes 1915-1928 6:73-74). Herman was a merchant from Bohemia who worked for the Dutch West India Company. He transferred the Domingo Antony farm to Nicholas Bayard, his brother-in-law, in 1672 (Stokes 1915-1928 6:73-74). In 1697, this land was incorporated into a larger farm granted to Bayard by Benjamin Fletcher, the Provincial Governor of New York (New York City Index of Conveyances, General Statement of Early Title).

Bayard, the nephew of Peter Stuyvesant, was quite prominent within the New York colony. He served as Clerk of the West India Company, Surveyor and Alderman, and was Mayor of New York from 1685 to 1686. He was almost hanged for treason due to factional politics surrounding Leisler's Rebellion of 1689 but was granted a reprieve and retained the entirety of his lands (LPC 1973). He was convicted of sedition and sentenced to death in 1702, but was saved by a change in the political climate. Nicholas Bayard died in 1707 and, upon the death of his widow, Judith, in 1711, his farm passed to his only son Samuel (Stokes 1915-1928 2:70). Samuel Bayard married Margaretta van Cortlandt, the daughter of another prominent Dutch colonist, Stephanus van Cortlandt, and his wife Gertuyd. Samuel passed the farm to his son Nicholas sometime before making his will in 1745 (Stokes 1915-1928 6:70). The second Nicholas was a merchant and also served as a City Alderman for the Out Ward in which the property was then located. He divided the farm among his six children in his will dated 1765 (Abstract of Wills VI: 192-195). His son Nicholas, the great-grandson of the first Nicholas Bayard, received the largest grant, including most of Block 202. The northernmost segment of this block was included in the bequest to another son, Stephen.

After Broadway was extended north of Canal around 1775, the Bayard land came to be known as the East and West Farms (Stokes 1915-1928, 3:995). The property, including the entirety of Block 202, was located within Bayard's East Farm, was divided into lots sometime before 1785. Block 202 contained thirty-two lots, numbers 22-53, each measuring 25' x 100'. 50 Bowery sits on original lot numbers 32-34, 42, 43 and the rear 25' of lots 38-41 (Map 06).



Map 05: Map of Original Dutch Grants showing the grants to Domingo Antony (Stokes 1915-1928, vol. 6 PL 84B-b).



Map 06: Block 202 showing the original lot divisions (Graves map 1812).

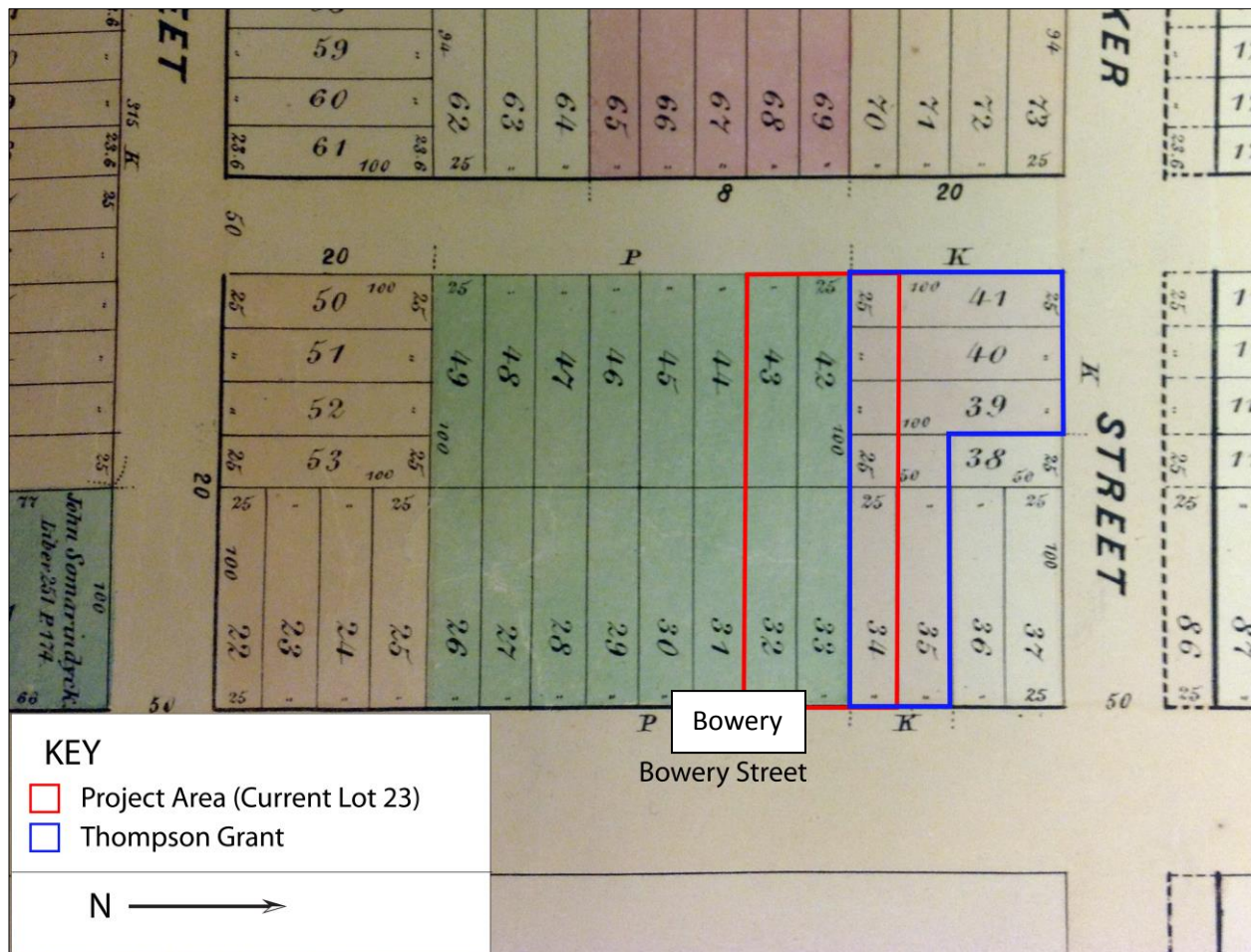
Stephen Bayard granted land in the northern quarter of the block to John Thompson in 1791. The northern one-third of the project area is located within the boundaries of that conveyance. The remaining two-thirds of the project area are situated at what was the northern end of a sixteen-lot conveyance granted in 1785 by Nicholas Bayard to Henry Astor³ (Holmes map 1869; NYC Conveyance Records L43/P362). The history of these two conveyances follows separate trajectories until the late nineteenth century, and is discussed independently below.

THE JOHN THOMPSON GRANT

John Thompson purchased property at the northern end of what would become Block 202 by 1791 (New York City Conveyance Records L47/P68) (Map 04). The property was a backwards-L-shaped plot covering most of the northern quarter of Block 202 – 100' on Elizabeth Street heading south from the corner of Canal (St. Nicholas) Street and 200' to Bowery – encompassing five and one half of the original lots: numbers 34, 35, half of 38 and 39-41. The Thompson conveyance did not include the rectangular 125' x 50' parcel at the northeast corner of the block. The portion of the project area included in this conveyance is a 25' x 200' rectangle situated along the south boundary of the property at 52 and 52½ Bowery and 24 (now 26) Elizabeth⁴ (Map 07).

³ Astor's name in the deed is spelled "Ashdore" but numerous other documents make clear that Henry Astor and Henry Ashdore are one in the same person.

⁴ The City lot numbers for the project area overlapping with Thompson's purchase are lot 10 on Elizabeth Street and lots 21 and 22 on Bowery.

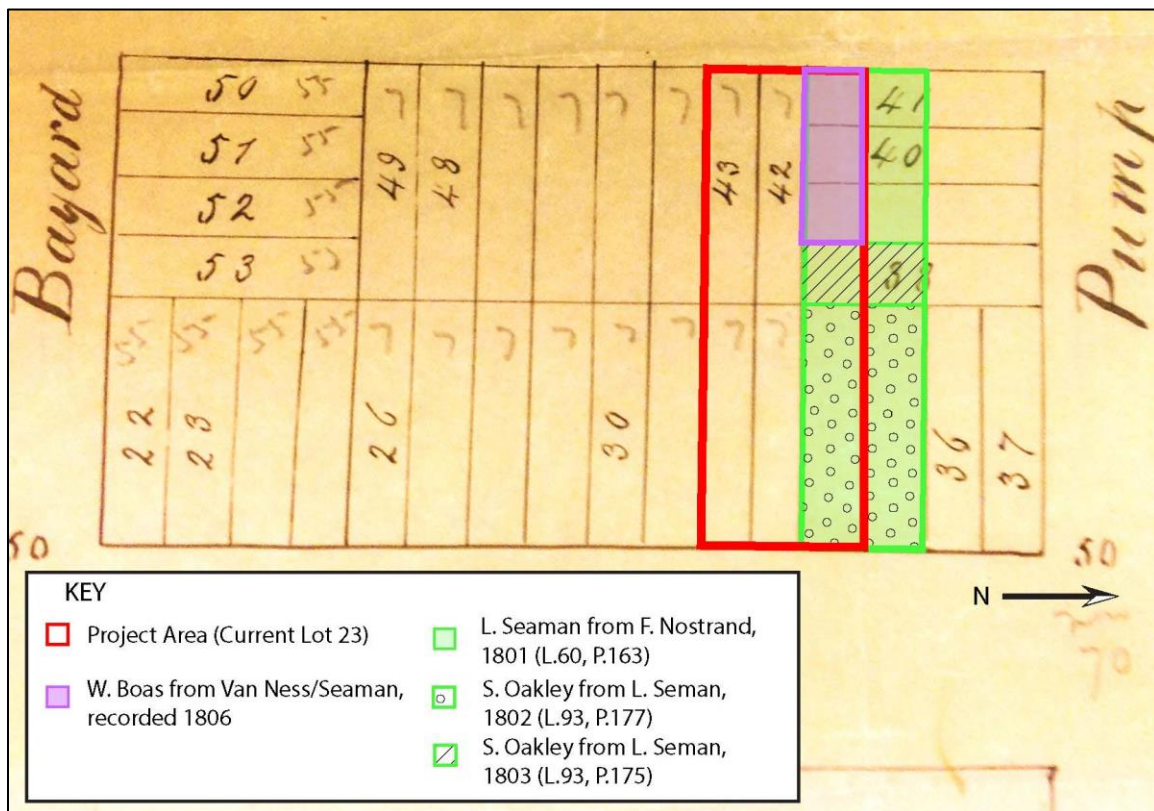


Map 07: Portion of project area falling within the John Thompson purchase (Holmes Map 1869).

This part of the project area seems to have been the subject of fairly frequent conveyances over the next two decades. After being held by several different owners at the end of the eighteenth century, the property came into the possession of Leonard Seaman in 1801 (NYC Conveyance Records L60/P163) (Map 08). Seaman was born in 1762 in New York and served as a New York City official in several capacities, including assessor, elections inspector and fire warden (City of New York – Minutes of the Common Council (MCC) January 24, 1808 4:734; May 18, 1807 4:423; April 8, 1805 2:720). Seaman's purchase comprised a rectangular plot running from the Bowery to Elizabeth Street and measuring 50' along each of those streets in the front and rear. The south half of this purchase corresponds to the footprint of 52-52½ Bowery and 24 Elizabeth Street.

Seaman and his second wife Leah sold over half of the property within the project area – the eastern 125' at 52-52½ Bowery – to Samuel Oakley within two years. Although the deed for the Seaman to Oakley transaction was recorded in 1811, the sales took place in 1802 and 1803. This transaction also included the adjoining lot at 54 Bowery (NYC Conveyance Records L93/P75 & P77). He sold the remaining portion, 24 Elizabeth Street, to Deborah Van Ness, who sold the lot

to Wendel Boos three years later, in 1806 (NYC Conveyance Records L72/P11 & P14). According to tax records, Seaman maintained a residence on his remaining property, at 26 Elizabeth Street, outside of the project area.



24 ELIZABETH STREET

After it was sold by Leonard Seaman, the 24 Elizabeth Street property remained in the Boos family until 1827. During the war, prior to moving to Manhattan, Wendel Boos owned land and resided in Jamaica, Queens. While living on Elizabeth Street, Boos was appointed as an election inspector, but may never actually have served in this capacity as, on September 22, 1787, he was reported “by reason of bodily indisposition” to be unable to perform his duties (MCC 11:319). In the 1808 New York City directory, “Vandal” (Wendel) Boos is listed at 24 Elizabeth. The directory also lists James Boos, shipmaster, at this address (Longworth 1808:82). When Wendel Boos died in 1814, the property passed to his widow Elizabeth. “Widow Boos” passed away thirteen years later, in 1827, and the property became part of her estate. After the Boos family’s tenure at 24 Elizabeth, the property was owned briefly by Seth Wright and then by the Lee brothers, Thomas and John. The Lees remained as the property owners for almost a half a century, from 1830 to 1875. At that time, the lot (now known as 26 Elizabeth Street) was acquired by William Kramer, who owned the Atlantic Garden on the adjoining lots. Kramer used this property as his family residence until 1897 (Freeland 2009:20).

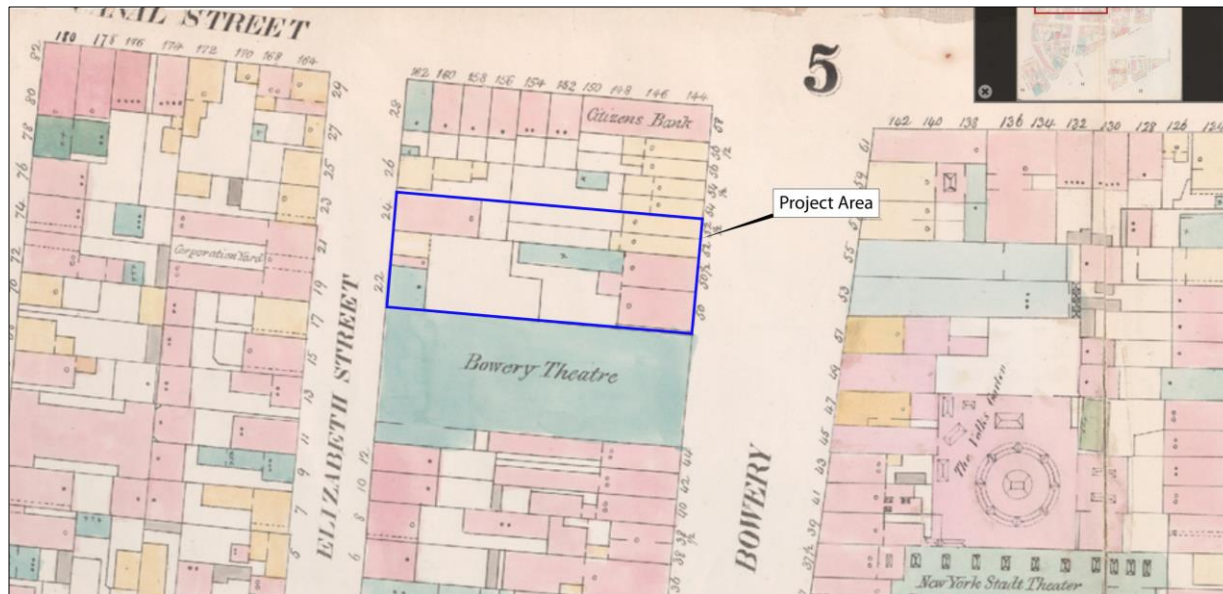
52 BOWERY

The portion of Seaman's property that was sold to Oakley, No. 52 Bowery, changed hands two additional times in the next decade, passing first to Moses Frasier in 1811 and then to Job Furman in 1817 (NYC Conveyance Records L93/P166, L124/P274). Based on tax assessments for these years, both men may have used the property as an investment, living elsewhere and renting the house to tenants, including Francis Gross from 1821 to 1825 (New York City Tax Records). By 1826, Henry Astor had added this parcel to his large property adjoining to the south. No conveyance record from Furman or to Astor was located, but Astor or his estate is assessed taxes on one or both of these lots (52 and 52½ Bowery) from 1826 to 1853. In 1850, the assessment specifically notes that this was "Astor's property." He does not appear to have made any changes at 52 Bowery, as the tax assessments and the leases contained in the Astor family papers show that it continued to be let to tenants. Among these tenants were Moses Ritter (1827), Francis C. Craft – Tavern (1837) and Samuel Down (1842).

Nos. 52 and 52½ Bowery remained in the possession of Henry Astor's estate after his death, until Sarah Boreel purchased the property in 1854 (NYC Conveyance Records L659/P560, L673/P383). It should be noted that there is some conflict with the tax records, which show that Astor's estate was taxed for No. 52 in 1855-1859 and No. 52 ½ for 1860-1865. She owned this property for a quarter of a century, selling it in 1890 to William Kramer, who by that time owned the rest of the project area.

It is not known whether there were any structures at 52-52½ Bowery or 24 Elizabeth prior to the sales to Oakley and Boos in the first few years of the nineteenth century. The 1767 Montresor map shows structures lining the west side of Bowery on this block (Map 04), but there is no definitive reference to any buildings until the 1808 tax assessment. In that year, the assessments for both lots indicate that each included a house. The records specify that Oakley resided in the house at 52 Bowery, while Lando(?) Brice resided at 24 Elizabeth with two relatives, possibly his brothers, James and Jacob Brice. The latter property was owned by Boos at this time, so it is presumed that the Brices resided here under a lease.

The tax records for the 1850s are the first indication of the size of the structures on these lots. These records specify that there were two houses on Bowery, one at 52 and one at 52½. Both houses were three stories high and neither covered the entire lot. Each building measured 12' on Bowery, slightly less than the lot width, and 50' deep, while the lots were approximately 100' deep. 24 Elizabeth contained a single house. By 1855 the house at 26 Elizabeth Street was six stories high and covered about two-thirds of the lot, leaving approximately 25' undeveloped in the rear (Map 09).



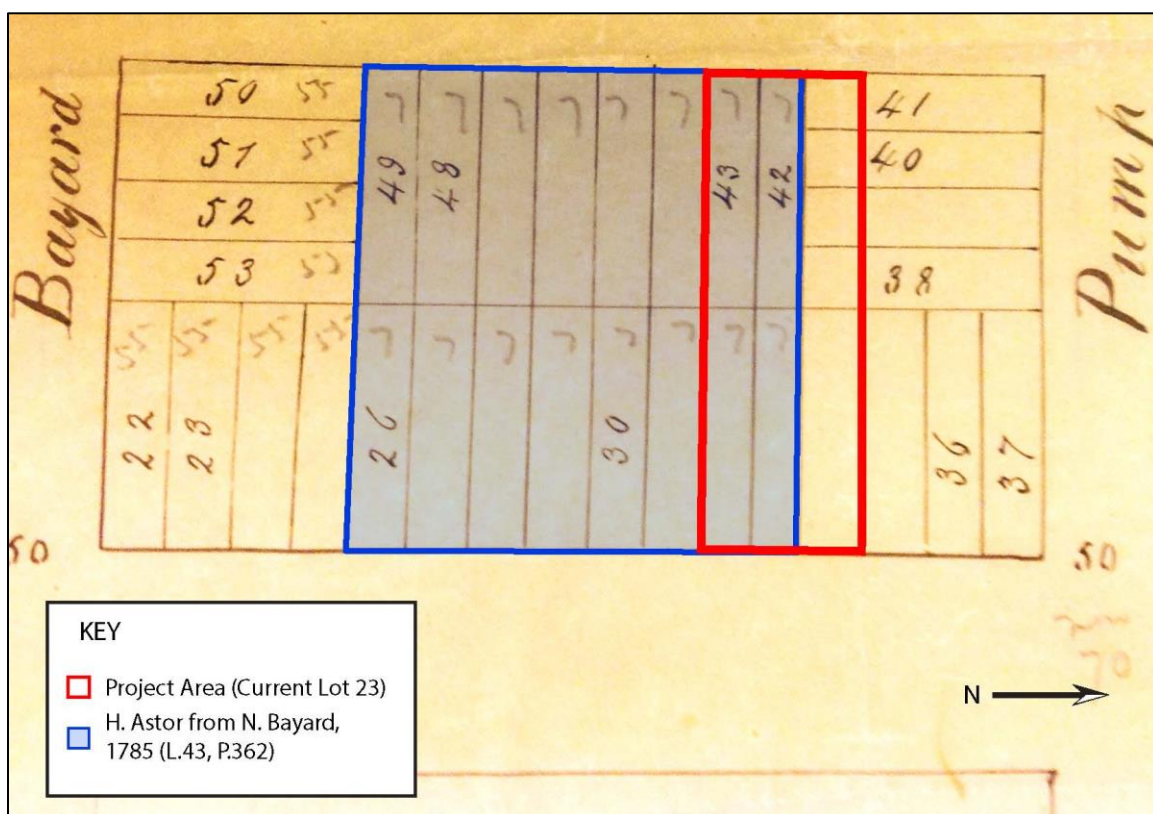
Map 09: Perris Atlas 1857 showing the property structures.

THE ASTOR GRANT

In November 1785, Henry Astor purchased sixteen lots of Nicholas Bayard's farm (New York City Conveyance Records Liber 43:362 [recorded May 16, 1786]). Born Heinrich Astor in Baden, a state in what is now western Germany, Henry was the elder brother of John Jacob Astor and the first Astor brother to immigrate to America. His father was a butcher, and he quickly established himself in New York in the same business. Around the time he bought the Bowery property, he owned a butcher's stall at the Fly Market in Maiden Lane, in the heart of the City (MCC May 28, 1790 1:550). City regulations, however, confined slaughterhouses to the outskirts of the city, so Astor established his cattle business and slaughterhouse in the Bowery.

Astor's purchase was located in the center of Block 202, south of and adjoining the Thompson land and extending from the Bowery to Elizabeth Street (Map 10). The project area covers the northernmost four lots, originally lots 32-33 and 42-43 of Bayard's East Farm (see Holmes Map 1869) and was the site of the cattle market and Bull's Head tavern. Astor and his wife Dorothy lived at 92 Bowery. Astor owned this land until 1827, when he and his wife Dorothy put all sixteen lots into a trust for the New York Association, which would construct the Bowery Theater. However, newspaper reports from October through December 1825 state that Astor sold the property for the proposed theatre for \$105,000.00. The 1827 New York City Directory lists the New York Theatre as being on Bowery above Bayard and fruiterer Levi T. Dame as occupying No. 50 Bowery (Longworth 1827). There is no listing for the New York theatre Hotel.

The New York Association retained control of the four lots within the project area until Eliza and Matthew Wilkes purchased them around 1854. In 1872, the Wilkes' sold the property to William Kramer, who would go on to own the entire project area by 1890.



Map 10: Property conveyed to Henry Astor by Nicholas Bayard (Graves Map 1812).

ELIZABETH STREET

Astor built stables for his livestock on his Elizabeth Street lots (New York City Tax Records). Tax records show assessments made for eight lots on that street from 1808 to 1826, where Astor was the responsible party in all but 1826, when Matthew Reed was liable for the assessment. The stables were present on the four northern lots – two within the current project area and two adjoining to the south. In 1825-1826, the New York Theatre, known as the Bowery Theatre, was erected on the three lots adjoining the project area to the south. Any structures on those lots were demolished (National Advocate May 9, 1826 and June 19, 1826).

By 1827, two houses stood on the northernmost of Astor's lots, within the project area (New York City Tax Records). The stables on these lots may have been razed in 1825-26 along with those on the theatre lots. Conveyance records show that the property was sold by Astor's estate to Eliza and Matthew Wilkes in 1854, although the Wilkes may not have lived at the property, as their names do not appear in the tax assessments until 1866. The Wilkes sold the property to William Kramer, who built the Atlantic Garden, discussed below. The deed for this transaction was recorded in 1876. From 1827 until 1876, Henry Astor, his estate/trustees, or the subsequent owners, Eliza and Matthew Wilkes, let the houses on Elizabeth Street to various tenants. Table 01 includes a sample of these tenants as listed in various New York City directories.

The Elizabeth Street structures did not cover their respective lots prior to 1864. Both houses were only 15' deep, while the lots were 100' deep. The house adjacent to the Theatre spanned the entire 25' width of the lot, but the structure to the north was only 12' wide, less than half the lot's width. In 1864, tax records show that both buildings extended the full 100' depth of the lot. The building at 22 Elizabeth, however, retained its 12' width until 1882, when it was widened to the full width of the lot under the ownership of William Kramer (New York City Tax Records).

Table 01: New York City Directory listings.

Directory	Address	Person	Occupation
Longworth's American Almanac, 1827	50 Bowery – House	Levi T. Dame	
	52 Bowery	Moses Ritter	
Longworth's American Almanac, 1837			
	50 Bowery	Levi T. Dame	
	50 Bowery – Theatre Hotel	Bradford Jones	
	52 Bowery- Tavern	Francis S. Craft	
John Dogget, Jr., 1842/1843			
	52 Bowery	Samuel Down	Fruits
	24 Elizabeth	John Divins	Tailor
	26 Elizabeth	Catharine Cook, widow of Andrew	Boarding
J.F. Trow, 1872			
	50 Bowery – Eating House	Henry Degenhart	
	52 Bowery	H. Harris & Co.	Shoes
	24 Elizabeth	Jacob Myer	Pedlar
	24 Elizabeth – House	William Cook	Oysters
	24 Elizabeth	Gottlieb Beesbacker	Machinist

50 BOWERY LANE

As discussed above, the property fronting the Bowery has the same ownership history as that on Elizabeth Street. A house, or other structure, was present on the 50 Bowery lot by 1808 as per the New York City Tax Records. The Bull's Head, cattle market and tavern originally occupied Astor's properties along Bowery. The Bull's Head Tavern was a well-known establishment and stopping point along the road to Boston. While documents seem to indicate that the Bull's Head was within the project area, there is no single primary source that places it definitively at this location. It is clear that this address was a hotel after the Bowery Theatre was completed. It is possible this was originally the Bull's Head Tavern, which is discussed in further detail below. In the mid-nineteenth century it was sold and turned into a beer hall called the Atlantic Garden. By 1858, the tax assessments included the size of the structure: the building covered the width of the 50' lot, but only about half of its depth, at 48', until 1882, when it covered the entire lot and the lot on Elizabeth Street. Some accounts suggest that the building was extended in 1868 (Freeland 2009:9).

THE BULL'S HEAD TAVERN

A tavern was located on Nicholas Bayard's East Farm, fronting the Bowery, as early as the 1740s (Stokes 1915-1928 4:606) (Image 02). The tavern was used as a place for buying and selling cattle and, because of that association, became known as the Bull's Head. One account states that the Bull's Head was originally called the Half Way House, but does not provide a source for this information (Ferrara 2011:29). At that time, livestock was brought into the city from as far away as Ohio and Kentucky. The tavern was located in a prime spot to meet the drovers bringing the animals along the Bowery, the only thoroughfare into the city. Butchers during this period were heavily regulated and slaughterhouses were confined to the outer wards at the edges of the city, many in the vicinity of the tavern. By the mid-1700s, butchers were required to use the public slaughterhouse, located at present-day Mulberry and Bayard Streets (Kollet Map 1800-1825 and Ferrara 2011:29). In 1771, Nicholas Bayard obtained an eighteen-year lease for the public slaughterhouse (MCC 7:161). The Bull's Head on his property served as a convenient location for butchers to wait their turn in the facility.



Image 02: Bull's Head Tavern, c. 1763 (NYPL Digital Collection).

In the 1740s, Cornelius Van Denbergh served as proprietor of the Bull's Head Tavern (Stokes 1915-1928 4:606). Another pre-Revolutionary War proprietor was Thomas Bayaux (Stokes 1915-1928 4:656). Not long before the war, this position was taken over by Richard Varian, a local butcher who also ran Bayard's slaughterhouse (Ferrara 2011:29). When war broke out, Varian enlisted in the Continental Army, leaving the City. During British control of New York the tavern was used as a recruiting location, where men willing to serve in the King's Army could show up, enlist and receive twenty-five dollars (Stokes 1915-1928 10:584). A public auction for the sale of the tavern was advertised in Rivington's Royal Gazette in 1779, although there is no indication that it was sold at that time (Moss 1897:400). It is possible the auction may not have produced any buyers coming as it did in the midst of the war. Bayard's sale to Astor did not take place until 1785. During the war Varian's wife ran the tavern. Varian returned to his post after the war, and in 1785 was ordered by the Common Council to keep a public pound at the Bull's Head (MCC 1734-1831 1:137). The pound would have been used for rounding up stray livestock and impounding the animals of owners who were delinquent in their taxes.

After the war, restrictions on butchering had eased, but the tavern continued to serve as the unofficial cattle market. In addition to conducting their trade in livestock at the tavern, patrons also engaged in games and gambling, including dog fighting, bear baiting and horse racing along the Bowery. The latter apparently got so out of control that the practice was brought before the Common Council as a danger to public safety (MCC June 29, 1798).

Astor set his stall at Fly Market at the end of the row so as to limit access to other stalls, a move that was eventually taken up by his neighbors with the Common Council, which forced him to relocate. Owning the tavern that served as the forum for the trade in livestock was another way he sought to gain advantages over his fellow butchers. Other butchers accused him of sneaking out the back of the Bulls Head when he heard that a shipment was entering the city, and riding out to meet the drovers so he could obtain the choicest animals, which he then resold to his fellow butchers (MCC May 28, 1790 and Ferrara 2011:33). He also fought to limit the slaughtering of animals at a butcher's residence in order to control this aspect of the industry.

Tax records and other documents from Henry Astor's estate confirm that the tavern was located on Astor's property fronting the Bowery in Block 202. The Bull's Head is mentioned by name in the City tax assessments for 1808-1810 as part of Astor's "lots and house" on Bowery. The notation is not associated with a specific street address, but falls between Nos. 44, 46, 48 and 52 Bowery, which would have encompassed the entire Bull's Head property. Later entries distinguish between 50 Bowery, which included a house, and the three lots to the south, which did not contain structures. According to the New York Gazette (March 6, 1809), the stable attached to the Bull's Head was destroyed by fire. The absence of taxed buildings on the three lots to the south strongly suggests the tavern was on the northernmost lot, 50 Bowery. This conclusion is supported by the fact that John Givens (or Gibbons), the Innkeeper of the Bull's Head, was assessed personal property taxes at 50 Bowery for the years 1810-1825. Papers from Astor's estate also place him at this address. The 1809 New York City lists Charles Mather jr at 50 Bowery – Tavern (Longworth 1808).

Newspaper accounts of the building of the Bowery Theatre, as well as later secondary or tertiary sources, seem to contradict the above interpretation. These accounts refer to the site of the theatre as the "old Bull's Head" location (Stokes 1915-1928 3:604; America, June 3, 1826; National Advocate, June 19, 1826). It is possible that they are referring to the Bull's Head property in general, which encompassed cattle yards as well as the tavern itself (Image 03). Other sources refer to the entire sixteen lots as the "Bull's Head estate" (Stokes 1915-1928 5:1650) which was razed for the new theatre. It would appear that the name was applied flexibly, both to the tavern itself and to the extent of Astor property including the yards. Depictions of the tavern show the cattle yard adjoining the inn to the south, which is consistent with the building being located at 50 Bowery.

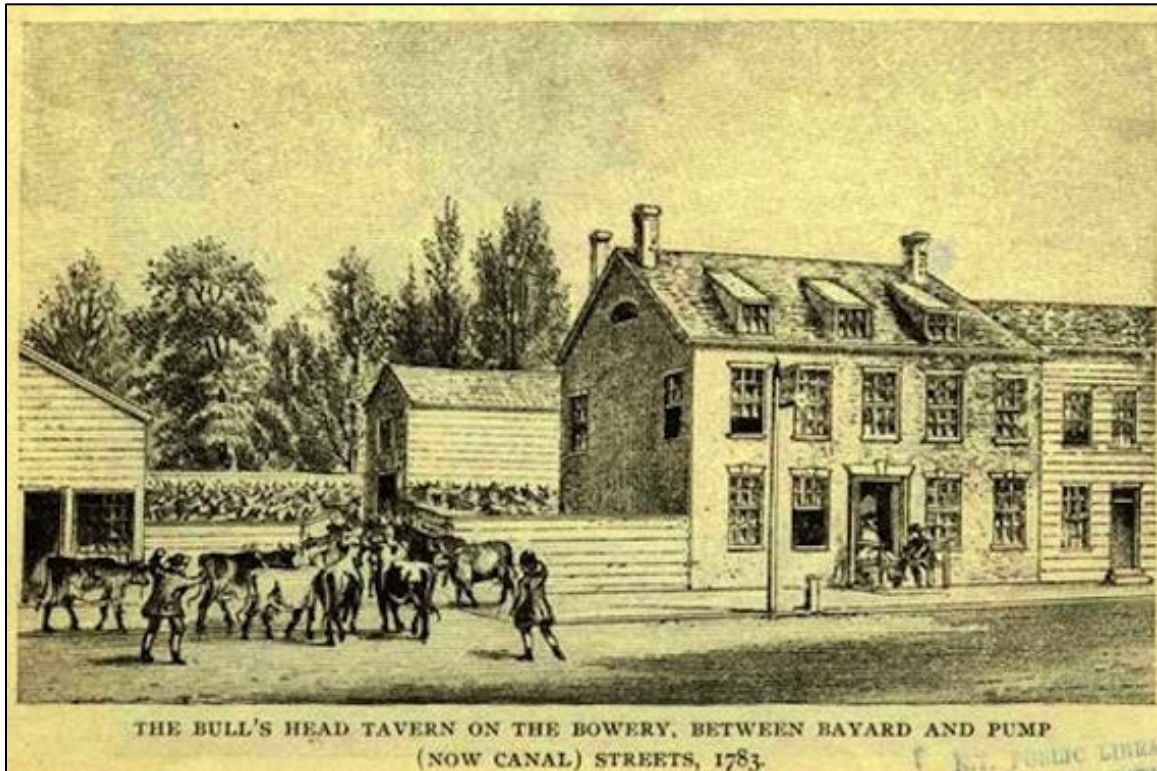


Image 03: Cattle yards adjoining the Bull's Head Tavern (NYPL Digital Collection).

THE THEATRE HOTEL

The Bull's Head estate was purchased for the proposed Bowery Theatre (also known as the New York Theatre) at the end of the year 1825. The proposed theatre would measure 100' by 200' extending from Bowery through to Elizabeth Street. The cornerstone of the property was laid June 18, 1826 to much fanfare as reported in several newspapers. After the opening of the Bowery Theater, the building at 50 Bowery became known as the Theatre Hotel (Image 04). There is no reference to whether this was a newly constructed building or the repurposed Bull's Head Tavern. Papers from Henry Astor's estate contain several leases for this property. Astor, and subsequently his estate, let the property to Henry Jones by 1829 for the "Theatre Hotel." Jones continued to rent the property through 1840, after which Henry Turner and then William and Bradford Jones, possibly relatives of Henry, took over the lease. Bradford Jones is also listed at this address in the 1830s in various directories. Although the hotel is not mentioned in the leases after 1835, an 1841 advertisement in a commercial directory publicizes Jones and Turner's "The Bowery Theatre Hotel" at 50 Broadway. The Hotel clearly catered to theatre patrons, as reflected in the additional one-dollar rent charged for nights when the Bowery Theatre was open (Astor Family Papers NYHS). Longworth's 1837 New York City Directory lists Bradford Jones at the "Theatre Hotel".

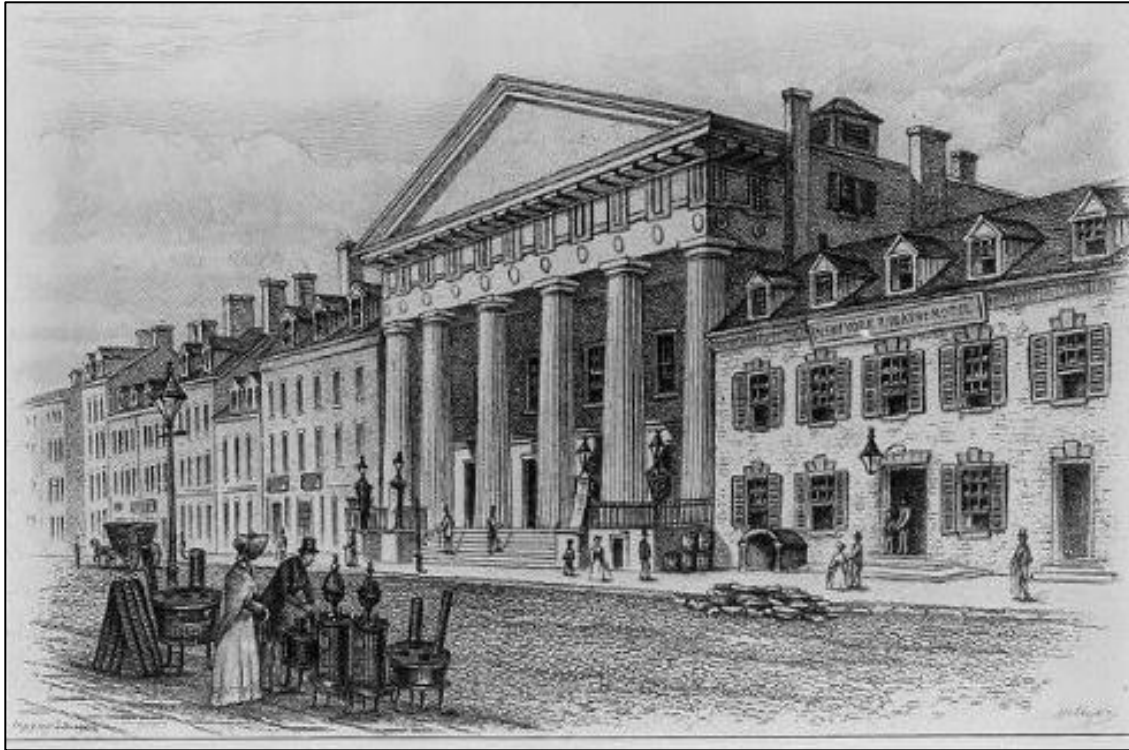


Image 04: The Bowery Theatre with the Theatre Hotel next door.

Leases show that the building was a “double house” covering both lots known as 50 Bowery. This is consistent with the tax records throughout the early nineteenth century and is depicted as such in the 1857 Atlas.

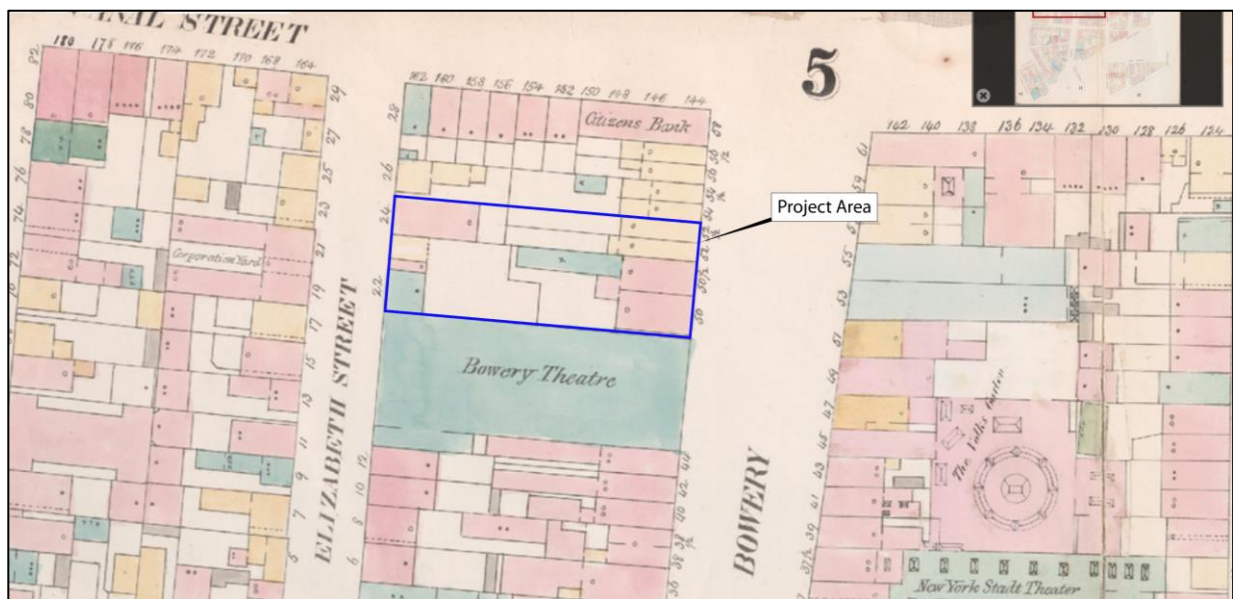
It is possible that the Bull’s Head Tavern building, if it was on this site, continued to serve as the Theatre Hotel. Contemporaneous drawings show some architectural similarities between these structures, the general size and outline of the building appear to remain the same. The hotel did not cover the entire width of the block. In the 1831 lease to Jones, Astor retained the two lots fronting Elizabeth Street (present day, Numbers 22 and 24), to a depth of 75’. This is also depicted in the 1857 Atlas.

THE ATLANTIC GARDEN

By the mid-nineteenth century the theatre hotel was defunct. The Atlantic Garden, a German-style beer garden was opened in 1858 by William (Wilhelm) Kramer (Image 05). Kramer was a German immigrant who entered the United States around 1854 with little money and no family (Freeland 2009:9). After his arrival, he took on various odd jobs, including coffee grinder and cook, and within a few years became a bartender at the Volks Garten across the street from 50 Bowery (Freeland 2009:9). Shortly thereafter Kramer, probably drawing on his experience at the Volks Garten, opened his own beer garden at 50 Bowery along with two partners (Freeland 2009:9) (Map 11).



Image 05: The Atlantic Garden on the Bowery in the late nineteenth century (Robert N. Dennis Collection of Stereoscopic Views – NYPL Digital Collection).



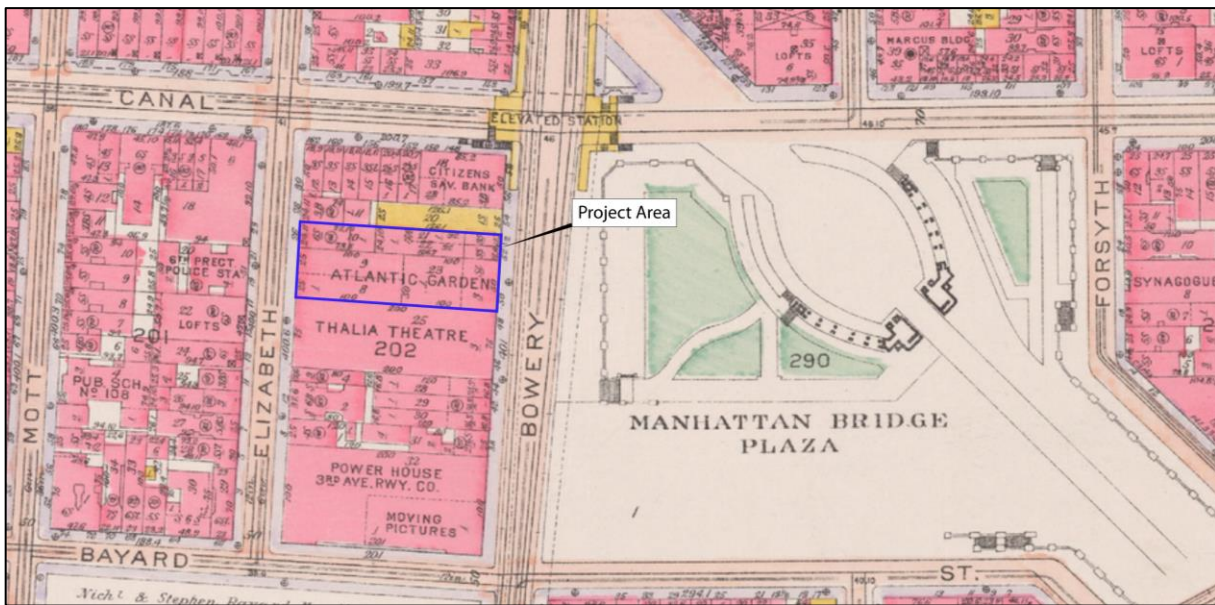
Map 11: Perris Atlas (1857), showing the lot divisions and structures within the project area before the Atlantic Garden was built. The Volks Garten is present on the east side of Bowery.

Beer gardens, combining concert venues and taverns, usually with garden-like décor, were popular in mid-1800s, and the Atlantic Garden was at one time the “largest and most famous” of these (Freeland 2009:7). At the time Kramer opened the Atlantic Garden, the Bowery was home to a large German population, and the beer hall was one of a number of area businesses catering to this clientele. The Atlantic Garden was an “immense room, with a lofty curved ceiling handsomely frescoed, and lighted by numerous chandeliers and by brackets along the walls. It is light during the day from the roof. At one side is an open space planted with trees and flowers ... A large gallery rises above the floor at each end” (McCabe 1872). According to *The Century* (1891) it was the largest of the beer saloons and thoroughly German in its beer, food and music (*The Century* 1891:102). The *New York Times* characterized the Garden’s customers as “the better class” of Germans, which indicates the perception of the Atlantic Garden as a reputable and desirable place to socialize – a reputation that Kramer managed to maintain even in the late nineteenth century while the neighborhood deteriorated around him (*New York Times* 1910).

At the time that Kramer bought the 50 Bowery property, the Theatre Hotel had closed and 50 Bowery, owned by Matthew and Eliza Wilkes, was the location of a stove dealership that had a coal yard in the back (Freeland 2009:9). Initially, the Atlantic Garden consisted of a saloon in the front, and a large tent was erected behind the saloon to provide more room for patrons in warmer months (Freeland 2009:9). In 1868, Kramer built a permanent hall that extended two hundred feet from its front on the Bowery through to Elizabeth Street (*New York Times* 1910) (Image 06) (Map 12). This is depicted on later nineteenth century atlases. However, United States Census records list residents at the tenement at 24 Elizabeth Street in 1880 (see Table 02) The walls were painted with trees, flowers and other “sylvan reminders of the home country” (Freeland 2009:7). The ceiling of the hall was high and curved, with several skylights and gas lamps providing illumination (Freeland 2009:10). Birds were suspended in cages overhead, potted plants adorned the venue and columns with winding vines supported a gallery where patrons could sit and look out over the hall and the stage (Freeland 2009:7).



Image 06: Interior of the Atlantic Garden (NYPL Digital Collection).



Map 12: Bromley 1891 Atlas showing the footprint of the Atlantic Garden covering the project area.

The Atlantic Garden was a popular and fashionable establishment, drawing patrons to eat German fare, drink beer, listen to music, watch plays and attend parties. The hall also served as a venue for political gatherings (Koegel 2009:85-86). During the Civil War, the Garden was used as a recruiting station for the Union Army, as well as for troop rallies and banquets for departing or returning soldiers (Freeland 2009:10). Kramer benefitted from his proximity to the Bowery Theatre next door, and the hall was popular with theatre patrons for after-show gathering and refreshments. In 1877, Kramer bought out his two partners and also acquired the theatre (which he renamed the Thalia). By 1879 he had created a doorway on the second floor between the two buildings to allow theatergoers quick access to refreshments during intermissions (Koegel 2009:85). Some time after 1885 the Atlantic Garden expanded to include 52 – 52½ Bowery. Though 26 Elizabeth Street is depicted as part of the Atlantic Garden, residents are listed in the 1880 and 1900 census (United States Census Bureau) (see Tables 02 and 03). Among the residents in 1880 was Gustav Amberg, manager of the Thalia Theatre.

Throughout its tenure, the Atlantic Gardens provided a variety of musical and theatrical entertainment. A stage was located in the rear of the building. Recurring performances included a ladies orchestra, teams of African-American performers – whom the Times called “a novelty” – and vaudeville shows (New York Times 1910; Koegel 2009:88). The hall also had a massive “orchestrion,” a type of mechanical organ that imitated an entire orchestra, to provide music when there were no live performers (Image 07). The orchestrion was reported by the New York Times to be the largest in the world. Patrons could also bowl, shoot and play billiards (Freeland 2009:10). Entertainment at the Atlantic Garden was kept “respectable” and the environment was family friendly (Freeland 2009:11).

Table 02: 1880 Census Records (United States Census Bureau)

Property	Name	Age	Occupation	Country/State of Origin
52 Bowery	Herman Harris	36	Shoe dealer	Prussia
	Fanny Harris	27		
	Joseph Harris	9		
	Martha Harris	7		
	Emma Harris	6		
	Flora Harris	2		
24 Elizabeth	Jonathan Disbecker	65	Machinist	New York City
	Mary Disbecker	50		Germany
	Fred Disbecker	21	Varnisher	Germany
	John Disbecker	21	Varnisher	
	Henry Disbecker	20	Gilder	
	William Disbecker	18	Framer	
	Dora Disbecker	9		
24 Elizabeth	Henry Ludiz	25	Carpenter	
	Mary Ludiz	24		Germany
24 Elizabeth	Bertha Brockert	30		Hamburg, Germany
	Emma Brockert	10		Hamburg, Germany
	Lizzie Brockert	8		Hamburg, Germany
	Julia Brockert	6		Hamburg, Germany
24 Elizabeth	Annie Schoof	43	Tailoress	Hamburg, Germany
	August Lenard	32	Boarder	W. Fahren, Germany
	Teresa Lenard	80		Germany
24 Elizabeth	Jonathan Happener	40	Engineer	Germany
	Mary Happener	35		Ireland
	Mary A. Happener	10		Ireland
	Willie Happener	9		
	John Happener	6		
	Kate Happener	4		
	Tom Happener	1		
24 Elizabeth	John Rush	49	Waiter	
	Lena Rush	43		Germany
	Phillip Rush	9		Germany
24 Elizabeth	Bart O'Reilly	49	Soda Water	
	Mary Jane O'Reilly	49		Ireland
26 Elizabeth	Gustav Amberg	36	Manager at Thalia Theatre	Pennsylvania
	Julia Amberg	20		Austria
	Eva Amberg	1		
	Oego Amberg	4 months		
	Sophia Cox	17	Servant	
26 Elizabeth	Max Sneelee	35	Actor	Austria
	Gretta Sneelee	25		
26 Elizabeth	Minnie Filbach	52		Germany
	Emma Filbach	22	Actress	Germany

Table 03: 1900 Census Records (United States Census Bureau)

Property	Name	Age	Occupation	Country/State of Origin
50 Bowery	Gabriel Fisher, divorced	45	Photographer	Russia
52 Bowery	Henry Noel	54	Shoe dealer	Germany
	Julia Noel	42		Germany
26 Elizabeth	Mary Beesbecker	70		Holland
	Fred Beesbecker	40	Furniture varnisher	
	John Beesbecker	50	Furniture varnisher	
	Henry Beesbecker	39	Furniture varnisher	
26 Elizabeth	Fritz Olbert	39		Germany
	Dora Olbert	27		
	Harry Olbert	5		
	Eda Olbert	2		
26 Elizabeth	Chas Susser	34	Restaurant manager	Germany
	Martha Susser	20		Germany
	Hannah Susser	1		
	George Hoffman	39	Boarder	Germany

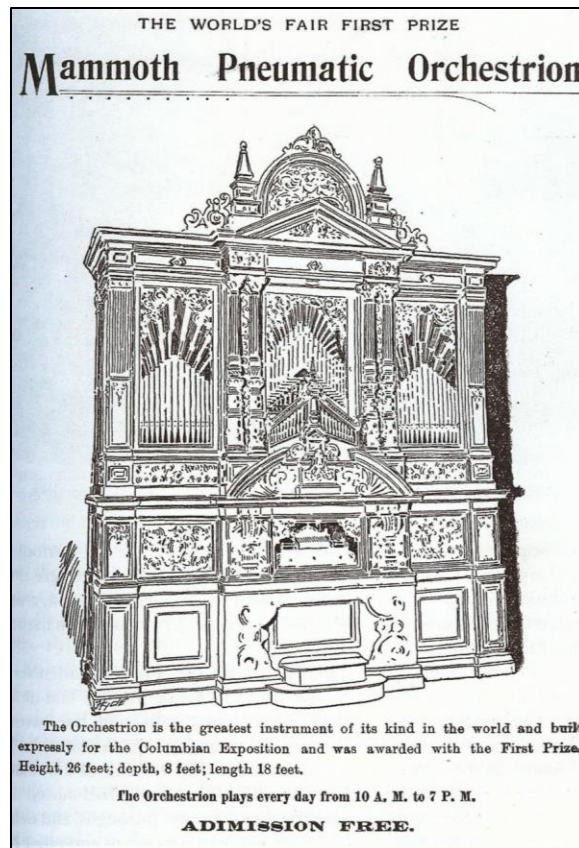


Image 07: Advertisement for the orchestrion at the Atlantic Garden (Koegal 2009:91).

Kramer was a “sizeable” man with a “neatly trimmed moustache and a full head of wavy hair” (Freeland 2009:11). Throughout his tenure as proprietor of the Atlantic Garden, he had a number of run-ins with the police as a result of the excise laws prohibiting the sale of liquor on Sundays. He found creative ways to get around these laws, arguing, for example, that lager – popular among the German clientele – was never mentioned in the statute and was therefore not legally prohibited (Freeland 2009:8). Eventually, the law was changed to allow liquor to be served on Sundays in a hotel that also served food. Kramer procured a hotel license and changed the name of the beer garden to the Atlantic Garden Hotel and Restaurant (Freeland 2009:20).

As the German population moved uptown and the neighborhood became more run-down, the area became increasingly less desirable among the middle class. Kramer maintained a reputable establishment into the end of the nineteenth century, but patronage nevertheless declined. In 1897, he transferred ownership to his sons, Albert and William Jr., and moved to Washington Heights (Freeland 2009:20). There is no record of this conveyance in the City Registrar’s office, suggesting that ownership of the property may not have been legally transferred until Kramer’s death in 1900.

TWENTIETH CENTURY HISTORY OF THE PROJECT AREA

By the end of the nineteenth century, William Kramer had acquired all of the original lots that comprise the project area, purchasing the final two properties – 52 and 52½ Bowery (lots 21 and 22) – from Sarah Boreel in 1890. Sometime before 1900, he transferred control of his real estate to his sons, who formed William Kramer’s Sons Realty Corporation. They began renting the Garden to Tammany Hall Democrats for political meetings, staging Yiddish vaudeville productions and holding boxing matches (Freeland 2009:22). Around 1915, they revamped the premises to show “moving pictures.” In 1916, facing foreclosure proceedings, they sold the Atlantic Garden. Various developments were proposed for the space, but were never carried out, and the building remained in a state of disrepair until it was sold in 1928 to be used as commercial space. At that time, it was gutted and new facades were built on both the Bowery and Elizabeth Street. The interior walls and support columns were retained (Freeland 2009:22). The arched steel girders forming the ribs of the roof/skylight were still standing when the building was recently demolished.

The Kramers sold the entire project area in 1916 to the estate of Pincus Lowenfeld/the Atlantic Garden Realty Corporation. Little was done with the properties until the end of the 1920s. At that time, 50 Bowery, Inc. acquired all but one of the lots and turned them into commercial space. From 1928 to 1960, lot 21 at 52½ Bowery was owned independently of the rest of the project area. For all but four years of that period, this lot was owned by Citizen’s Savings Bank/Manhattan Savings Bank, which also owned the adjoining property at the corner of Canal Street and the Bowery. In 1960, 52½ Bowery was combined with the other project area lots into the single Lot 23 when it was with acquired by Milmic Realty Corporation, which had purchased the rest of the project area in 1948. Milmic sold the property to the present owner in 1974.

V. CURRENT SITE CONDITIONS

Chrysalis visited the project site to observe and document the existing conditions on two occasions in October and November 2013. Entry to the site was via the construction entrance on Bowery. From the street level first floor, stairs or the inoperable escalator can be used to access the second floor of the building. The property contains three separate basement spaces – 2 along Bowery and 1 along Elizabeth Street. There is no direct access between any of the basements; each must be accessed separately from the first floor.

The first area investigated was the basement associated with the former 52 Bowery (Images 08, 09, 10 and 11). This was accessible via a stair along the northern side of the property. The wooden stair led to a basement area that has been subdivided over time but the overall footprint of the basement corresponds to the building footprint as depicted on nineteenth century atlases. Among the modifications to this area have been modern twentieth century utility upgrades, installation of flooring, sheetrock walls, cinderblock and painting. The exposed ceiling beams are mostly machine cut boards though some axe-cut beams were observed in the northeast section of the basement. These older beams appear to have been either re-purposed or heavily modified. It was not clear if they were, or were not, original to the structure.

Walls throughout the basement have been heavily painted or faced with plaster or cement, some exhibit repairs with mortar patching or replacement with brick or cinderblock. Only one area potentially exhibited a stone foundation wall, this is the party wall between 50 and 52 Bowery as observed in the basement of 52 Bowery (Image 12). However, the wall has been faced with cement and a cement curb poured at its base. Only a small portion of stone was visible. It is not known if the remainder of this wall is constructed of the same material and no date could be determined.

The basement of No. 50 Bowery was accessed via a stair along the southern wall of the first floor. This basement has been completely renovated in the twentieth century exhibiting concrete floors, walls and utility installs (Images 13, 14 and 15). No historic fabric was observed within this space.

Only one small basement section was accessible on Elizabeth Street. Though it was heavily loaded with debris it appeared to have been modified, and modernized, to suit the purposes of the Chinese restaurant that was situated above.

The first floor of the overall property was in the process of demolition to street grade, which allowed for several site features to be observed. The most notable of these is the significant drop in grade between the Bowery properties and the Elizabeth Street properties. The difference between the street level floors is approximately 5'+. Also noted were the closed up window wells from the former 26 Elizabeth Street building (Images 16 and 17). No documentary evidence was uncovered noting this difference in elevation as it related to any construction activities that have occurred on the property.

The second floor of the property exhibited remnants of the Atlantic Beer Garden. The arched roof structure, and its framing, are similar to depictions of the Atlantic Garden's roof. Historically the roof contained a skylight mechanism along its length. The mechanism for this was visible in the long center rod and wheels within the roof framing.

The existing structure has since been demolished to grade in accordance with the New York City Department of Buildings permit – approved 11-2012.

Images of the former 52-52½ Bowery – basement level



Image 08: Stairs into the basement, looking east toward Bowery.



Image 09: Modern plumbing along the northeast corner basement walls of 52-52½ Bowery.



Image 10: Machine and axe cut beams visible in the basement level ceiling of 52-52½ Bowery.



Image 11: Facing east with the basement of 52-52½ Bowery.



Image 12: Party wall between the basements of 50 Bowery and 52 Bowery with a poured cement curb at the floor. What appears to be brownstone is visible at the base of the wall and the curb.

Images of 50 Bowery – basement level



Image 13: Basement of 50 Bowery, looking east toward Bowery.



Image 14: Basement of 50 Bowery, looking west toward Elizabeth Street.



Image 15: Basement of 50 Bowery, looking west toward Elizabeth Street.

Images of 50 Bowery – Street level



Image 16: Street level interior of 50 Bowery looking west toward Elizabeth Street noting the change in elevation from Bowery Street.

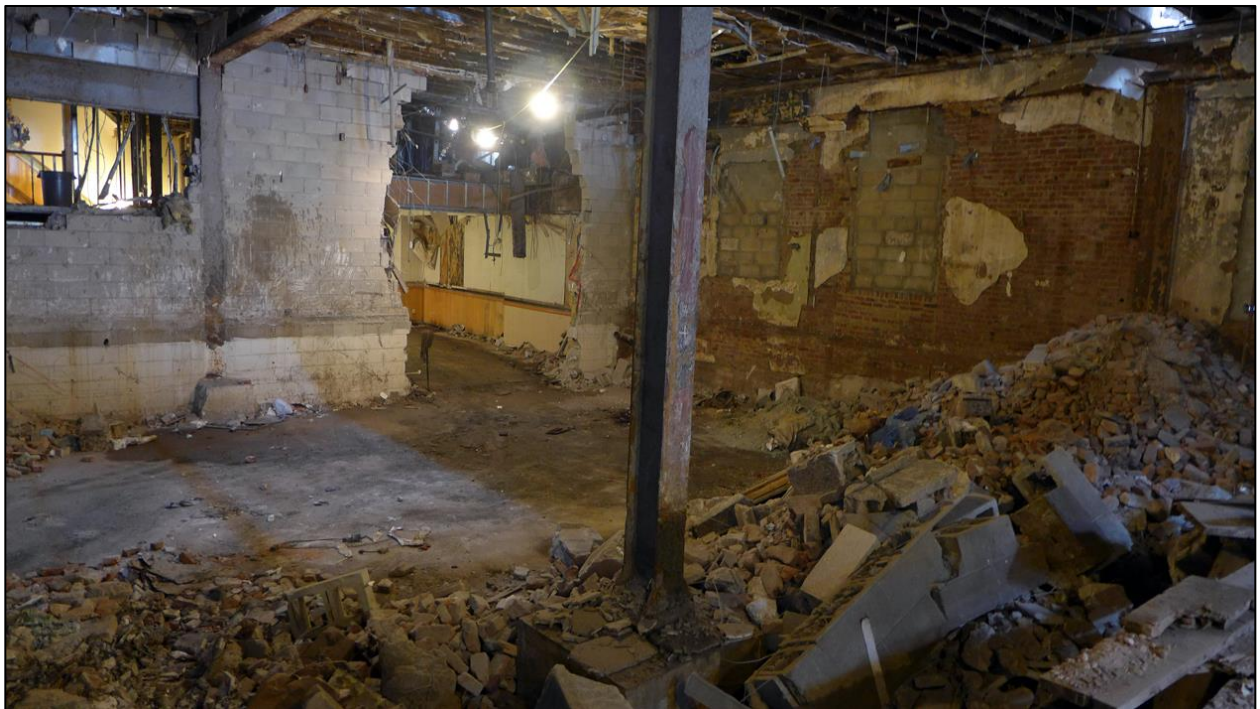


Image 17: Street level interior of 50 Bowery looking northwest toward Elizabeth Street. Note change in elevation from Bowery Street and former window wells of 26 Elizabeth Street.

Images of 50 Bowery – Second floor



Image 18: Second floor of 50 Bowery looking east.



Image 19: The frame structure of the roof of 50 Bowery in the process of deconstruction.

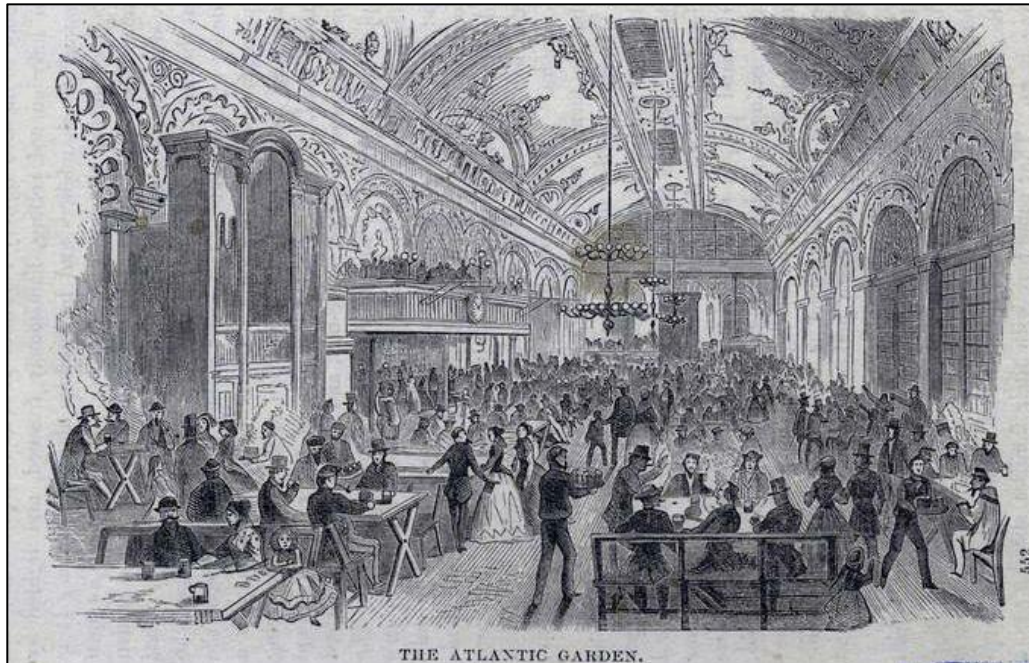


Image 20: Historic drawing of the Atlantic Garden circa 1872 (NYPL Digital Collection).

VI. SUMMARY

With regard to the archaeological potential of 50 Bowery several factors are considered, specifically its development history. The earliest known structures on the property, which originally consisted of a series of individual lots (Map 06), were structures associated with the cattle market, including stables and the tavern building. The tavern, known as the Bull's Head, is notable in that it was the prime location for business associated with the City's first public slaughterhouse – located 3½ blocks away. It was also the spot that General Washington and his men gathered before their re-entry into New York City following the Revolution. The only detail or information that is known about the Bull's Head Tavern's actual structure comes from 2 drawings (i.e. Image 21). From these images the Bull's Head appears to be a brick structure, although it could have been clad in wooden clapboards; two stories high with a pitched roof featuring three dormers; a central door with two, 6 over 6, pane windows on either side; and five 6 over 6 pane windows on the second floor. There is no evidence of a basement level. One image depicts the entry near level to the dirt road. The building's style (i.e. look) is common to this period.

These drawings of the Bull's Head bear a resemblance to early renderings of the New York Theatre Hotel (Image 22), which operated next to the Bowery Theatre. According to all accounts the theater had been erected on the property of the Bull's Head Estate, originally owned by Henry Astor.

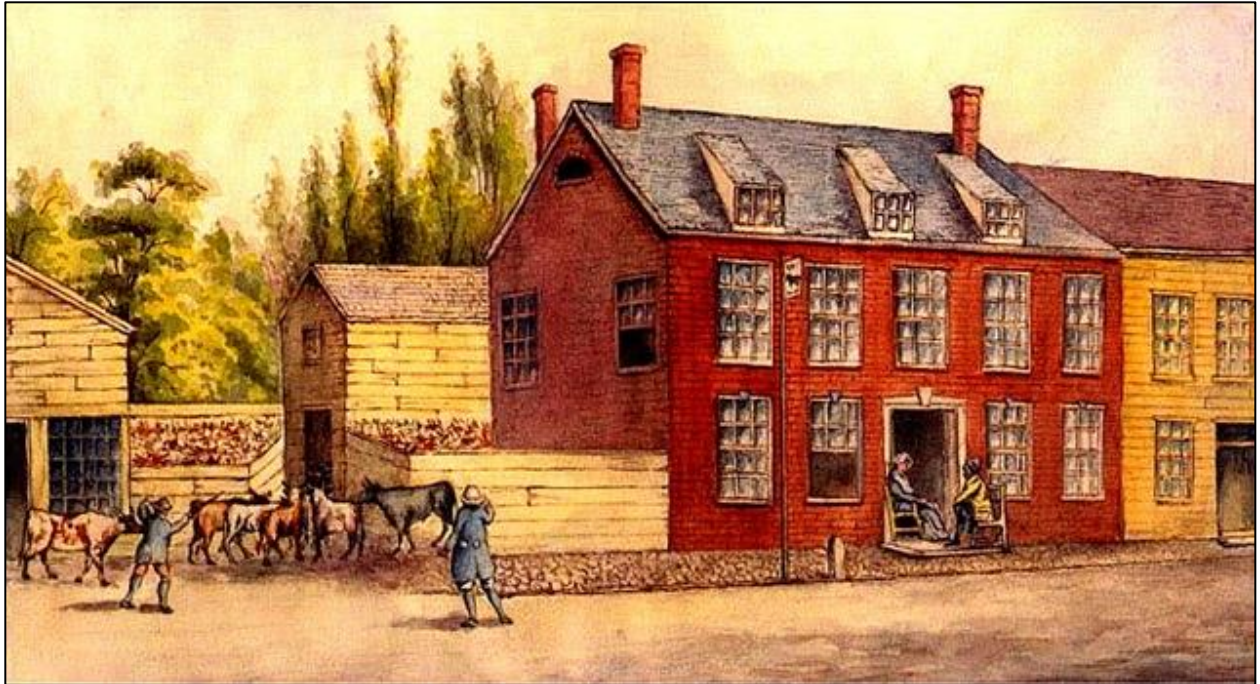


Image 21: he Bull's Head Tavern circa 1800
(New York Public Library Digital Gallery, artist unknown).

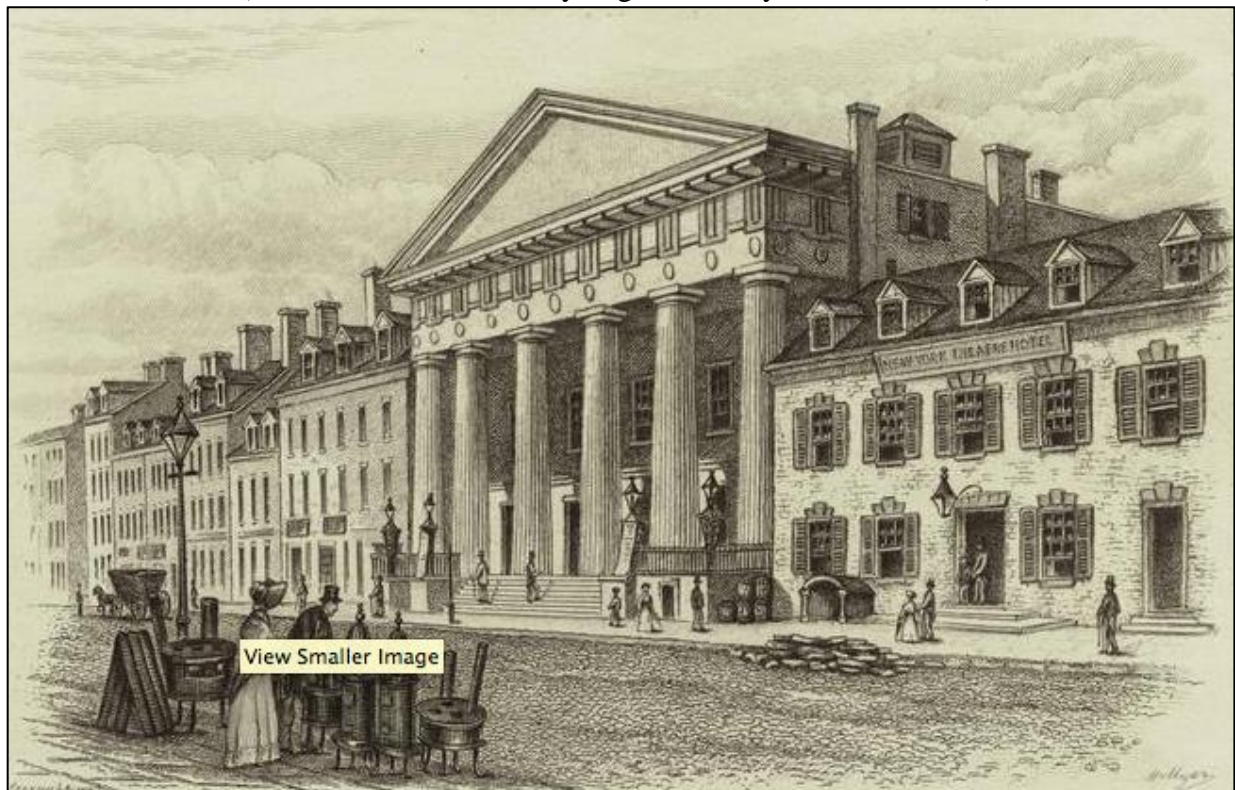


Image 22: Image of the Bowery Theatre and the adjacent New York Theatre Hotel (Samuel Hollyer 1826).

The 1826 drawing of the Bowery Theater by Samuel Hollyer depicts the New York Theater Hotel as a brick or stone structure with a double step up to the central door. The door is framed by two, 6 over 6, pane windows on the south side and 1 window and a second doorway on the north side. The second floor has five, 6 over 6, pane windows. The pitched roof features 5 dormers, of a different style than depicted on the Bull's Head Tavern image. Along the sidewalk is a cellar entry.

Newspaper accounts, contemporaneous with the construction of the Bowery Theatre, offer a conflicted assessment of whether or not the Bulls Head Tavern was demolished as part of the theatre construction. Several newspaper accounts state that the Bulls Head property was demolished for the construction of the theatre, which would be located at 46-48 Bowery (e.g. *The American* June 19, 1826 and *The National Advocate* June 19, 1826). There is no direct mention of the Bulls Head Tavern being converted into the New York Theatre Hotel. A notice in the *National Advocate* (May 9, 1826) states "The men are at work pulling down the old Bull's Head, site of the new theatre..." (*The National Advocate* May 9, 1826). However, it has also been noted that New York City Tax Records (1808-1810) record the address of the Bull's Head Tavern as No. 50 Bowery, which is later, the address of the New York Theatre Hotel. No conclusive documentary evidence has been found to ascertain if the Bull's Head Tavern had been re-purposed as the Theatre Hotel or torn down and a new structure built.

The similarities of the facades of the Bull's Head Tavern and the New York Theatre Hotel may suggest that the Bull's Head was repurposed as the hotel. The structure that was the New York Theater Hotel would later server as a stove business and eventually the Atlantic Garden.

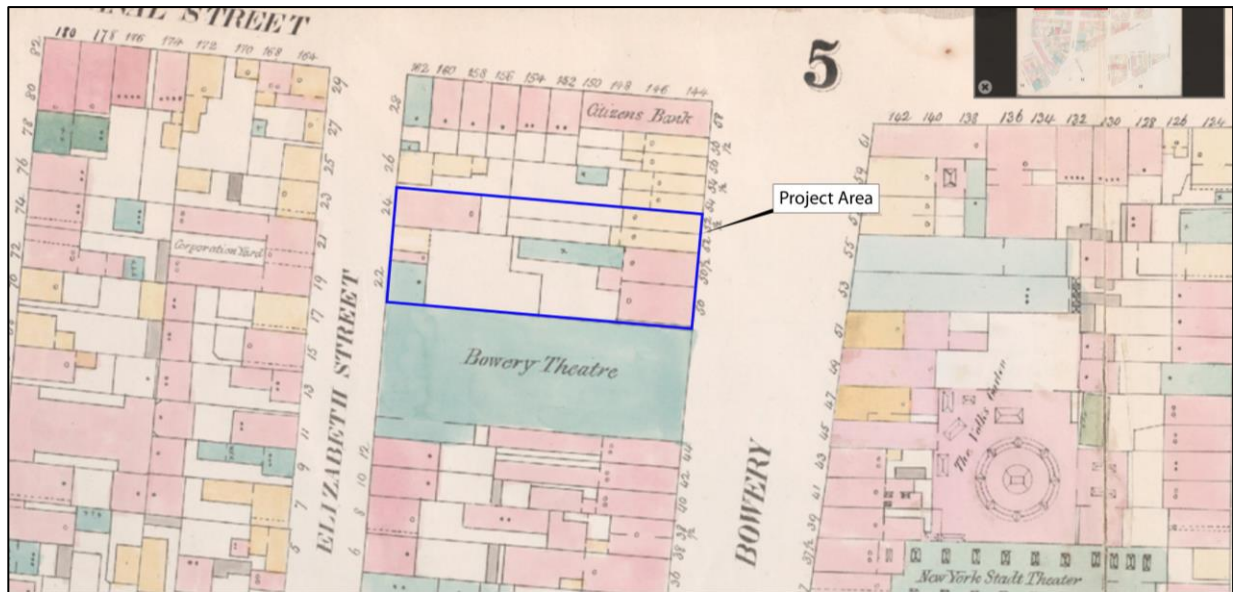
As detailed above, No. 50 Bowery would become the Atlantic Garden. The Atlantic Garden took over the structure depicted on the 1857 Perris Map, which only occupied a portion of the 50 Bowery lot. The building was later expanded to extend through to Elizabeth Street and the property was expanded to include 52 – 52½ Bowery and 26 Elizabeth Street (Map 13).

It is not known if the eighteenth century Bull's Head Tavern had a basement. Currently the property presently known as 50 Bowery contains a series of individual basement rooms still configured as though it were four individual properties. Each of these basements is only accessible from the street level of the property and the basements are not accessible to each other from within the basement level. This demonstrates that they were excavated as late as when the individual lots were initially developed.

The 1857 Perris map shows the future Atlantic Garden site, which opened in 1858, as consisting of 2 brick or stone dwellings with store beneath at 50 (and 50½ Bowery) and framed dwellings with stores at 52 and 52½ Bowery (Map 14). Fronting Elizabeth Street are a series of brick or stone and framed stores and dwellings. The most notable feature is that the rear portions of these lot remains undeveloped except for a brick or stone store at the rear of 52½ Bowery abutting the northern property line. There is no information as to whether or not these structures had basements.

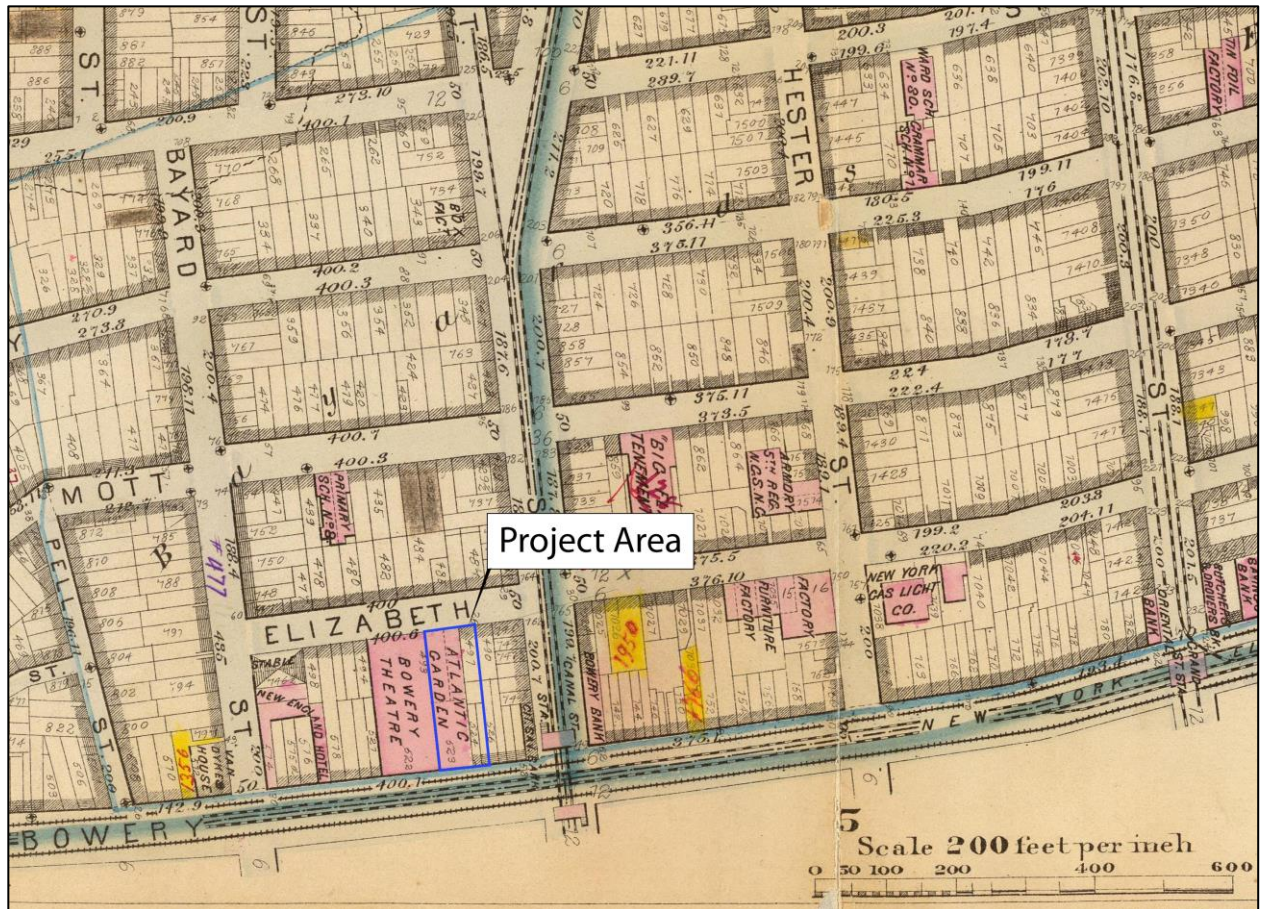


Map 13: Sanborn Fire Insurance Atlas, 1904

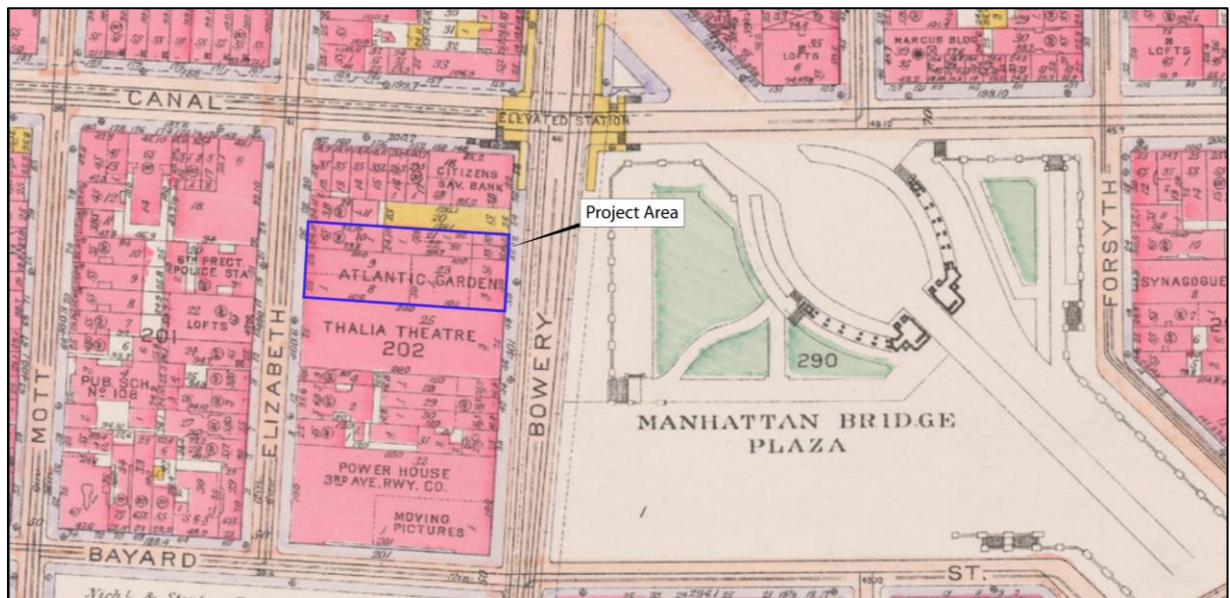


Map 14: Perris Atlas 1857.

By the time the 1879 Bromley Atlas was published, the full extent of No 50 Bowery had been built upon, and identified as, the Atlantic Garden (Map 15). The 1879 and 1891 Bromley Atlases (Maps 15 and 16) show the property and structure had expanded to include the neighboring lots to the north on Bowery and Elizabeth Street.



Map 15: Bromley Atlas 1879.



Map 16: Bromley Atlas 1891.

The 1904 Sanborn map provides detail regarding the substantial evolution of the Atlantic Garden when compared to the 1857 Perris map. The Sanborn map clearly shows the same building footprint fronting 50 Bowery as depicted in the 1857 Perris map. The 1904 Sanborn notes the structure as brick, 3 stories with basement access along the southern side of the first floor. No. 50 Bowery also exhibits a two-story frame constructed rear extension with skylights. This building addition extends to the Elizabeth Street side of the block. No. 52 – 52½ Bowery is depicted as being joined, the party wall having been opened, but still the earlier frame building. The building is noted as 3 stories with a basement accessed along the north wall of the first floor. The rear of the property exhibits a brick extension, followed by a frame-constructed extension with skylights. This extension abuts the building at 26 Elizabeth Street. What have changed drastically are the Elizabeth Street properties and the center portion of the lot(s). The Sanborn map depicts 22-24 Elizabeth Street as part of the rear expansion of 50 Bowery suggesting that the original structures have been demolished. No. 26 Elizabeth Street is depicted as a six-floor brick structure. All open areas between the Bowery and Elizabeth Street structures have been built upon but they have not been excavated for basements. At present they still do not have basements, all construction in these previously open areas have been slab on grade construction.

With regard to archaeological resources the lack of sub-surface construction in the area between the structures fronting Bowery and Elizabeth Street indicates a high sensitivity for the presence of cultural materials in these former rear yard areas. Possible resources may include materials from the early years of the Atlantic Garden, the early nineteenth century structures that occupied the property including the New York Theatre Hotel, stores and households and from the eighteenth century Bull's Head Tavern. Cultural remains may include features such as wells, privies and cisterns, from the period before running water became available. Running water would have been available by at least the 1830s with the opening of the Croton Aqueduct system. Other resources may include: trash middens or paddocks along with artifacts deposited not in association with features.

There has been some speculation, based on photographs published on the Internet, as to whether or not there are extant remnants of the Bull's Head Tavern within the basement of present-day 50 Bowery. After inspections of the site, which included correlating the photographs published on the Internet, Chrysalis observed no extant historic architectural features that may have been remnant of the Bull's Head Tavern. Axe-cut (or hand hewn) beams are present in the basement of 52 Bowery. None were observed in the basement of 50 Bowery. As detailed in Section III: Site History, the lot of 52 Bowery was never part of the Bull's Head Tavern. The basement of 50 Bowery has been completely renovated in the twentieth century exhibiting concrete floors, walls and utility installs (Images 13, 14 and 15).

Although some beams may have been re-purposed from previous structures, possible eighteenth century structures, it is not possible to definitively state that the beams, viewed in 52 Bowery, came from an earlier structure on site. The re-purposed beams alone do not represent significant architectural integrity.

RECOMMENDATION

This project is not subject to regulatory archaeological review and approval. However, it is the conclusion of this archaeological assessment that the foot print of the original 50 Bowery lot is sensitive for the potential recovery of archaeological resources.

Although the structure lacks architectural integrity, the site itself retains the potential for the recovery of material remains from the eighteenth and early nineteenth centuries. As part of the redevelopment of the site, the project calls for the excavation of the property to a maximum depth of 13'. This excavation will encompass a majority of the site impacting areas that have not been documented to have been previously excavated.

It is recommended that Phase IB Archaeological Monitoring of the excavation for the basement be undertaken as part of the construction process. This would allow for the documentation and recovery of any *in situ*, potentially significant, cultural material resources.

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Viele, Egbert L.

1865 *Sanitary & Topographical Map of the City and Island of New York*.

Appendix A:
Archaeological Scope of Work



To: Anton Piano, Allied CMS and David Ho and Lauren Chu, 50 Bowery Holdings, LLC
From: Alyssa Loorya, M.A., MPhil., R.P.A., President and Christopher Ricciardi, Ph.D., R.P.A.,
Re: Archaeological Issues for the Bowery Street Property, New York, New York
Date: October 18, 2013

On October 18, 2013, at the request of 50 Bowery Holdings, LLC (Bowery Holdings), Chrysalis Archaeological Consultants, Inc. (Chrysalis) provided an initial assessment of potential archaeological concerns related to the property at 50 Bowery Street, New York, New York.

The site is currently not listed on the City, State or Federal National Register; it is not within an historic or archaeological district and it does not involve City, State or Federal funding. Therefore, the site is not subject to The City of New York – Environmental Quality Review Act (CEQRA), the New York State Environmental Quality Review Act (SEQRA) or Section 106 of the National Historic Preservation Act (Section 106).

The property is currently undergoing demolition in preparation for a new hotel. Plans call for the structure to be approximately twenty stories high and have a basement that is approximately thirteen feet below ground surface. The site currently has three to four small storage/basement areas within the property. The first floor is a mixture of concrete on top of floor joists.

Bowery Holdings contacted Chrysalis to determine if the site in question currently exhibits any significant extant cultural resources and/or the potential for buried cultural resources. According to local lore, the current site location may have been the location of the eighteenth century Bull's Head Tavern and the nineteenth century Atlantic Gardens, also a tavern.

As part of the current demolition, floor joists were revealed in a portion of the basement that may have been from the earlier nineteenth century structure. A preliminary visual inspection by Chrysalis indicated that the beams were reused and do not represent an extant portion of a pre-twentieth century structure. The beams do exhibit cuts indicative of both hand and later mechanical modifications. It is impossible to determine where these beams were original located. While it is possible to state that they may have come from the nineteenth century Atlantic Gardens Tavern, they could also have come from a different structure as well.

The exposed foundation consisted of a combination of nineteenth century brick, some stone and concrete blocks. The face of the wall is painted and/or whitewashed. The foundation may incorporate the remnants from an earlier structure on the site, but it is clear that twentieth century modifications have impacted its integrity. Although modified and having been subject to adverse environmental conditions, some of the joists may be salvageable and available for re-use.

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Bowery Holdings should consider the potential for reuse of these beams within the new structure either as a display or functional purpose, if possible.

Chrysalis also recommends that prior to removal Bowery Holdings photograph the exposed floor joists in the storage space/basement. This should be undertaken using high resolution digital photography, controlled lights and some form of a scale; either in the form of a tape measure or ranging rod.

It is also recommended that the open roof area be digitally photographed as well. This area, though deteriorated, exhibits architectural details of an earlier form of the structure.

Both areas that are photo-documented should be combined into a “report” that is made available digitally to The City of New York – Landmarks Preservation Commission, as well as other repositories, for their records.

By undertaking this documentation, Bowery Holdings would be adding to the history of the Bowery and New York City, while providing that information for all interested parties.

Additional Measures

Although the property in question is not legally required to undertake any cultural resource management (archaeological) measures as part of the demolition/construction process, and the exposed structures in the storage areas/basements would not be considered to hold archaeological significance, Chrysalis would like to recommend that Bowery Holdings consider one or two additional measures to further document the site. Doing so is at the discretion of Bowery Holdings, but could assist with community relations as well as provide positive public relations for the project.

The site clearly holds the potential to be contain original features of earlier structures on the property. As much of the area does not currently have an excavated basement, and a full site basement of approximately thirteen feet below ground is proposed as part of the construction, it is likely that backyard features and/or deposits may be uncovering during construction. Those may include wells, privies and artifacts deposits representative of the earlier inhabitants.

There are two methods available for documentation; documentation via a traditional Phase IA Documentary Study and Archaeological Assessment report (Phase IA) and/or a Phase IB Archaeological Field Testing (Phase IB), which generally involves monitoring of the site during excavation for the new basement.

A Phase IA is a detailed document that outlines the site specific history and provides recommendations regarding archaeological sensitivity and potential future work. It attempts to identify issues such as, but is not limited to:

- a. Who owned the original lot(s) dating back to the seventeenth century beyond
- b. When the area was divided into lot(s)
- c. History of development of the property

- d. If structures existed on the site and their approximate location and usage
- e. Who were the residents or inhabitants of the property
- f. Were any of the tenants or activities significant enough for National Register eligibility
- g. Could the proposed project impact potential buried cultural resources on the site – thus requiring moving the project to the Phase IB.

Generally, a Phase IA report for a site of this size requires approximately four weeks to complete. This would include all the necessary research, gathering of information, writing, reviews and production of the final report.

The Phase IA concludes with a recommendation of either no further archaeological work or moving towards the next stage, the Phase IB.

With regard to this specific site, it is clear that the Phase IA will most likely lead to a recommendation of the necessity of the Phase IB.

The Phase IB, for this specific project site, would entail having an archaeologist on site during the excavation portion of the overall construction project. The archaeologist monitors excavation and documents (i.e. records) any potential buried historic remains.

If during the course of the excavation significant *in situ* (i.e. buried) material cultural resources (such as foundation walls, shaft features, artifacts, etc.) are uncovered, the archaeologist will temporarily halt the excavation in that specific area, clear off the remains and record them via photography and mapping. If artifacts are recoverable, they will be removed from the excavation area. Artifacts are then taken to a laboratory facility where they are washed, catalogued and photographed. The remains are then returned to the property owner for either reuse or disposal.

Upon completion of the monitoring and laboratory analysis (if necessary), the archaeologist will then incorporate all the data into a report that Bowery Holdings can use.

The timing of monitoring generally follows the construction schedule.

The laboratory analysis, if necessary, is based on the amount of material remains recovered.

The writing/production of the report is generally based on the extent of the excavation and laboratory analysis, if necessary.

Although generally a Phase IA is the first step in the archaeological process, and would be a document that Bowery Holdings can use as part of the overall construction process, including community relations, based on existing information a Phase IB has the greater potential to document unknown historic features, remains and artifacts.

Appendix B:
Conveyance Records: 50 Bowery (Current Lot 23/ Former Lots 8-10, 21-23)

Grantor	Grantee	Date	Conveyance Liber/Page	Lot Number(s)	Remarks
No Instruments of Record 1654-1785	N/A	N/A	N/A	N/A	N/A
Nicholas Bayard	Henry Astor	1786	43/362	1-4, 8-9, 23-31	
Stephen N. Bayard	John Thompson	1791	47/68	10, 11, 20, 21, 22	
John Thompson	John Grayson	1793	49/55	10, 11, 20, 21, 22	
John Thompson	Jacob Ketchum, Foster Nostrand	1794	49/447	10, 11, 20, 21, 22	
John Grayson	William Post	1794	50/26	10, 11, 12, 13, 14, 15	
Jacob Ketchum	Foster Nostrand	1797	54/435	10, 11, 15, 20, 21, 22	
Foster and Charity Nostrand	Leonard Seaman	1801	60/163	10, 11, 20, 21, 22	
Leonard and Leah Seaman	Deborah Van Ness	1806	72/11	10	
Deborah Van Ness	Wendel Boas	1806	72/14	10	
Leonard and Leah Seaman	Samuel Oakley	1811	93/175	20, 21, 22	
Leonard and Leah Seaman	Samuel Oakley	1811	93/177	20, 21, 22	
Samuel and Susan Oakley	Moses Frasier	1811	93/166	20, 21, 22	
Moses and Mary Frasier	Job Furman	1817	124/274	21, 22	
Anthony L. Anderson (Devisee of Jacob Boas)	Seth Wright	1827	224/132	10	
Henry and Dorothy Astor	Thomas L. Smith, James A. Hamilton, William Seaman (Trustees for New York Association)	1827	215/116	1-9, 23-31	
Seth and Mary Wright	Thomas R. and John H. Lee	1830	261/82	10	
John H. Lee, Jehiel T. Post	"Agreement"	1853	628/44	10, 11	

Walter, Catharine C., Woodbury, Helen, and Eugene Langdon; Matthew and Eliza Wilks; Delancey and Louisa D. Kane; Jean and Cecilia De Nottbeck	Sarah A. Boreel	1854	659/560	21, 22	
Jean De Nottbeck	Sarah A. Boreel	1854	673/383	21, 22	
Walter, Catharine, Woodbury, Helen, and Eugene Langdon; Delancey and Louisa D. Kane; Jean and Cecilia De Nottbeck	Eliza Wilks	1854	663/1	8,23	
Walter and Catharine Langdon, Delancey and Louisa D. Kane, Jean and Cecilia De Nottbeck, Mathew and Eliza Wilks, Robert and Sarah A. Boreel	Woodbury Langdon	1854	663/5-7	9, 23	
Robert and Sarah A. Boreel	Eliza Wilks	1854	663/13	8, 23	
Woodbury and Helen Langdon	Matthew Wilks	1854	662/403	9, 23	
Matthew and Eliza C. Wilks	William Kramer	1872	1207/524	9, 23	
Matthew and Eliza C. Wilks	William Kramer	1872	1207/528	8, 23	
John H. Lee, (Exrs. of James P. and Maria L. Grover	William Kramer	1875	1315/377	10	
Edwin A. Johnson, John C. and Estella (formerly Johnson) Seymour	William Kramer	1880	1538/149	10	
Sarah A. Boreel	William Kramer	1890	2338/281	21, 22	
Albert J., Charlotte E., William Jr., and Carrie D. Kramer	William Kramer's Sons Realty Company	1911	135/96	8-11, 20-23	
Atlantic Garden Amusement Company	Jacob Abrahams, Osias Koffler	1913	144/163	23	Lease

Columbia Trust Company	“Consent”	1915	152/460	8-11, 20-23	
William Kramer’s Sons Realty Company	Manhattan Railway Company	1915	153/461	8-11, 20-23	
William and Zipporah Prager, Pincus Lowenfeld, (Exrs of Louis Levy Title Guarantee and Trust Company)	“Agreement”	1916	161/280	10, 11	
Executors of Pincus Lowenfeld	William Kramer’s Sons Realty Co.	1916	160/324	8-10, 21-23	
William Kramer’s Sons Realty Company	William Prager, Exr. Of Pincus Lowenfeld	1916	160/324	8-11, 21-23	
Atlantic Garden Realty Corp.	Exrs of Pincus Lowenfeld	1917	3011/80	8-10, 21-23	½ interest
Atlantic Garden Realty Corp.	William & Zipporah Prager	1917	3004/360	8-10, 21-23	½ interest
Atlantic Garden Realty Corp.	Modern Grade Renting Co.	1928	3665/112	8-10, 23, PO22	
Modern Grade Renting Co.	American Jewish Publish Corp.	1928	3683/207	8-10, 23, PO22	
Modern Grade Renting Co.	Citizen’s Savings Bank	1928	3683/210	21	
American Jewish Publishing Corp.	50 Bowery, Inc.	1929	3703/371	8-10, 23, PO22	
50 Bowery, Inc.	Milmic Realty Corp.	1948	4604/179	8-10, 23, PO22	
Manhattan Savings Bank	John Javatile	1956	4970/456	21	
John Javatile	Louis Nathin & Max Fuchs	1956	4970/459	21	
Nathan Fuchs	Milmic Realty Corp.	1960	5123/580	21	
Milmic Realty Corp.	Joseph Chu	1974	306/103	current lot 23 – entire lot	

Appendix C:
Tax Assessment Records: 50 Bowery (Current Lot 23/ Former Lots 8-10, 21-23)

Owner/ Occupant	Years	Street #	Property	Lot Size	House Size	Other Occupants	Comments
Henry Astor	1808- 1833 (except 1826)	50	lot & house			1808-09: Chas. Matthews/Mather 1810-25: Jn Givens	1808: "B. Head" 1809, 1810: "Bull's Head" 1830: tavern *1811-1813 missing
Matthew Reed	1826	50	house			Ebenezer Morse	
Estate of Henry Astor	1834- 1842	50	house 1839: "2 H"			1836-1839: Bradford Jones ("over military"), Levi J. Dame 1840: Henry Turner, Levi J. Dame 1842: Matthew Jones, Levi J. Dame	1841 Records Missing
William B. Astor	1843- 1844	50	house			1843: Matthew Jones	
William Matthews	1845- 1846	50	house & lot				
Turner and Heyer	1847- 1848	50	house & lot				
Estate of Henry Astor	1849- 1851	50	house & lot				
S. Burnell	1852- 1856	50	house & lot				*1857 Records Missing
Matthew Wilkes	1858- 1865	50		50 x 100	50 x 48		
Eliza A. Wilkes/Kirby	1866- 1881	50		50 x 100	50 x 48		
William Kramer	1882- 1889	50			50 x 100		

Owner/ Occupant	Years	Street #	Property	Lot Size	House Size	Other Occupants	Comments
52 & 52 1/2 Bowery (old lots 21&22; E 125' of N 1/3 of current lot 23/50 Bowery)							
Samuel Oakley	1808-1810	52	lot & house			1810: John Mason	
Moses Frasier	1814-1817*	52	lot & house			1814-1816: Jacob Romella/ Romelat 1817: Bernard Traynier & Moses Hunt	*1811-13 missing. Property conveyed to Frasier in 1811
Job Furman	1818-1819	52	house			1818: Moses Hunt 1819: Bernard Traynier	
Francis Gross	1820-1825	52	house				
Henry Astor	1826-1833	52 &/or 52 1/2*	house			1827-1829: Moses Ritter	*52 and 52 1/2 ass'd together
Estate of Henry Astor	1834-1839*	52	house			1836: Benjamin Young 1837: Francis Craft 1838-1839: John McKinley	*52 cont. separately below for 1840-65
	1834-42**	52 1/2	house			1835-1836: Joseph Brower "over military" 1838: Jonathan Haul 1842: Elisha Haight	**52 1/2 cont. separately below for 1843-65
John McKinley	1840-1848	52	1840-1844: house 1845-1848: house & lot				
Norman Cook	1849-1851	52	house & lot				1850: "Astor's property"
Charles Williams	1852-1853	52	(not specified)				
Sarah Boreel	1854	52	(not specified)				
Estate of Henry Astor	1855-1859	52		12 x 92	12 x 50		

Owner/ Occupant	Years	Street #	Property	Lot Size	House Size	Other Occupants	Comments
Charles Williams	1860- 1865*	52		12 x 92 (in 1860 switches to 12 x 126)	12 x 50		52 Bowery listed at 52 1/2 Bowery dimensions from 1858- 1859. Address swapped or listing was entered improperly *52 and 52 1/2 cont. together below
William B. Astor	1843- 1844	52 1/2	house			1843: Elisha Haight	
Elisha Haight	1845- 1847	52 1/2	house & lot				
Elijah Haight	1848	52 1/2	house & lot				
Norman Cook	1849- 1851	52 1/2	house & lot				1850: "Astor's property"
Estate of Henry Astor	1852- 1853	52 1/2	(not specified)				
Sarah Boreel	1854	52 1/2	(not specified)				
Charles Williams	1855- 1859	52 1/2	house & lot	12 x 126 (in 1860 switches to 12 x 92)	12 x 50		*1857 Records Missing; 52 1/2 Bowery listed at 52 Bowery dimensions from 1858-1859. Address swapped or listing was entered improperly
Estate of Henry Astor	1860- 1865** *	52 1/2		12 x 92	12 x 50		***52 and 52 1/2 cont. together below
Robert Boneel/Bonnel	1866- 1881	52		to 1875:12 x 126 1876- 81: 12'6" x 126'7"	to 1875: 12 x 50 1876-81: 12'6" x 50'		

Owner/ Occupant	Years	Street #	Property	Lot Size	House Size	Other Occupants	Comments
		52 1/2		to 1875: 12 x 92 1876- 81: 12'7" x 92"	to 1875: 12 x 50 1876-81: 12'7" x 50		
Robert Bowne	1882- 1889	52		12'6" x 126'7"	12'6" x 50'		
		52 1/2		12'7" x 92"	12'7" x 50		
26 Elizabeth Street (old lot 10; W 75' of N 1/3 of current lot 23) (formerly 24 Elizabeth Street)							
Lando (?) Brice	1808	24	house			James & Jacob Brice	
W Vanderhouse (?)	1809	24	house			Jacob Brice	
Elizabeth Boas/Boos*	1810- 1827**	no #/24	house			1810-latest 1813: Jacob Boos 1819: Thos. Pearsall 1822: Wm Smith 1823: Geo Thompson	**1811-1813 records missing *1814: Widow Boos; *1827: estate of Widow Boos
Seth Odell	1828- 1829	24	house				
M. Lee	1830- 1836	24	house				
John Divins	1837- 1854	24	house				
John H. Lee	1855- 1871	24	house & lot	24 x 75	24 x 52		
Mortimer Porter	1872- 1875+	24		24 x 75	24x 52		
William Kramer	1882- 1889	24/26*					*Street numbers changed in 1883

Owner/ Occupant	Years	Street #	Property	Lot Size	House Size	Other Occupants	Comments
22-24 Elizabeth Street (old lots 8 & 9; W 1/2 of S 2/3 of current lot 23) (formerly not numbered/20-22 Elizabeth St)							
Henry Astor	1808- 1825	no #	8 lots and stables*/ 4 stables, 4 lots**				*Covers 200' on Elizabeth Street, beginning 100' South of Pump; project area is 2 northernmost lots (50') Beg. 1818, lots are entered into tax records as separate entries, with the 4 N lots all being stables
Matthew Reed	1826	no #	4 stables, 4 lots				
Henry Astor	1827	no #	2 northern lots "house"; next 3 lots "theatre"; 2 "lots"*				*Astor ass'd for only 7 lots in some years, including the 2 lots in the PA
	1828- 1833	no #	7 or 8 lots*				
Estate of Henry Astor	1834- 1844	no #	Lots adjoining Theatre				
William Matthews	1845- 1846	no #	lot, house (2 properties, no address specified)				
Turner and Heyer	1847- 1851	no #	lot, house (2 properties, no address specified)				

Owner/ Occupant	Years	Street #	Property	Lot Size	House Size	Other Occupants	Comments
C. Sweezy	1852- 1865	20		25 x 100	25 x 15 1864: 25 x 100		
		22		25 x 100	12 x 15 1864: 12 x 100		
Eliza A. Wilkes	1866- 1881	20		25 x 100	25 x 100		
		22		25 x 100	12 x 100		
William Kramer	1882- 1889	20/22* 22/24*		25 x 100 25 x 100	25 x 100 "covered "		*street numbers changed in 1883

Appendix D:

Response to Preliminary Comments on the Phase IA



To: Anton Piano, Allied CMS and David Ho and Lauren Chu, 50 Bowery Holdings, LLC
From: Alyssa Loorya, M.A., MPhil., R.P.A., President and Christopher Ricciardi, Ph.D., R.P.A.
Date: December 2, 2013
Re: Response to Comments on the 50 Bowery Phase IA Report

Seven questions have been poised regarding the Phase IA Historical Documentary Report and Archaeological Assessment of 50 Bowery (Block 202, Lot 23), New York, New York submitted by Chrysalis Archaeology to 50 Bowery Holdings, LLC in November 2013. Each question has been answered. The report will be updated in the sections that require updating based on the response – however, the majority of explanations provide the requested details and will be included in the overall report as a new appendix.

Question 01: Last line paragraph 5 p. 42 says, "This demonstrates that they were excavated as late as when the individual lots were initially developed." Why "as late" as? Why not "as early" as? And are you referring to the lots as depicted in the 1857 map?

Response 01: The Bull's Head pre-dates the lots/lot system. The basements are configured separately, corresponding to properties at 50 Bowery, 52 and 52 1/2 Bowery and the Elizabeth Street address. This suggests they were excavated during the construction of the buildings and before the 1868 expansion of the Atlantic Gardens. The expansion did not include expanding the basement spaces. The basements are aligned with the structures we know to have been present in the 19th century. We cannot say the basements were excavated as early as the Bull's Head construction but could have been excavated as late as the 19th century structures on site. They may have been excavated in conjunction with the subsequent development of the property within the original lot divisions as shown in the Graves map of 1812 (Map 06, page 14) - hence "as late as" these lots were initially developed as *individual* lots.

Question 02: But that doesn't really matter, right? Whatever the numbers are, they're still the same lots and the lines didn't change when original lots 32 & 33 became 50 Bowery.

Response 02: Correct, the property boundaries of 50 Bowery as it existed in the nineteenth century correspond with the boundaries of original lots 32 and 33 of the East Bayard Farm (see Map 06, page 14 - the Graves map of 1812). The north side of the northern lot (33) was 100' south of Canal and each lot measured 25' wide by 100' deep. The current 50 Bowery covers an additional 25' lot at the north of lot 33 (original lot 34), located at 75' south of Canal.

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Question 03: So as we don't know when any of the lots were initially developed, just dates after which we can tell they already were, correct? And as the property was divided into lots sometime before 1785, that makes determining timing of initial development of any lot, even iffier.

Response 03: We can't cite an exact date for the initial development/construction on any of the properties, which is not unusual. However, the general development history of the property is fairly straight forward. It's fairly certain that the northern 1/3 of the property was not developed before it was sold in 1791 (see page 14), but by 1808, there were houses at both 52 Bowery and 26 Elizabeth (see pages 16-17) -- giving us a relatively narrow window of 17 years for initial development. 22 and 26 Elizabeth contained stables until 1825 or 1826 and were developed when the Bowery Theatre was built in the mid-1820s. (See page 20). 50 Bowery is a little more complicated because of the difficulty in pinpointing the Bull's Head Tavern location. The Tavern was standing by the 1740s, whether or not that location directly correlates to the imposed lot system is uncertain. If not, and the Bull's Head was demolished during the Bowery Theater construction, then a building was erected by Henry Astor between 1785 and 1808 or in conjunction with the Bowery Theater construction, a period of 23 years.

Question 04: Do you have a sense of the timing of those basements being excavated in relationship to the Bull's Head? That is still somewhat unclear.

Response 04: As the basements correspond to the pre-1868 structures (configuration), they were likely excavated prior to the 1868 Atlantic Garden expansion. Based on maps and documentation, 26 Elizabeth Street and 52 Bowery were developed, including basements excavations, post 1791. With regard to 50 Bowery all the evidence is circumstantial. There is no indication of whether the Bull's Head had a cellar. There is no definitive evidence as to whether or not the Bull's Head Tavern was torn down. Newspaper accounts state the Bull's Head property was demolished for the Bowery Theater. However, tax records list the Bull's Head at 50 Bowery. There is no definitive evidence that the Bull's Head was re-purposed as the Theater Hotel, but they were architecturally similar. An 1826 image of the New York Theatre Hotel (page 41, Image 22) shows a cellar entrance.

The Bull's Head likely occupied a portion of the current 50 Bowery lot/the southern/eastern quarter. There is no clear evidence if the Bull's Head structure was reused. If it was, the structure was eventually significantly altered. What is certain is that the former rear yard of the Bull's Head was never excavated. This suggests that it retains archaeological potential for materials and associated structures of the Bull's Head.

Question 05: On p. 45, third sentence para 1 says: "The 1904 Sanborn notes the structure as brick, 3 stories with basement access along the southern side of the first floor. No. 50 Bowery also exhibits a two-story frame constructed rear extension with skylights". That is not visible on the map. Is it in notations on the map? Text accompanying the map?

Response 05: The structural details can be read by referring to the map key, which is not included in the report. We will add in the map key.

Question 06: The reason for asking is to know whether the Atlantic Garden retained the three story structure – possibly the original Bull’s Head, reused as the Theater Hotel, and then the first ten years of the Atlantic Garden (1858-1868) – as the FRONT of their building and only added the frame two story thing in the back.

Response 06: The 1904 Sanborn map (Map 13, page 43 and 45 paragraph 1) shows the same footprint for the front (Bowery side) of the structure as that shown on the 1857 Perris map (map 14, page 43), before the extension was built. Our site inspection also confirmed that the arched steel beams were set back from the front of the building on Bowery and the front of the building was structurally distinct. The two story frame structure in the rear was built on grade (no basement excavation) and connected to the existing structure fronting Bowery.

Question 07: The pictures of that large open two-story space (Image 20, p. 40) makes one think that the space fronted Bowery Street and if so, how could any of original structure exist? Wouldn't it make more sense that they demolished it in 1868?

Response 07: It’s impossible to know which direction this drawing depicted.

General comment - The ultimate issue is whether the Bull’s Head became the Theater Hotel or not. There is no definitive evidence for either. With regard to archaeology, and perhaps a more definitive answer; excavation will expose the foundation walls and it may be possible to determine if it is mid-18th century or early 19th century. Also as the mid-section of the current lot appears to have never been excavated, it has the potential to contain deposits associated with the Bull’s Head Tavern. These may be artifacts deposits, or feature(s) such as a privy, well, outbuilding, etc.

Appendix E:

Resume of Key Personnel

Alyssa Loorya, M.Phil, M.A., R.P.A. | President, Principal Investigator



Ms. Loorya is founder and president of Chrysalis Archaeological Consultants and serves as a principal investigator. For nearly twenty years she has worked in historic research, archaeological excavation, and public education devoted to preserving cultural resources and communicating their value to local communities. She has completed over sixty technical and academic reports and delivered dozens of presentations concerning preservation compliance, New York City historical development, and educational curricula. Her extensive experience lends itself to her roles in developing and executing research and excavation plans, managing laboratory analysis, and report production.

SELECTED PROJECT EXPERIENCE

Gowanus Canal Historical Assessment

Brooklyn, NY

Engaged in a Phase IA historic and archaeological research assessment of the Gowanus Canal industrial area in southern Brooklyn, assessing the area's potential for the extension of a Historic District. Conducted with special attention to possible locations of a mass burial of American Revolutionary War soldiers.

Archaeological Investigations at City Hall Park

New York City, NY

Developed and led Phase II and III archaeological excavations at New York City Hall. Highlighted discoveries include a pre-revolution British jail, early water management features, and large scale refuse deposits.

Archaeological Investigations Floyd Bennett Field

Served as Principal Investigator for archaeological testing and monitoring associated with the Rockaway Lateral Pipeline Project.

AREAS OF EXPERTISE

National Historic Preservation Act
Section 106 Compliance
Material Collections Analysis
Archaeological Survey and
Excavation
Public Outreach
Interpretive Exhibitions

EDUCATION

M.Phil, Ph.D candidate,
Anthropology and Historical
Archaeology: 2012, CUNY
Graduate School

M.A., Anthropology: 1998, Hunter
College

CERTIFICATIONS

30-Hour OSHA Construction Safety
Training (2012)
10-Hour OSHA Construction Safety
Training (2010)
Register of Professional
Archaeologists

PROFESSIONAL EXPERIENCE

2001-Present: Chrysalis
Archaeological Consultants
2007-2010: Gray & Pape,
Supervisory Consultant
2006-2010: URS Corporation,
Supervisory Consultant

CONTACT INFORMATION

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Fulton Street Redevelopment

New York City, NY

Supplemented historic business and property background research. Conducted monitoring, mapping, and feature-specific excavations during road reconstruction and utility replacements along Fulton Street, an 18th and 19th century shipping area and Historic District in downtown Manhattan.

John Street Redevelopment

New York City, NY

Supplemented historic business and property background research. Conducted monitoring, mapping, and feature-specific excavations during road reconstruction and utility replacements along John Street, an 18th and 19th century shipping area and Historic District in downtown Manhattan. Work also included the recovery of human remains.

The High Bridge Project

New York City, NY

Supplemented historic business and property background research. Conducted monitoring, mapping, and feature-specific excavations during reconstruction efforts in and around this historic bridge.

Delaware Shaft 4 – Water Tunnel Project

New York, NY

As part of the upgrade to New York's Water system, Phase IB monitoring during the construction of a new shaft connection was undertaken.

Memorial Field Reconstruction

Mount Vernon, NY

A full Phase I project to study the National Register structure. Field testing uncovered the remains of the original Boston Post Road.

CHRYSLIS ARCHAEOLOGICAL CONSULTANTS, INC.

4110 Quentin Road • Brooklyn, NY 11234

www.chrysalisarchaeology.com

Christopher G. Ricciardi, Ph.D., R.P.A | Principal Investigator



With over 20 years of experience in the field, Dr. Ricciardi is an expert on Section 106 and Federal, State, and Local regulatory criteria for compliance. His research has focused on 18th and 19th century rural communities, highlighting the development of New York City's outer boroughs and its surrounding area. Dr. Ricciardi served as an archeologist for the U.S. Army Corps of Engineers New York District from 2001 - 2009. He has been President of the Professional Archaeologists of New York and is committed to local historic preservation.

SELECTED PROJECT EXPERIENCE

Fire Island to Montauk Point

Suffolk County, NY

Worked with New York State and National Park Service to undertake Phase IA, IB and II field and underwater surveys of an the 80 mile stretch of the barrier island including the entire Fire Island National Seashore area.

Peck Slip Rehabilitation

New York City, NY

Supplemented historic business and property background research. Conducted monitoring, mapping, and feature-specific excavations during road reconstruction and utility replacements at Peck Slip, an 18th and 19th century shipping area and Historic District in downtown Manhattan.

Jamaica Bay Marsh Islands

New York City, NY

Conducted Phase IB Archaeological Field Surveys of several of the Marsh Islands as part of the Army Corps of Engineers' work on Jamaica Bay. Additional documentary research and Federal, State and local agency coordination was also undertaken.

AREAS OF EXPERTISE

Archaeological Survey and Excavation
Public Outreach
Laboratory Preparation

EDUCATION

Ph.D., Anthropology: 2004, Syracuse University

CERTIFICATIONS

10-Hour OSHA Construction Safety Training (2010)
Register of Professional Archaeologist

PROFESSIONAL EXPERIENCE

2001-Present: Chrysalis Archaeological Consultants
2001-2009: U.S. Army Corps of Engineers
1990-2001: Brooklyn College Archaeological Research Center

CONTACT INFORMATION

cricciardi@chrysalisarchaeology.com

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Downtown Brooklyn Water Mains Project

Brooklyn, NY

Supplemented historic business and property background research.

Conducted monitoring, mapping, and feature-specific excavations during road reconstruction and utility replacements throughout the DUMBO area, an 18th and 19th century shipping area in Brooklyn.

U.S. Merchant Marine Academy

Kings Point, NY

Conducted Phase IB Archaeological Monitoring during the installation of a geo-thermal system.

St. George's Church

Queens, NY

Conducted Phase IB Archaeological Monitoring during the installation of new fencing. Work included the creation of Human Remains monitoring and re-interment plans.

Tappan Zee Bridge Project

Tarrytown, NY

The lead archaeological firm as part of the construction of the new bridge connection across. Will lead a team of terrestrial and underwater archaeologists to ensure the bridge's construction meets all federal and state regulations.

Little Bay Park

Queens NY

Undertook Phase I study and archaeological monitoring during the construction of the park.

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Diane F. George, J.D., M.A., R.P.A. | Principal Investigator

Chrysalis
ARCHAEOLOGICAL CONSULTANTS

Ms. George serves as a Principal Investigator for Chrysalis Archaeological Consultants. She has 12 years of experience with historical sites in the New York City area and has worked in Cultural Resources Management since 2002. She has a Masters Degree in the field of Historical Archaeology and is a Doctoral Candidate at the City University of New York Graduate Center, where she specializes in the archaeology of colonial contexts. Ms. George has extensive experience in historical research and writing. She has worked on multiple development and infrastructure projects, and has expertise in facilitating project completion within the Section 106 framework. Ms. George also has a legal background, with twelve years as a practicing lawyer.

SELECTED PROJECT EXPERIENCE

Fulton Street Reconstruction Project

New York City, NY

Served as Field Director for multi-year City project upgrading and improving infrastructure and streetscapes along Fulton Street, an 18th and 19th century shipping area and Historic District in downtown Manhattan. Supplemented historic business and property background research. Worked with City personnel to adapt monitoring plan as project progressed. Monitored excavation, developed testing strategies, excavated and documented features, created archaeological maps and analyzed artifact collection.

John Street Redevelopment

New York City, NY

Served as Field Director for City project installing new sewer on John Street, an 18th and 19th century shipping area and Historic District in downtown Manhattan. Monitored excavations, created archaeological maps, carried out feature-specific excavations. Produced Phase IB Report. Work also included the recovery of human remains.

AREAS OF EXPERTISE

National Historic Preservation Act
Section 106 Compliance

Material Collections Analysis

Archaeological Excavation

EDUCATION

Ph.D candidate, Anthropology and
Historical Archaeology: CUNY
Graduate School

M.A., Anthropology (Historical
Archaeology): 2005, Hunter College

J.D., University of Pittsburgh, 1989

CERTIFICATIONS

10-Hour OSHA Construction Safety
Training (2010)

Register of Professional
Archaeologists

PROFESSIONAL EXPERIENCE

2002-Present: Chrysalis
Archaeological Consultants

2005-2008: Adjunct Lecturer in
Archaeology, Hunter College

CONTACT INFORMATION

dgeorge@chrysalisarchaeology.com

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Downtown Brooklyn Water Main Project

Brooklyn, NY

Served as Field Director for City project replacing water mains, catch basins and other utilities in the DUMBO area of Brooklyn, along the historic Brooklyn waterfront. Monitored excavations. Documented 19th century features. Wrote Phase IB report.

Gowanus Canal Historical Assessment

Brooklyn, NY

Engaged in a Phase IA historic and archaeological research assessment of the Gowanus Canal industrial area in southern Brooklyn, assessing the area's potential for the extension of a Historic District. Conducted with special attention to possible locations of a mass burial of American Revolutionary War soldiers.

Rufus King Park Reconstruction Project

Jamaica, Queens, NY

Monitored excavations during infrastructural upgrades at Rufus King Park, the site of King's house, which is listed on the National Register of Historic Places.

Bartow-Pell Mansion Path Project

Bronx, NY

Monitored excavations during the replacement of the main drive at Bartow-Pell Mansion, a New York City and National Historic Landmark.

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