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**STAGE 1A LITERATURE REVIEW &
SENSITIVITY EVALUATION OF
ARCHAEOLOGICAL POTENTIAL**

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BLOCK 372, LOT 26

306-312 East Third Street
Borough of Manhattan
New York County, New York

RECEIVED
ENVIRONMENTAL REVIEW

Prepared For:

JUN 05 2000

UJA Federation of New York
130 East 59th Street
New York, New York 10022

LANDMARKS PRESERVATION
COMMISSION

Prepared By:

CITY/SCAPE: Cultural Resource Consultants
726 Carroll Street
Brooklyn, New York 11215

June 2000

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6/9/2000 LPC ok waiting for Fieldwork

294

BLOCK 372, LOT 26

**306-312 East Third Street
Borough of Manhattan
New York County, New York**

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Commission**

PART 1A: LITERATURE SEARCH & REPORT ON ARCHAEOLOGICAL POTENTIAL

Affiliation: City/Scape: Cultural Resource Consultants
726 Carroll Street
Brooklyn, New York 11215
718-965-3860

Date: June 1, 2000

A. PROJECT INFORMATION

Permit Application:

Permit Number:

Permit Type:

Prepared by: Gail T. Guillet
City/Scape: Cultural Resource Consultants
726 Carroll Street, Brooklyn, NY 11215

Location of Proposed Action:

The project area is located in Block 372, Lot 26 in the Lower East Side, Borough of Manhattan, New York County, New York. (Map 1) The block is bounded on the west by Avenue C, on the north by East 4th Street, on the east by Avenue D, and on the south by East 2nd Street. Lot 26 is identified as 306 East 3rd Street, but before the consolidation of the lots it was 306-312 East 3rd Street (Lot 26-29). The lot is currently vacant.

Description of Undertaking:

The client proposed to construct affordable housing units on the parcel.

Estimated Size of Impact Area:

The project will impact the entire area of current Lot 26.

Description of Impact:

On Lot 26 a vacant lot will be replaced by housing and associated open space.

B: ENVIRONMENTAL INFORMATION

Topography:

The project area is located within the New England Upland, which includes the Manhattan Prong. In terms of the present-day topography, the site is a level area located in an urban setting consisting of commercial and residential structures. According to information provided by the Manhattan Topographical Bureau for Block 372 the elevation above mean high tide varies from 13 feet at the northeast corner (Avenue D intersection) to 16 feet at the northwest corner (Avenue C intersection). An examination of Viele's *Topographical Atlas of the City of New York showing original water courses and made land* (dated 1874) indicates that the eastern end of Block 372 was salt marsh, while the western end was identified as meadow. A topographical feature (low hill) stood mid-block. Several water courses formerly ran through this area, with one stream cutting diagonally across former Lot 29 (312 East 3rd Street).

Geology:

In geological terms, the project area is located in the New England Upland (Manhattan Prong) (Schubert, 1968). The precise underlying geology of the project area has not been identified, but would be consistent with the types of materials associated with the Manhattan Prong, including schists and gneisses. Deposits that consisted of organic material from the salt marsh overlay that material. Information obtained from Building Department records indicate that the soil on the site was coarse sand. The nature of this deposit is not known, but it may represent fill deposited prior to building construction.

Soils:

As with the geology, the underlying soils would be consistent with the types of materials associated with the Manhattan Prong. At street level the soils would today be classified as urban soils, in the sense that the entire site has been disturbed, first by the construction of the early 19th century buildings on the site and by the subsequent demolition of the buildings that formerly stood on current Lot 26. The project area is currently a vacant lot that is surrounded by a cyclone fence.

Drainage:

Examination of historic maps and atlases indicates that the western end of the site was within the wetland (salt marsh) boundary and that a stream ran diagonally across former Lot 29. That stream appears on a number of maps, and in the 18th and early 19th century marked the boundary between several parcels of farm land, including the East Delancey Farm in which the project area is located. Prior to the filling episode that permitted houses to be built upon current Lot 26, drainage would have been to the east into the East River.

Vegetation:

The project area is currently a vacant lot. No vegetation of significance was observed.

Forest Zone:

The project area lies within the Northern Hardwood Forest zone. Sugar maple, birch, beech and hemlock are the predominant trees in this type of forest. However, as noted above, no trees of significance exist on the property that is located in an urban setting.

Man-Made Features and Alterations:

The site would have experienced a variety of disturbances: 1) those associated with farming activities during the 17th through the early 19th centuries when the project area was part of the East Delancey Farm; 2) disturbances associated with the construction of the 19th century dwellings on East 3rd Street and associated structures on the rear lots of former Lot 26-29; 3) disturbances associated with changes made to the buildings and structures in the rear lots during the late 19th and early 20th century; 4) disturbances associated with the demolition of the buildings on Lot 26.

C: DOCUMENTARY RESEARCH**1. Site Files****a. New York State Office of Parks Recreation and Historic Preservation (OPRHP)**

The project area is located within New York City. Information was, therefore, not obtained from OPRHP. However, copies of the OPRHP Site Maps (USGS Brooklyn Quad, 7.5 Minute Series) examined at the New York City Landmarks Preservation Commission (LPC) show no prehistoric or historic sites associated with either of the project area.

b. New York State Museum Archaeological Site Files

The project area is located within New York City. Information concerning prehistoric sites located in the vicinity of the project area was obtained from the New York City Landmarks Preservation Commission rather than from the New York State Museum Archaeological Site Files (now housed at OPRHP). The only identified prehistoric site in the vicinity of the project area is the Indian village at Corlear's Hook immediately south of the Williamsburgh Bridge in Manhattan (NYSM Site #4060). That village, variously known as Rechtauck, Naghtogack or Nechtanc, was the scene of a massacre by the Dutch in the Winter of 1643 (Bolton, 1920:79).

c. New York City Landmarks Preservation Commission

The project sponsor (April 2000) consulted the New York City Landmarks Preservation Commission concerning the site. The LPC response indicates that the

project area may be archaeologically significant, having the potential to yield remains of 19th century occupations in the form of privies, cisterns and other subsurface features. Based on sensitivity model developed by the LPC, the project area is not considered to have the potential to yield prehistoric cultural material.

State Register

A number of buildings in the Lower East Side are eligible or listed on the State Register, including First Houses (East 3rd Street & Avenue A) and New York Marble Cemetery (between East 2nd and East 3rd Street at 2nd Avenue. These structures will not be impacted by the proposed project.

National Register

A number of buildings in the Lower East Side are eligible or listed on the State Register, including First Houses (East 3rd Street & Avenue A) and New York Marble Cemetery (between East 2nd and East 3rd Street at 2nd Avenue. These structures will not be impacted by the proposed project.

National Register eligible listing

A number of buildings in the Lower East Side are eligible for listing, but none are located in the immediate vicinity of the project area.

State/National Register proposed

At the present time, no structures known to have been proposed for listing on the State/National Register are located in the immediate vicinity of the project. A visual inspection of the area does not suggest that such buildings exist in the immediate vicinity of the project.

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a. General Texts

(Complete bibliography at end of Part 1A)

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- b. Maps**
Map examined are included in list. Those marked with "X" are included in report.
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- X Poppleton, Thomas H.
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- Viele, Egbert L.
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1893 *Atlas of the City of New York south of Fourteenth Street*. E. Robinson: New York, NY. Vol. 4. Plate 20. Scale: 60 feet to the Inch.
- Bromley, George W. & Walter S.
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- X Sanborn Map Company
1903 *Insurance Maps*. vol. 3: Plate 175. Includes original shoreline of Manhattan Island and streams and wetland areas in the vicinity of the project area. (Scale: none noted). (Map 5)
- Bromley, George W. & Walter S.
1908 *Atlas of the City of New York*. G. W. Bromley & Co.: Philadelphia, PA. Plate 12. Scale: 150 Feet to the Inch.
- Bromley, George W. & Walter S.
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- Bromley, George W. & Walter S.
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1932 *Atlas of the City of New York*. G. W. Bromley & Co.: Philadelphia, PA.
Section 2. Sheet 25. Scale: 80 Feet to the Inch.)
- Sanborn Map Company.
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29. Scale: 60 Feet to the Inch.
- X Stokes, I.N. Phelps
1928 "Landmark Map" vol. 3: Plate 175. Includes original shoreline of Manhattan
Island and streams and wetland areas in the vicinity of the project area. (Scale: none
noted). (Map 6)
- X United States Geological Survey
1967 *Brooklyn, New York Quadrangle*. 7.5 Minute Series. Photorevised 1979.
Scale: 24,000: 1. (Map 1)

c. Site Specific Texts

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Grossman & Associates, Inc.
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Side of Manhattan, New York. Data Recovery and Mitigation of the Mid 19th Century
Cistern Complex and Associates Features within Lots 58 and 59, Block 378, PSA
Project, New York, NY*. CEQR #95CHA001M. Prepared for NYC Housing Authority,
New York, NY.

Rubinson, Karen S.

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4. Sensitivity Assessment/Site Prediction

Prehistoric Sensitivity

Regional prehistory dates to the first human entry into the area approximately 12,000 years ago. This coincides with the retreat of the Wisconsin glacial advance. At this same time sea levels began to rise along the Atlantic coast inundating the continental shelf off Long Island and the Lower New York Bay. The precise timing of the retreat of the glacial ice and the rise in sea level is a matter of debate.

The earliest occupants of the northeastern United States, called Paleo-Indians by archaeologists, are identified by their distinctive lithic tradition of fluted projectile points. Later cultures occupying the area are broadly termed Archaic (9,000 to 3,000 BP) and Woodland (3,000 BP to 1600 AD). Reliance on cultigens became an increasingly important part of cultural adaptations during the Woodland Period. A Transitional Phase between the Late Archaic and Woodland has been treated by some scholars as a separate cultural period. The Transitional Phase has been characterized by the use of soapstone utensils, though at the present time there is some debate whether soapstone vessels should be placed in the preceramic era, but it is generally accepted that the Woodland Period may be characterized by the use of pottery. Various Native American peoples populated the New York City area at the time of Contact. It seems clear that those living on Manhattan were related to the Delawares, but the precise tribal affiliations of these peoples is open to interpretation. Recently, Grumet (1989) has suggested that at the time of Contact the people living in what is now lower Manhattan were Canarsies, making them culturally related to Long Island peoples rather than those of the mainland (lower Hudson Valley north of Manhattan).

Although prehistoric peoples would without doubt have ranged over all of Manhattan Island, archaeological investigations in the New York City area indicate that habitation sites were situated in proximity to water sources such as tidal creeks, substantial streams, and wetland areas. Upland areas, away from water, would have been used for hunting. (Smith 1950: 101)

An examination of early maps indicates that a stream flowed diagonally across former Lot 29 and that the area on either side of the stream was within the wetland (salt marsh) boundary. (see Map xx & xx)

Based on the predictive model developed by the LPC, the relationship of the site to the stream and the presence of the salt marsh on the site suggests that while prehistoric peoples may have utilized the areas around the site, particularly the higher ground on the western end of East 3rd Street, it is unlikely that the project area itself would have

been attractive as a habitation site. It is probable, however, that the area would have been an important resource, providing vegetable material, such as reeds, and faunal matter, including a wealth of fish and amphibians that would have inhabited the stream and its margins. The entire surface of Block 372 was filled by 1829, when the first record of the property appears in the Manhattan Assessment Records (New York City Municipal Archives microfilm records), by which time the entire area was undergoing development. The depth of this fill has not been determined, but, based on the fact that prior to the filling episode the area was at sea level and it is now 13 feet above mean high tide, we may assume that at least 13 feet of fill were deposited on the site, effectively sealing the prehistoric land surface.

Based on the foregoing, it is not anticipated that the project area would yield prehistoric cultural resources. However, should an investigation be undertaken to examine the project area for historic cultural resources, the field archaeologist would, of course, examine the area to determine the depth of the fill on the site and whether or not prehistoric remains were present.

Historic Sensitivity

The New York City Landmarks Preservation Commission indicates that the site has the potential to yield historic resources associated with the 19th century occupation of the site. Research for this report indicates that:

- 1) as early as 1829-31 buildings had been constructed on the lots (Lot 26-29) within the project area. These included dwellings on the front of the lot and structures at the rear of the lots. Between the back wall of the dwellings on the front of the lots and the facades of the buildings on the rear of the lots was an open yard;
- 2) with the exception of the occasional change to the rear of the dwellings, the configuration of the buildings on Lot 26-29 remained the same throughout the 19th century. There were also some changes made to the structures at the rear of the lots, but at some time during the early to mid-19th century each of the lots has a structure in the rear yard;
- 3) it is not until after 1902 that the building identified as "Bath House" was constructed on former Lot 23.

To summarize, although the street addresses, ward and lot numbers of the buildings changed during the years between 1829 and the end of the 19th century, the building configuration established by 1829 continued unchanged throughout the 19th century, and, with the exception of Lot 26 and Lot 29, appears to have remained the same until the buildings were demolished sometime in the mid-1980's. This being the case, former Lot 27 and Lot 28 should have areas of open yard that would be undisturbed, and, therefore, have the potential to contain subsurface features in the form of privies and/or cisterns. Due to the construction of the "Bath House" on Lot 26, no archaeological potential remains for that particular lot. The potential of Lot 29 to

contain intact subsurface resources has been diminished by the construction of a 5-story dwelling at the rear of the lot. There is some possibility that an intact cistern might still be located on the site, but the probability is considered only moderate due to the potential impacts from the construction of the second dwelling on the lot.

Information obtained from reports on file at the New York City Landmarks Preservation Commission (Rubinson, 1993) indicate that water was available throughout the area prior to 1852. Sewer lines were installed during the same general time period. Subsequent investigation of the site covered by Rubinson's research (Block 378, Lot 58 & 59) provides evidence that privies and cisterns were still being constructed on the Lower East Side in the 1840's and remained in use until after the Civil War (c. 1865-68). However, neither sewer nor water was available in 1829-31, when the Manhattan Assessment Records for Ward 11, which included Block 372) indicate that the structures formerly on Lot 26-29 had been built. Having determined that the rear yards of Lot 27-28 appear to have remained open from the time of construction at the end of the 1820's through the time that the buildings were demolished (c. 1980-85), the possibility that subsurface features such as privies and/or cisterns were located in those areas can not be ruled out.

In addition, an examination of the Manhattan Assessment Records indicate that the same families owned and/or occupied the houses for many, many years, indicating that any subsurface deposits may be linked to known families. The specifics will be discussed below.

5. Recommendations

Prehistoric Sensitivity

Based on the environmental models promulgated by the New York City Landmarks Preservation Commission and the New York State Museum Archaeological Site Files, the project area, which was prehistorically part of the salt marsh that bordered an unnamed stream flowing into the East River, would be considered to have a low potential to yield prehistoric cultural material. The salt marshes referred to above extended across the eastern end of Block 372, while a low terrace overlooking the wetland occupied the western end. Salt marshes would have provided important faunal and floral resources for prehistoric peoples, but the activities associated with gathering such resources are unlikely to result in the deposition of substantial prehistoric cultural material. In addition, prehistoric cultural material, should it exist within the project area, would be deeply buried by the filling episodes that transformed the salt marsh into land suitable for development. Given the ephemeral nature of any potential prehistoric cultural material and the likelihood that, if present, such material is deeply buried, the project area is not considered to have the potential to yield prehistoric archaeological material.

Historic Sensitivity

Despite the presence of cellars ranging in depth from 8 to 10 feet below the curb grade on a large percentage of the project area (approximately 75%), an examination of historic maps and atlases and documentary research at the New York City Municipal Archives and Building Department indicates that:

- open yards existed behind Lot 27-28 throughout the 19th and 20th century until the buildings on current Lot 26 were demolished;
- and that, with the exception of Lot 26 (306 East 3rd Street) the possibility exists that subsurface cultural resources in the form of privies and/or cisterns may exist on former Lot 27-29.

It is, therefore, recommended that the open yard area behind 308-312 East 3rd Street (Lot 27-29) be subjected to subsurface testing (described in the Summary and Conclusions).

6. Attachments

- Environmental Assessment Form
- Topographic map (Appendix B: Map 1)
- Appendix A:
Discussion of map research and Manhattan Assessment records concerning project area (Block 372. Lot 26), Borough of Manhattan, New York County, New York.
- Appendix B:
Maps (Map 1 -7)
- Appendix C:
New York City Landmarks Preservation Commission (NYC LPC) Correspondence

End of Part 1A

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APPENDICES

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- Appendix B: Maps & Photographs
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APPENDIX A

**DISCUSSION OF PREHISTORIC
AND HISTORIC COMPONENTS**

DISCUSSION OF PREHISTORIC AND HISTORIC COMPONENTS

INTRODUCTION

The project area is located in Block 372, Lot 26 in the Lower East Side, Borough of Manhattan, New York County, New York. (see Map 1) The block is bounded on the west by Avenue C, on the north by East 4th Street, on the east by Avenue D, and on the south by East 2nd Street. Lot 26 is a rectangular parcel approximately 88 feet in length lying east-west along the south side of East 3rd Street. The street address of the parcel is given as 306 East 3rd Street. The lot is currently vacant.

Correspondence received from the New York City Landmarks Preservation Commission indicated that the proposed project area had the potential to yield historic materials related to the 19th century occupation of the site. The purpose of the material provided is to answer the following questions:

1. Does the project area have the potential to yield information relating to the prehistoric occupation of the area?
2. Does the project area contain the potential to yield information concerning 19th century occupation of the area?
3. Do the former house lots associated with Lot 26 (known as 306 East 3rd Street) have the potential to yield information on the 19th century occupation of the site in the form of privies and/or cisterns associated with the rear yards of the dwelling houses formerly located on the site?

PREHISTORY OF THE AREA

Among the tasks required in the Stage 1A Literature Review and Sensitivity Analysis is an assessment of the potential of the project area to yield significant prehistoric cultural resources. In making the assessment there are a number of factors to be considered, the first of which is the presence on or in the immediate vicinity of the project area of streams or springs that could have served as a source of fresh water for Native American peoples, secondly, is the presence of nearby resources such as wetlands, tidal marshes, streams, and forested areas where deer and other species could have been hunted, or open areas that could have been used as cropland, and, finally, the presence on or in the vicinity of the project area of known prehistoric sites.

An examination of the 1766-7 Ratzler map indicates that while the project area itself was located within the boundaries of the salt water marsh that edged a stream that flowed diagonally across former Lot 29. (Map 2). The salt meadow area extended to the center of

Block 372. Some of the streams running through the salt meadow had been channelized by the Dutch settlers to drain upland areas and the salt marsh to create meadow on which salt hay could be gathered; however the path of this stream suggests that it was a natural phenomenon, rather than a drainage swale... Prehistorically such areas would have been extremely productive resources, and the relationship of the relatively flat bench located immediately west of the project area that overlooked the wetland/salt marsh would have been a prime location for prehistoric peoples.

These streams and salt marsh that edged the East River in this area have been completely obliterated by subsequent development in the Lower East Side. Additionally, the pre-Contact shoreline has been radically altered by landfill east of Avenue D that created dock areas that extend into the East River. The East River itself, of course, represented another rich riverine and tidal resource for prehistoric peoples.

With the criteria outlined above in mind, information concerning known prehistoric sites in the vicinity of the project area was examined. According to information obtained from surveys covering the general area and from published resources such as Parker's 1922 *Archeological History of New York*, there is only one prehistoric sites located within a mile of the project area. Two others are located on the east side of the East River in Brooklyn. None of these sites, all of which were recorded early in the century, were professionally excavated (Greenhouse, 1991 & 1992).

Parker identified the location of a village southwest of Corlaer's Hook, a place that provided one of the narrowest crossing points along the East River south of present day Roosevelt Island (Parker, 1922: Plate 192). This site, identified as New York State Museum Site #4060, is less than a mile from the project area.

On the Brooklyn side of the river, is the village of Mareyckawick, said by Bolton to have been located at Galletin and Elm Place (Bolton, 1924 in Greenhouse, 1992). Another resource, writing in 1977, indicated that this village, occupied by a group of Indians identified as Mareyckawick (a branch of the Canarsie), was located "just north of Old Fulton Street (now called Cadman Plaza West)" (Greenhouse, 1992). Still another possible location is suggested by Grumet, who quotes an earlier resource, is the site of present day Brooklyn Borough Hall (Grumet, 1981:27 in Greenhouse, 1992). Since each of these sites are sufficiently distant from the others that no firm determination can be made concerning the actual location of this village site, it must be considered anecdotal and is not included on the map of archaeological sites in the vicinity of the project area.

Another site, identified by Gabriel Furman in the mid-19th century, was located "... at Bridge Street, between Front and York and between Jay and Bridge Street." According to Furman, the material was located on the top of a hill approximately 70 feet high shown on Benjamin Ratzler's 1766-7 *Plan of the City of New York in North America*. The hill has since been razed, but Furman states that "... the material was found *in situ* (down to a depth of 3 to 4 feet)." Evidence of Indian occupation included pottery, projectile points and clay tobacco pipes (Greenhouse, 1991:2).

Based on the information presented above and an examination of the historic maps which include the project area, it is concluded that the project area, even if it had not been developed in the 19th century, would be considered to have a low potential to yield prehistoric cultural resources, and the site is not considered sensitive for prehistoric archaeology.

HISTORY OF THE AREA

To our knowledge, the first European to visit the area was Giovanni da Verrazano, when in 1527 and 1529 he is said to have landed on Coney Island. This was followed in 1609 by more extensive explorations undertaken by Henry Hudson. Hudson also landed at Coney Island where the Canarsie Indians, the tribe inhabiting the western portion of Long Island, met him. Hudson's first mate, Juet, described waters teeming with various species of fish and a land of abundant fruit trees and grapevines. Similar descriptions are available from the late 17th century, when Daniel Danton and Jasper Dankers visited New York and the surrounding countryside.

Manhattan was the area first occupied by the Dutch following their arrival, and land purchases were quickly finalized for many areas on the southern part of the island. According to information derived from Stokes, the project area would have been within the boundaries of the "East Delancey Farm" that was owned by the Delancey family in the early years of the 19th century. Dankers described crossing the East River from Brooklyn and landing at Burnt Mill immediately east of the project area in 1679-80 as follows:

We set off in the boat, but the strong flood tide carries us beyond the bay, to a place called the Burnt Mill, where we could let the tide run out. Meanwhile, we fished a little, but we caught nothing except a small cod fish. From there we landed on the Mahatans, a little north of Burnt Mill, on a beautiful farm, having two fine ponds of water before the door, where a mill was standing. These ponds were full of sun fish, and other fish, some of which we caught. (Dankers & Sluyter, 1679: 341)

Stokes identifies the location of Burnt Mill Point on which Burnt Mill stood as at East 13th Street and Avenue D. It appears on Stokes "Landmark Map" (Stokes, 1928: v. 3, Plate 175) and on both the Ratzler and the 1817 Poppleton Map. The Burnt Mill was Peter Stuyvesant's wind mill. It appears in one of the drawings prepared by Dankers and Sluyter to illustrate their journal. It was located north of the project area.

Benjamin Ratzler's 1766-7 *Plan of the City of New York in North America* is the earliest map consulted for this report. (See Map 2) The conditions of the site in 1766 have been described above. The ownership of the land associated with the project area is not identified, though the farm compound belonging to N. Stuyvesant (presumably Nicholas) that was approached by a long tree-lined lane is included on the map. James Delancey, Esq. owned much of the land in this area, including the project area, which stood on the northern boundary of the East Delancey Farm. Delancey's dwelling and farm compound was situated on Bowry Lane. To the east are shown pastureland dotted with trees, cropland, meadow, and the salt marsh. South of Houston Street a gridded street pattern was being developed around

Delancey Square. Several of the street names that appear on Ratzler's map still continue in use. The project area on this map appears to have been located on fast land, but the Stokes map (and others) indicate that it was, in fact, within the wetland/salt marsh boundary. No structures of any kind appear within the project area.

The project area appears on Thomas Poppleton's 1817 *Plan of the City of New York*. (Map 3) This map includes the street pattern in the area, permitting us to locate the project area within the boundary of the salt marsh. No buildings or other structures are located on the site. Portions of the salt marsh area immediately north of the project area are identified as "Market Place." "Market Place" was filled in the early 19th century. Tompkins Square Park currently occupies part of the "Market Place".

According to conveyances examined at the Surrogate Court Building the property currently identified as Block 372, Lot 26 remained under the ownership of the Delancey family until 1825, by which time 20 lots on the south side of 3rd Street between Avenue C and D had been sold to a Samuel Fickett (variously spelled). At the time it appears that the land was still vacant. The vacant lots changed hands during the next two years, but in 1829 three of the four lots included in the project area had been built upon. Lot 26 (then identified as 361 3rd Street) was held by Gilbert Allen, a real estate or rental agent. The assessment records indicate that a house stood on the lot. Lot 27 (then identified as 365 3rd Street), also identified as a "Lot & House" was owned by R. Beckwith. Lot 28 (then identified as 367 3rd Street) was owned by Wilbur Reid. The next two lots, one of which became Lot 29, were owned by S. & F. Fickett. They were both identified as vacant land.

In 1831 houses stood on all the lots. The street numbers had been changed (as noted below), so that Lot 26 was now 363 3rd Street, Lot 27 was 365 3rd Street, Lot 28 was 367 3rd Street and Lot 29 was 369 3rd Street. The ownership of the lots was as follows:

1831	Lot No.	Street Address (20 th C address)	Owner
	26	363 3 rd Street (306 East 3 rd Street)	Jeremiah Woolsey
	27	365 3 rd Street (308 East 3 rd Street)	R. Beckwith
	28	367 3 rd Street (310 East 3 rd Street)	Wilbur Ried
	29	369 3 rd Street (312 East 3 rd Street)	Simeon Price (or Rice)

These families owned the houses in 1832, 1833, and 1834, when the owner of Lot 28 had changed. The street numbers had also changed, but the ward numbers had remained the same, allowing one to track the changes:

1835	Lot No.	Street Address (20 th C address)	Owner
	26	292 3 rd Street (306 East 3 rd Street)	Jeremiah Woolsey
	27	294 3 rd Street (308 East 3 rd Street)	Richard Beckwith
	28	296 3 rd Street (310 East 3 rd Street)	Stephen (illegible)
	29	298 3 rd Street (312 East 3 rd Street)	Simeon Price (Rice)

In 1835 the value of the house and lot ranged from \$1,400.00 (Lot 27-29) to \$2,100.00 (Lot 26). Changes occurred in the ownership of the properties in the following year:

1836	Lot No.	Street Address (20 th C address)	Owner
	26	292 3 rd Street (306 East 3 rd Street)	Jeremiah Woolsey
	27	294 3 rd Street (308 East 3 rd Street)	Tye Dave
	28	296 3 rd Street (310 East 3 rd Street)	Andrew Jackman
	29	298 3 rd Street (312 East 3 rd Street)	Simeon Rice (Price)

The value of the property has also changed: Lot 26 was now valued at \$3,900.00, Lot 27 at \$2,100.00, Lot 28 at \$2,500.00 and Lot 29 at \$2,100.00. We do not have maps that indicate why there was a difference between two of the lots and the rest, but Andrew Jackson, who owned Lot 28 for over 40 years, may have already constructed a stable in his rear yard. Access was provided by a narrow alley between Lot 27 and 28. The following year (1837), the center two lots were reported to be vacant. While it was not possible to determine the reason for this change, fire is a likely suspect. Jeremiah Woolsey and Simeon Rice continued to own the two outer lots. Both of the houses on Lot 27 and 28 had been rebuilt by 1839.

By 1841 the property that had been owned by Jeremiah Woolsey was owned by Daniel Dayton, whose family resided in the house for many, many years. Tighe Davie (alternate spelling of Tye Dave) owned Lot 27. Andrew Jackman had built a stable behind his house. The property was valued at \$2,200.00, the lowest assessment among the four lots. Between 1841 and 1851 the property included in the project area remained in the same hands, but in 1851 Simeon Price had died and his property was held by his estate. During this time period the street addresses remained the same for all four lots. The valuations changed somewhat, with the Dayton property (Lot 26) lowering in value, while the others were only marginally higher. Following Simeon Price's death, his property was sold to Jacob Bell, who had died by 1853, when Lot 26 was owned by his estate.

The earliest map consulted that shows structures located on the project area is Dripps' 1852 *Map of the City of New York*. In 1852, Lot 26 (then identified as 292 3rd Street) was occupied by a dwelling that was built to the front of the lot, with no indication of a front yard area, and there was a narrow structure at the rear lot line. The other three lots (Lot 27-29) contained houses that appear to match the house on Lot 26. There was no structure on the rear lot of Lot 27 (then identified as 294 3rd Street), but both of the other lots had structures along the rear lot line. At this time Avenue C and D had buildings that were commercial, but the side street were generally residential. As noted above, water was generally available in the Lower East Side in this time period, and it is to be assumed that water would have been available to these buildings. Research at the Sewer Department (40 Worth Street) did not reveal the dates at which water and sewer lines were connected to these buildings. It is, however, known that sewer lines were available in the Lower East Side by the 1850's, but archaeological investigations in the vicinity of the project area indicate that despite the availability of water and sewer cisterns and privies continued to be built and used in this area. Whatever the case concerning the availability of water and sewer in 1851, all of the buildings in the project area had been constructed at least twenty years earlier, before either water or sewer were available. It is, therefore, assumed that all of the lots within the project area, unless disturbed by subsequent development (as is the case on Lot 26) have the potential to contain privies and/or cisterns.

In 1854 the *Doggett's Directory* was published; this directory is organized by street address, rather than by name, which made it possible to locate the property associated with the project area and identify the persons living in each house:

1854	Lot	Street Address (20 th C address)	Occupants
	26	292 3 rd Street (306 East 3 rd Street)	J. A. Crossman Sophia Dayton (owner)
	27	294 3 rd Street (308 East 3 rd Street)	Richard Evans, Surgeon Richard Gordon William Forse James Ross
	28	296 3 rd Street (310 East 3 rd Street)	Andrew Jackman, carman (owner) S. H. Leonard Edward Rowe
	29	298 3 rd Street (312 East 3 rd Street)	Thaddeus Bell (owner) Henry Parkins

As can be seen, three of the four houses were owner occupied; the house on Lot 27, though not occupied by its owner, was still owned by Tighe Davie, who continued to own the house until 1857, when his estate came into possession until after 1892.

With respect to the buildings located within the project area, they remained virtually unchanged between 1851 and 1862, though the Perris map of 1857 shows some minor changes to the rear of the houses and some changes in the configuration of the structures in the rear yards. (Map 4) All of the houses within the project area are shown as brick. An iron foundry was located at the corner of Avenue C and East 3rd Street. Around on East 2nd Street was the Methodist Church and Ward 15 School. In the area now occupied by Hamilton Fish Park was Bogart's Ship Yard, and at the river the ferry to Williamburg. Other businesses in the area included a drug store on Avenue D at East 3rd Street, a steam cooperage on East 5th Street between Avenue C and D, and the Dry dock Savings Bank on the north side of East 4th Street between Avenue C and D. It was in 1857 that the street addresses changed to those with which we are familiar: Lot 26 became 306 East 3rd Street, Lot 27 became 308, Lot 28 became 310 and Lot 29 became 312 East 3rd Street. An extension had been built at the rear of Lot 28 (310 East 3rd Street that may have covered and/or disturbed the cistern if it was located on the west side of the lot. A narrow wooden extension spanned the entire rear of 312 East 3rd Street (Lot 29). The ephemeral nature of this structure suggests that it would not have impacted any subsurface features. All of the lots had structures along the rear lot lines. The stable operated by Andrew Jackman is deeper than the others. Both 308 and 310 East 3rd Street had access to the street through a narrow alleyway. The ownership of the houses remained stable through 1857, by which time Daniel Dayton and Jacob Bell were deceased.

1857	Lot	Street Address (20 th C address)	Owner
	26	306 East 3 rd Street (formerly 292 3 rd Street)	Estate of Daniel Dayton
	27	308 East 3 rd Street (formerly 294 3 rd Street)	Tye "Davy"
	28	310 East 3 rd Street (formerly 296 3 rd Street)	Andrew Jackman
	29	312 East 3 rd Street (formerly 298 3 rd Street)	Estate of Jacob Bell

These same families owned these houses through 1863, though by that date Sarah Bell, heir and probably the widow of Jacob Bell, is shown as the owner.

The Perris & Brown Insurance Maps of the City of New York indicate that in 1868 306 East 3rd Street was a 3-story structure with a 1-story wooden shed in the rear. The number of stories for 308 East 3rd Street is not shown, but there was a narrow covered alley on the west side of the property that provided access to the rear yard, which was occupied by a 2-story structure. The house at 310 East 3rd Street was a 3-story dwelling with a narrow extension at the rear. There was a 2-story structure in the rear yard. 312 East 3rd Street also contained a 3-story dwelling, with a narrow wooden extension at the rear. No structure is

shown in the rear yard. Neither water nor sewer is shown in the street, and there is no indication of fire hydrants. However, it is possible that by this date both may have been available. At 320 and 304 East 3rd Street, in place of the small dwellings previously seen, there are 5-story tenements. While it is not absolutely necessary that either sewer or water predated the construction of old law tenements on East 3rd Street, it is, at least, a possibility that the presence of the one suggests the presence of the other.

The Bromley map of 1879 shows a 12 inch water main and fire hydrants on Avenue D. This map also shows the earlier shore line and a number of the streams that flowed across the salt marsh to the East River. By 1881 there was a 6 inch water main and hydrants in East 3rd Street.

The Robinson map of the area in 1885 shows that the houses had continued virtually unchanged from the 1860's. There was no rear yard structure on Lot 26 or Lot 29, but both Lot 27 and Lot 28 had rear yard structures that were identified as sheds or stables. Returning to the Manhattan Assessment Records, all of the houses were owned by the same families that had owned them in the 1860's, except for 312 East 3rd Street, which was owned by A. Johnson. The ownership and valuations are shown below:

1886	Lot	Street Address	Owner	Valuation
	26	306 East 3 rd Street	Estate of Daniel Dayton	3,000.00
	27	308 East 3 rd Street	Estate of F. Davy	4,000.00
	28	310 East 3 rd Street	A. R. Jackman	4,200.00
	29	312 East 3 rd Street	A, Johnson	4,500.00

In 1889 the same families owned the houses, and the valuation remained the same as in 1886. By 1892 312 East 3rd Street had changed hands, and was now owned by M. Solomon. Between 1889 and 1892 a second dwelling had been built on Lot 29, indicating, perhaps, an increase in population density on East 3rd Street. The houses are described in the 1892 assessment records as follows:

Lot	Street Address	Description	Owner & Valuation
26	306 East 3 rd Street	2-story dwelling (22'7" x 36') with 1-story rear yard structure	Estate of Daniel Dayton Valuation: \$4,000.00

Lot	Street Address	Description	Owner & Valuation
27	308 East 3 rd Street	3-story dwelling (22'7" x 40') with 1-story rear yard structure -	Davy Valuation: \$4,500.00
28	310 East 3 rd Street	3-story dwelling (27'7" x 40') with no rear yard structure	R. R. Jackman Valuation: \$4,500.00
29	312 East 3 rd Street	Front house: 22'7" x 48' Rear house: 22'7" x 42'	M. Solomon Valuation: \$10,500.00

The Robinson *Atlas of the City of New York* from 1893 indicates that the configuration of the buildings remained the same as it had done since the 1860's; however, the lot numbers had changed. The issue of the lot numbers need not concern us, since we have consistently referred to the lots by the numbers used to identify them prior to the time that the four lots were consolidated to form Lot 26.

In 1902 Block 372 still contained the 4 dwellings that had stood there since 1839. The lot numbers used to identify the properties are Lot 26-29. This map indicates that there was no structure in the rear of Lot 26 (306 East 3rd Street), but that there were two shed buildings at the rear of Lot 27 and Lot 28. The map shows the 5-story dwelling on the rear of Lot 29. By the beginning of the 20th century Jews were moving into the neighborhood, as is evidenced by the presence of three synagogues, one on East 4th Street between Avenue C and D, one on East 5th Street west of Avenue C, and a third on East 6th Street, also west of Avenue C.

In 1903 the Sanborn *Insurance Maps* show 306 East 3rd Street as a dwelling with a 1-story structure in the rear yard. (Map 5) 308 East 3rd Street was a dwelling with a larger structure in the rear yard, and a narrow 1-story structure mid-yard along the east lot line. 310 East 3rd Street had a dwelling, with the extension at the rear, and a rear yard structure the same size as that seen at 308 East 3rd Street. Both 308 and 310 had access from the street to the rear yard by means of a narrow covered alleyway. 312 East 3rd Street had two dwellings, with the rear dwelling filling most of the rear yard. A number of new law tenements had been built on Avenue D. On the north side of East 3rd Street a synagogue had been established (297 East 3rd Street), one of several noted in the neighborhood. Several buildings east of the synagogue was a building that is identified as "Boarders and Tailor Shops." At the eastern end of East 3rd Street was a Dispensary.

Between 1903 and 1911 Lot 26 underwent substantial alterations. At the front of the lot the 3-story building remained, but a 2-story building that was identified as "Bath House" now filled the entire rear yard. There is no indication that these were baths associated with the synagogue, which was catty corner across the street, but it is within the realm of possibility

that this structure housed a mikva. By 1911 the Williamsburg Bridge had been built, and south of East 2nd Street a number of amenities, including a public library, had been constructed.

The area remained much the same through the first quarter of the 20th century, but by 1932 there is a significant Jewish presence in the immediate neighborhood. The project area remained as it had been in 1911, with the "Bath House" located nearly opposite the synagogue. At the east end of East 3rd Street was the New York Eye and Ear Clinic. New law tenements had been built in the center of the block on East 3rd Street. On East 2nd Street the land on which the Methodist Church and Ward School had stood was now occupied by Public School #131 and the Israel Orphan Asylum. On the south side of East 2nd Street, opposite the Israel Orphan Asylum, was the "Jewish School," the library and another school and synagogue.

The final map in the report is the "Landmark Map" from Stokes. (Map 6) This map has been referred to in the course of the discussion and is included here for reference. The project area is marked. bagel

SUMMARY AND CONCLUSIONS

Prehistoric Sensitivity

Archaeological investigations in the New York City area indicate that prehistoric sites were situated in proximity to water sources such as tidal creeks, substantial streams, and wetland areas. The project area was located within the boundaries of the wetland/salt marsh that was inundated by the tides in the East River. While this area was rich in resources, as discussed above, it would not have been an area that would have been inhabited by prehistoric peoples. No further investigation of prehistoric archaeological potential is recommended

Historic Sensitivity

A review of pertinent historic maps and documents indicates that prior to 1825 the project area had been purchased by Samuel Fickett, perhaps from the Delancey family, who had owned the land from the 18th into the early years of the 19th century. Block 372 was divided into a series of house lots, with the project area containing four individual lots, each with dimensions of 22'7" x 106'. These lots had various lot numbers and street addresses through the 19th century, with street addresses being established by the mid-19th century (1857). Houses had been built on Lot 26, 27 and 28 by 1829, prior to the time that either water or sewer were available in the area. Lot 29 was vacant in 1829-30, but a house had been built on it by 1831. The houses were 2-story and 3-story brick buildings, set forward on the lot, with rear lot structures that changed in configuration over time. In 1911, Lot 26 (306 East 3rd Avenue) had a building on it that covered the entire lot, destroying the archaeological potential of the lot. The building was, however, described as a "Bath House," but there is no number or other indication that this was a public bath house operated by the City on behalf of neighborhood residents. Given its location across East 3rd Street from a synagogue, the possibility that this was a mikva must be considered. Lot 29 (312 East 3rd Street) also appears to have little archaeological potential, though the possibility that an intact cistern may exist on the site cannot be completely ruled out. The reason there is little archaeological potential on

Lot 29 is that in 1892 a second dwelling was constructed at the rear of the lot that would most probably destroyed any subsurface resources that were on the property. However, both Lot 27 (308 East 3rd Street) and Lot 28 (310 East 3rd Street) appear to have the potential to yield subsurface deposits in the form of privies and/or cisterns.

In addition, both of these lots – indeed all of the lots in the project area – have long histories of ownership by the same families. The specifics are presented below:

Lot	Date	Owner
26	1829 1831-1837 1839 1841-1892 By 1911	Agent (House built but not yet sold) Jeremiah Woolsey Charles Marsh Daniel Dayton and heirs Bath House
27	1829-1835 1836-1892	Richard Beckwith Tighe Davy and heirs (perhaps not owner occupied)
28	1829-1835 1835 1836-1892	Wilbur Reid Stephen (illegible) Andrew Jackman and heirs
29	1829-1831 1831-1851 1853-1863 or later 1886 1892	Vacant lot owned by s. Fickett Samuel Price (Rice) and heirs Jacob Bell and heirs A. Johnson M. Solomon (2 dwellings on lot)

In the case of Lot 26 the Dayton family owned the house and lot for over 50 years, and took up residence prior to the time that water or sewer were available. However, this lot has been ruled out as a site of subsurface features. Lot 29 was owned by the Rice family for over 20 years during the time before water or sewer were available, and by the Bell family for at least 10 years prior to the time that water is shown in East 3rd Street. This lot probably lacks archaeological potential, since a 5-story brick dwelling was built at the rear of the lot at the end of the 19th century. This building did not cover the entire rear yard area, but it seems unlikely that either privies and/or cisterns, if they existed on the site, survived the construction episode. However, Lot 27 was owned by the Davy (various spellings) family for over 50 years, including a time when water and sewer were not available. Lot 27, then, has the potential to contain subsurface features, including both a privy and a cistern. Andrew Jackman purchased Lot 28 in 1836. His family still owned the property over 60 years later. Like Lot 27, this lot also has the potential to contain subsurface features, including both a privy and a cistern. The extremely long-term occupation of these four houses by a single owner – even though the houses also had non-family members living in them -- provides a direct link between possible

backyard privies and/or cisterns and an identifiable family -- a link that is frequently missing when archaeological investigations are undertaken in urban areas. In three out of the four cases, the houses were owner occupied. In the case of Tighe Davy, he did not live in the house in 1854 when Doggett's Directory was published, but their long-term ownership would make any subsurface deposits of archaeological interest.

Research indicates that the development of Block 372 began in the late 1820's, before the availability of water and sewer in the area. This suggests that both privies and cisterns would have been constructed at the time the houses were built. We know from other research that water and sewer lines were in place in some areas of the Lower East Side prior to the Civil War (1867), but investigations on other sites in the area indicate that despite the presence of water and sewer lines not all buildings were connected until after the Civil War, c. 1868-69. In any case, water and sewer were not available until long after the buildings within the project area had been constructed and occupied. The historic maps show that each of the lots had open rear yards, as well as rear lot structures. Two of these lots have been subsequently altered, most probably destroying all subsurface features. But Lot 27 and Lot 28 have not been so altered, and the likelihood that subsurface features and their associated deposits may exist on these two lots must be considered high.

Assessment of Archaeological Potential Associated with Block 372, Lot 26.				
Address	Front Lot	Rear Lot	Rear Yard	Reason for Sensitivity
306 East 3 rd Street (Lot 26)	None	None	None	Entire lot occupied by Bath House
308 East 3 rd Street (Lot 27)	None	Yes	Yes	Possible privy and/or cistern
310 East 3 rd Street (Lot 28)	None	Yes	Yes	Possible privy and/or cistern
312 East 3 rd Street (Lot 29)	None	None	Unlikely, but possible cistern at rear of house	Possible undisturbed area immediately behind house

Based on the information presented, archaeological testing of Block 372, Lot 26 appears warranted. The testing would include the mechanical excavation of three test trenches across Lot 27 and Lot 28, and testing at the rear of the front house foundation on Lot 29 in order to rule out the presence of a cistern. Some exploration of Lot 26 will be undertaken to determine whether evidence exists on the site of the use of the "Bath House" as a mikva.

Following consultation with the New York City Landmarks Preservation Commission, the following work would be undertaken:

- the line for three trenches 4-5 foot trenches would be laid out and mechanically excavated across Lot 27 and 28 -- the first being located adjacent to the rear wall of the house foundations on the two lots, the second in mid-yard to pick up the remains of a structure observed on the late 19th century historic maps, and the third a short distance north of the rear lot line in order to locate privies, should they exist on either lot.
 - any asphalt covering the surface of Lot 27 and 28 will be removed in these locations;
 - a single 4-5 foot trench across Lot 29 adjacent to the rear wall of the house foundation in an effort to determine whether an intact cistern may exist on the lot;
- and, some limited excavation (the extent to be discussed with the LPC) of Lot 26 to determine whether the "Bath House" was used as a mikva in association with one or more of the synagogues in the neighborhood.

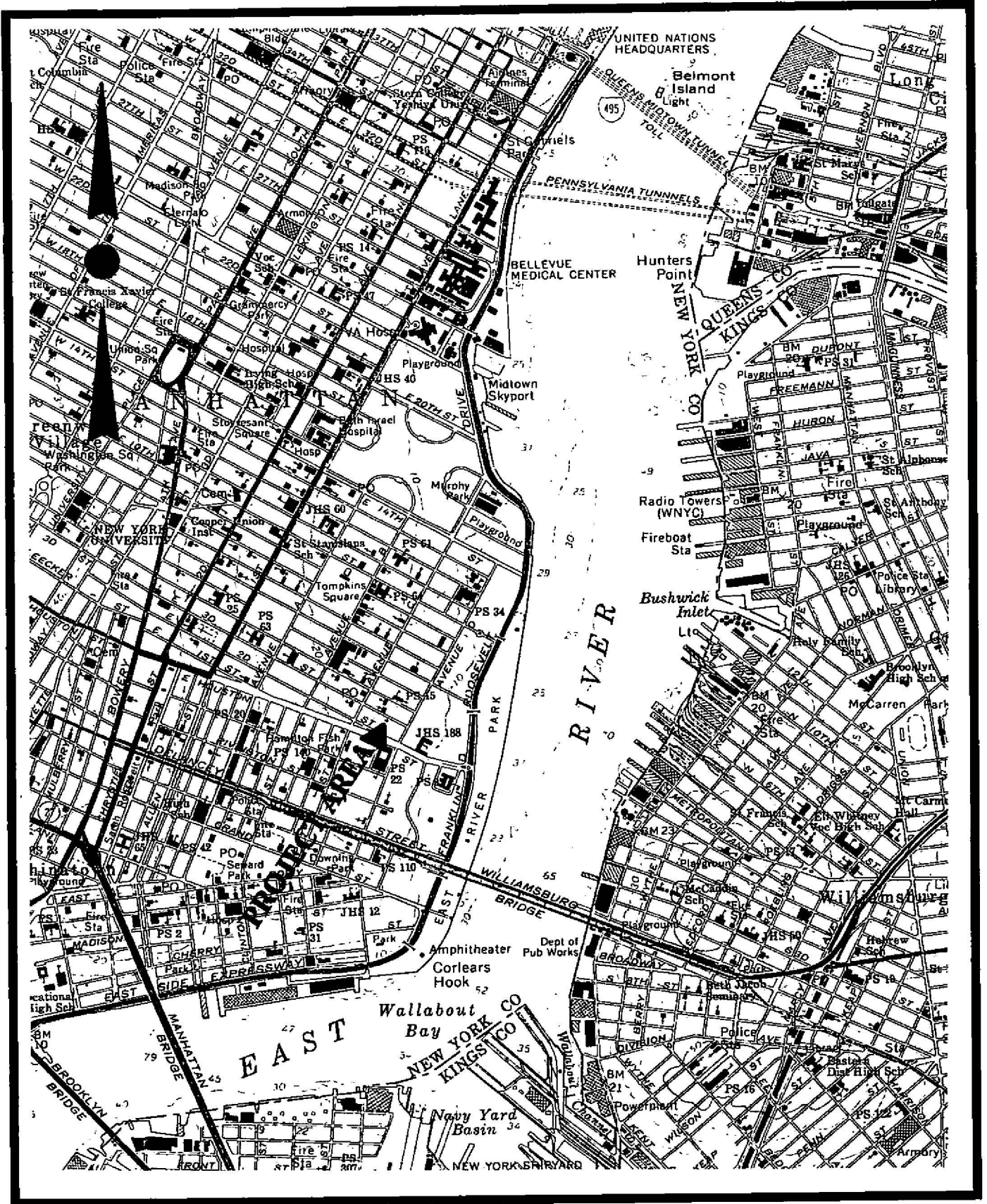
APPENDIX B

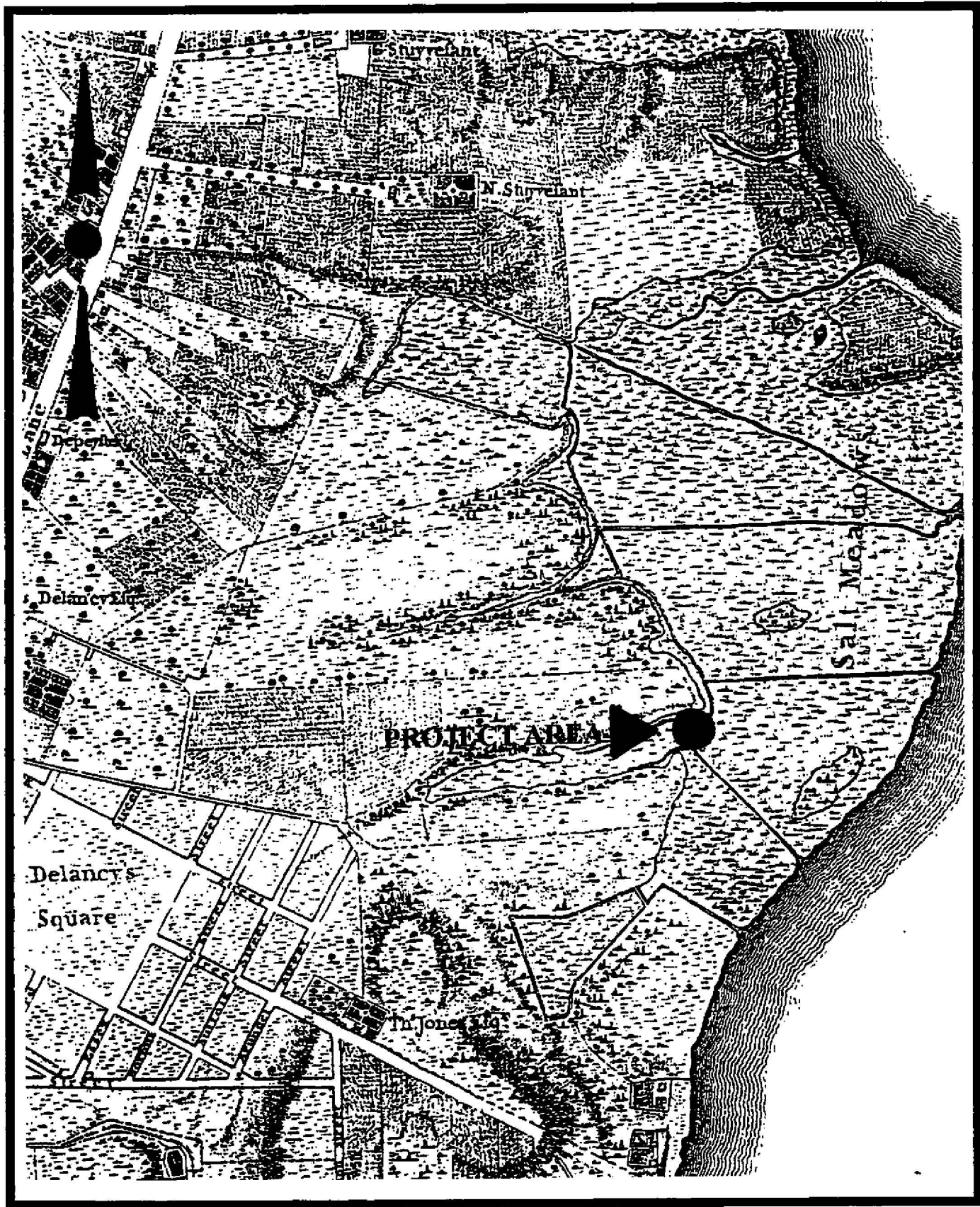
MAPS & FIGURES

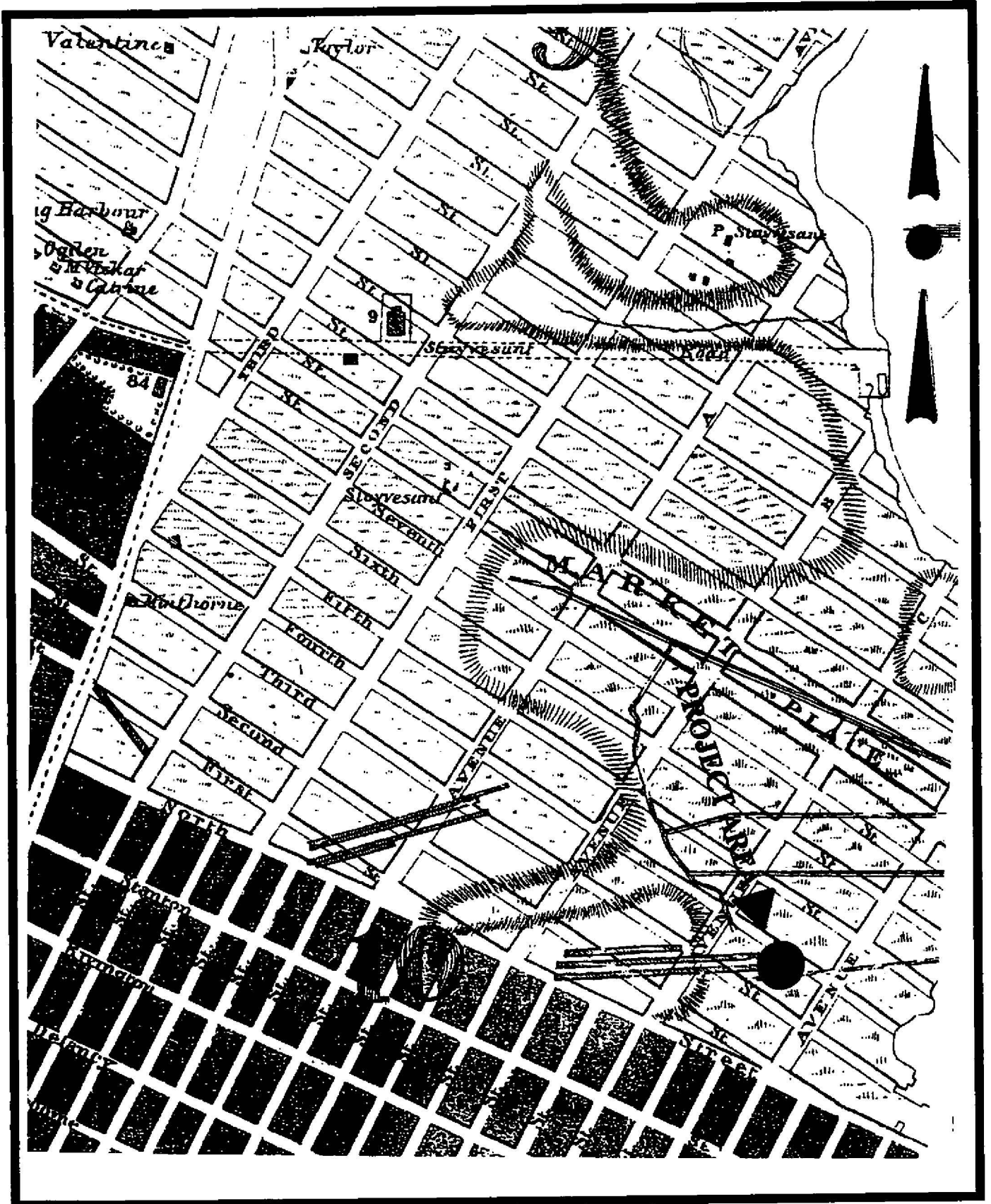
MAP LIST

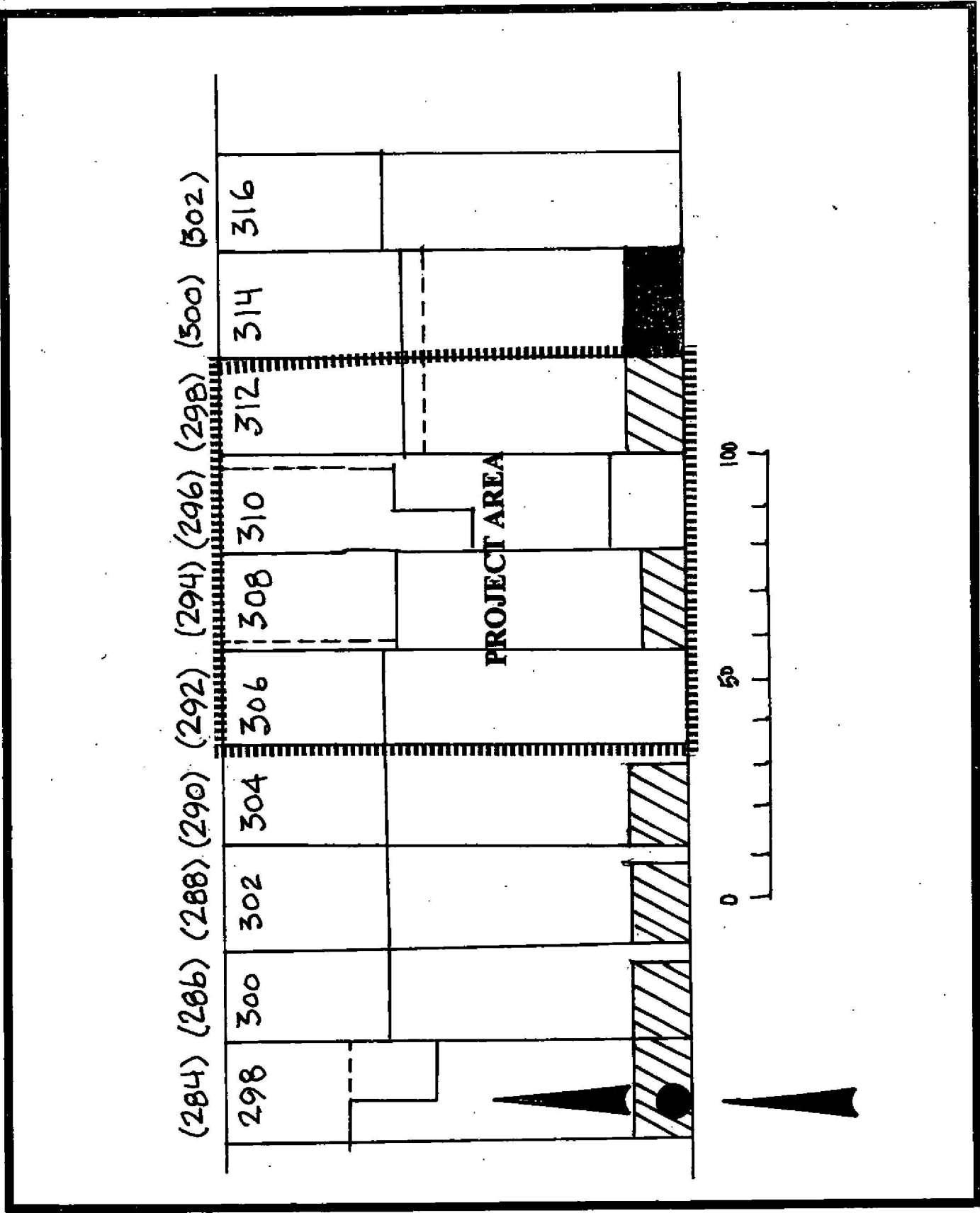
- Map 1 Location Map. USGS Brooklyn Quadrangle. Taken 1967. Revised 1979.
- Map 2 Detail from Bernard Ratzer's *Plan of the City of New York in North American* - 1766-67.
- Map 3 Detail from Thomas Poppleton's 1817 *Plan of the City of New York*..
- Map 4 Detail from Perris' 1857 *Map of the City of New York*.
- Map 5 Detail from 1903 *Sanborn Insurance Map*.
- Map 6 Stokes's *Iconography of Manhattan Island* "Landmarks Map." vol. 3. Plate 175.

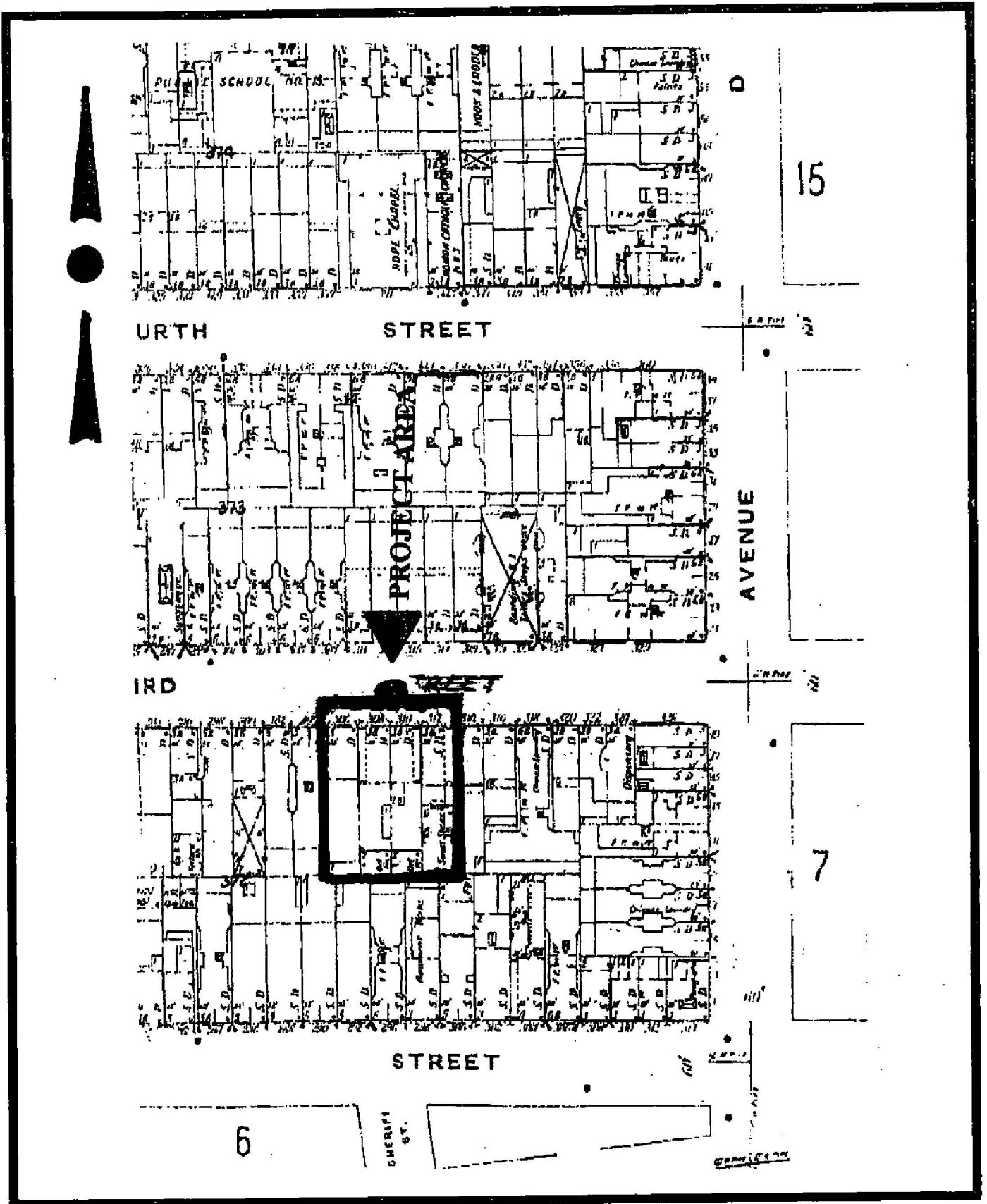
Appendix B: Block 372, Lot 26, Borough of Manhattan, New York County, New York
Map 1: USGS Topographical Map. Brooklyn Quadrangle. 7.5 Minute Series. (Scale: 1:24,000)

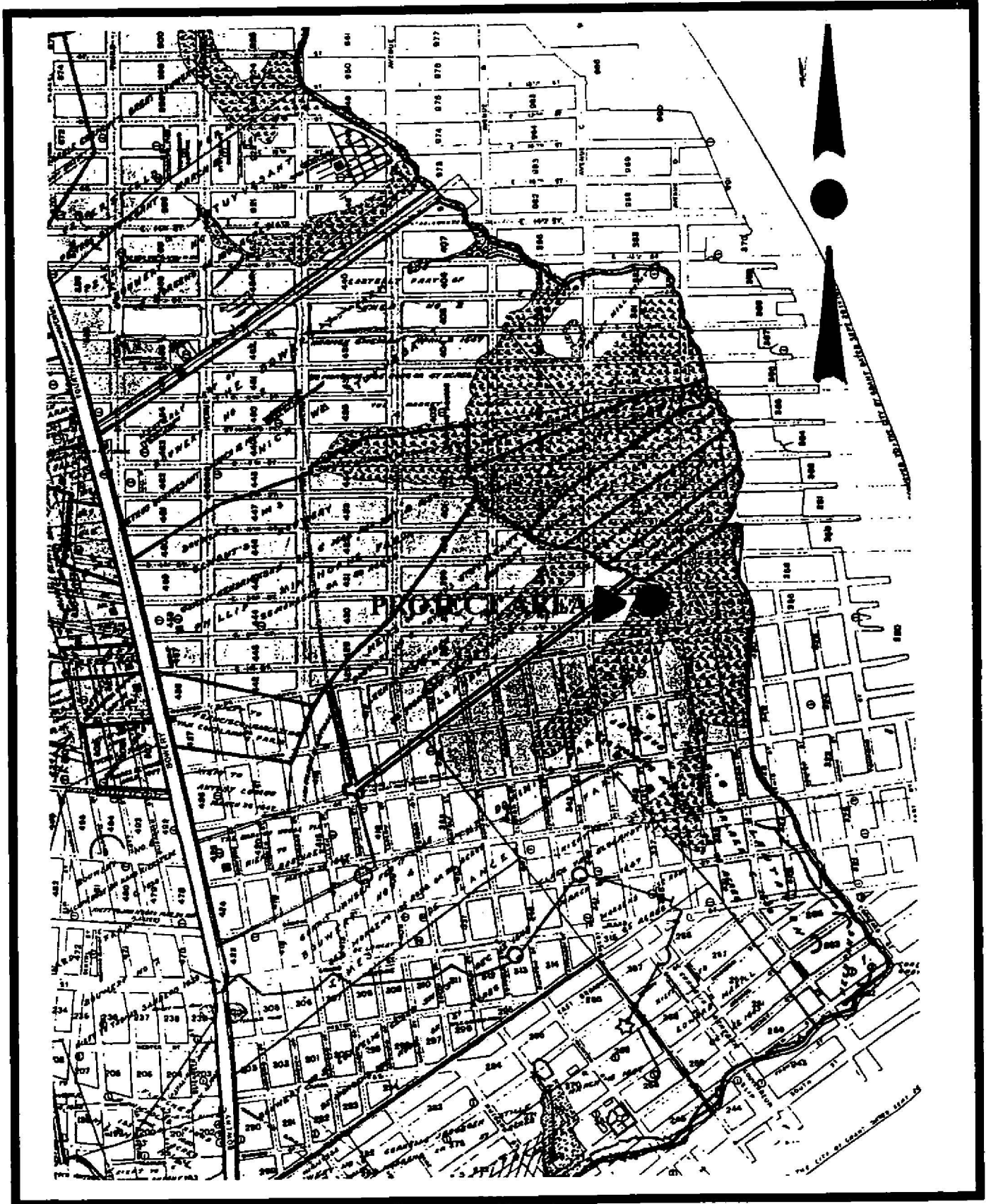












APPENDIX C

CORRESPONDENCE

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
100 Old Slip, New York, NY 10005 (212) 487-6800

ENVIRONMENTAL REVIEW

HUD/202-M

04/12/00

PROJECT NUMBER

DATE RECEIVED

PROJECT

306 E 3 ST:

- No architectural significance
- No archaeological significance
- Designated New York City Landmark or Within Designated Historic District
- Listed on National Register of Historic Places
- Appears to be eligible for National Register Listing and/or New York City Landmark Designation
- May be archaeologically significant; requesting additional materials

COMMENTS

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 1993).

G:\CEQR\ER\306E3ST.DOC


SIGNATURE

04/14/00
DATE

ce: 84PD

P.S. Block 372 / Lot 26