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ARCHAEOLOGICAL/HISTORICAL SENSITIVITY EVALUATION
BRADHURST URBAN RENEWAL AREA
HARLEM, CITY OF NEW YORK, NEW YORK

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BRADHURST URBAN RENEWAL AREA
HARLEM, CITY OF NEW YORK, NEW YORK

Prepared for:

The New York City Department of Housing
Preservation and Development
100 Gold Street
New York, New York 10038

Prepared by:

Greenhouse Consultants Incorporated
40 Exchange Place, 13th Floor
New York, New York 10005

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LIST OF PERSONNEL

William I. Roberts IV	-	Principal Investigator Co-Author
Paula M. Crowley	-	Co-Author Editor Documentary Researcher
Deborah Aschkenes	-	Word Processor Graphics Documentary Researcher Co-Author
Alfred Cammisa	-	Documentary Researcher Co-Author
Victoria Schmitt	-	Documentary Researcher



INTRODUCTION

The purpose of this Archaeological and Historical Sensitivity Evaluation is to document the potential prehistoric and historic sensitivity of the proposed Bradhurst Urban Renewal Area (URA), through field inspection and the review of existing archival cartographic, and published references. Recommendations regarding further documentation or archaeological testing are also noted. In order to provide a context for evaluating any identified resources within the parcel itself, this survey includes a synthesis of published and unpublished documentation of prehistoric and historic resources within and around the project area.

This sensitivity evaluation is organized in the following manner: first, an overview of the geography and physical setting of the project area; second, a review of prehistoric findings in the vicinity of the Bradhurst project area; third, a discussion of the historic sensitivity of the area; and finally, conclusions and recommendations.



ENVIRONMENTAL SETTING

The project area is located in the Harlem district of New York City, New York. The area of focus contains seventeen proposed construction sites. Bradhurst U.R.A. is bounded on the north by: West 154th Street to Macombs Place to West 153rd Street. The eastern boundary is Adam Clayton Powell Boulevard. The southern edge of the project area is bounded by West 140th to Frederick Douglas Boulevard to West 138th Streets. The western boundary consists of Saint Nicholas Avenue to Edgecombe to West 145th Street to Bradhurst Avenue.

The term project area is used to refer to all the blocks within the above identified boundaries of the project area. The terms project area lots or project area sites refer only to those parcels where development is planned. These are sites 1, 11, 12, 13, 17, 19, 23, 24, 27, 28, 31, 32, 33, 39, 41 and 42 as shown on the Land Use Plan of the Bradhurst Urban Renewal Area dated April 1993. See Figure 23.

New York City lies in the New England physiographic province, which is a division of the Appalachian Highlands. There are two projections (or prongs) of this geologic province. Manhattan lies within the smaller Manhattan Prong. The bedrock is composed of igneous and metamorphic rocks (Schuberth 1968: 10).

The western section of Harlem consists of a ridge known as the Manhattan Ridge (Figure 2), formed primarily of mica schist, which parallels the Hudson River. East of this ridge lies the Harlem Lowlands. From 155th to 125th Streets, Saint Nicholas Avenue generally follows the geologic boundary between the highlands and lowlands of Harlem. The lowlands consist of an alluvial plain lying over a bedrock of marble. Marble weathers faster than the mica schist which helps explain the topographic differences. Estuarine conditions exist along the bays (Schuberth 1968:65-66, 74, 76, 78; Gratacap 1909: 33, 34, 104; Stokes 1967: 323-324).

The Subsurface Exploration Section Rock Data Map indicates the sharp slope in the terrain, decreasing from west to east. Just west of the project area, the elevation range is 24 feet to 70 feet. Along Seventh Avenue, the eastern boundary of the project area, the range in elevation drops to 12 to 32 feet.

The early forests were described as dark (probably relating to a climax forest), oak-hickory woods containing large game, such as deer, elk, cougar and black bear. Wild grapes and berries grew in the woods. The rivers and numerous creeks contained an abundance and



variety of fish, such as salmon, sturgeon, and striped bass [Pierce, Toler and Nuting in Dennison 1925: 1; Knize 1988: 16, 19].

Much of Harlem had originally consisted of marshlands. In fact, portions of the project area were at one time within marsh or under water (Viele 1865: map; Knize 1988:19; Randell 1820: Vol.3, 69, 72, 75). Site numbers 41, Block 2048, Frederick Douglas Boulevard and 139th Street) and 42 (Block 2047, Frederick Douglas Boulevard between 153rd and 154th Streets) were originally completely under water. Site number 33 (Block 2045, Bradhurst Avenue to Frederick Douglas Boulevard, 148th-149th Streets) was partially under water, partially within marsh and partially dry land. Site numbers 32 (Block 2045, Bradhurst Avenue to Frederick Douglas Boulevard, 147th to 148th Streets), 21 (Block 2045, Bradhurst Avenue to Frederick Douglas Boulevard, 145th-146th Streets), 17 (Block 2051, Bradhurst to Frederick Douglas Boulevard, 144th-145th Streets), and 13 (Block 2044, Frederick Douglas Boulevard between 143rd to 144th Streets) were all partially within marsh. Site number 39 (Block 2038, Macombs Place, 152nd-153rd Streets) was bordering marsh.

The results of seven borings taken in the project area were analyzed. The borings were all situated between 142nd to 143rd Streets and Seventh to Eighth Avenues (Subsurface Exploration Section 1951, 1989). The stratigraphy indicated by the borings is as follows:

Borings # 1, 2, 3, 5, 6:

0 - 5 feet	Fill
10 - 26 feet	coarse to fine brown sand (usually compact) with some pebble gravel over sand with some silt

Boring #4 indicated a different local environment:

0 - 5 feet	Fill
5 - 14 feet	Clean fill
14 - 16 feet	Peat

At one time, a creek and marsh that ran between 142nd and 143rd Streets and Seventh to Eighth Avenues (Randell 1820: Volume 3 #73). Boring 4 seems to have located the marsh.

Boring #1941 resembles that of Borings # 1,2,3,5,6 without the addition of fill.

10 - 26 feet	Coarse to fine brown sand (usually compact) with some pebble gravel over sand with some silt
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PREHISTORIC SENSITIVITY

As part of the project evaluation process, this sensitivity study has surveyed published and unpublished sources in the files of the New York State Museum, Division of Historical and Anthropological Services, the Research Branch of the New York Public Library, and the Historic Preservation Field Services Bureau of the New York State Office of Parks, Recreation and Historic Preservation.

A total of six prehistoric sites are located within two miles of the Bradhurst Urban Renewal Area project. All of these sites were reported by the former New York State Archaeologist Arthur C. Parker, although none are described in his text. All of these sites appear on Parker's Plate 192 with symbols indicating villages, shell middens, planting fields and traces of occupation. Unfortunately, no description of the artifacts recovered is included, so assignment of date range or cultural affiliation is not possible (Parker 1922:626, Plate 192). The locations of these sites are presented in Figure 2 with letter code identifiers that correspond to those in Table 1. Judging by Parker's descriptions of three sites as villages, it is possible that their date ranges include the Woodland Period, but no proof of this exists.

Perhaps the most extensive settlement reported by Parker is the location marked "E" and "F" on Figure 2. Parker reported two villages here, which the New York State Museum has referred to as Site 7250 and shell middens that have been assigned N.Y.S.M. number 4067. It appears likely that this complex is the same as Reginald P. Bolton's station 14 at Washington Point. Bolton describes this site as a fishing station with deposits of shells, charcoal and projectile points found in 1918 by Alanson Skinner and Amos Oneroad (Bolton 1975:82).

At least one aboriginal place name has survived for part of what is now known as Harlem. Schorrakin was evidently the name for a tract of land in the vicinity of East 135th to East 150th Streets. This name appears on a Dutch colonial document dating to March 1644 (Grumet 1981:51).

In terms of potential prehistoric sensitivity, the project impact area was evaluated from two points of view:

1. The proximity of known prehistoric sites in or near the project area, and
2. The presence of freshwater drainage courses in general, and particularly the identification of river or stream confluence situations, where two or more drainages come together, providing access to both water and food supplies of both systems.



This report has documented the reported or published locations of six prehistoric sites within a two mile radius of the project Bradhurst Urban Renewal project area. Portions of the project area are within or adjacent to N.Y.S.M. sites 4065 and 7249. Two former stream courses existed within and just east of the northern end of the project area as illustrated in Figure 4. The western stream now lies largely under Eighth Avenue within the project area. This stream is shown as flowing north. It then turned northeast and emptied into the Harlem River near 154th Street. The existence of this stream which could have provided a source of fresh water within or immediately adjacent to the project area, as well as an aboriginal place name nearby, indicates that this location may well have been utilized during the prehistoric period.

TABLE 1 Prehistoric Sites in the Vicinity of the Bradhurst Urban Renewal Area

	Site Name	NYSM#	Parker #	Other	Reference	Period(s)	Description
A.	-	4065	ACP-NYRK	-	Parker 1922: Plate 192	Woodland(?)	Village
B.	-	7249	ACP-NYRK	-	Parker 1922: Plate 192	-	Traces of occupation
C.	-	7248	ACP-NYRK	-	Parker 1922: Plate 192	-	Traces of occupation
D.	-	4066	ACP-NYRK	-	Parker 1922: Plate 192	Woodland(?)	Village and fields
E.	-	7250	ACP-NYRK	Bolton #14	Parker 1922: Plate 192	Woodland(?)	Two villages
F.	-	4067	ACP-NYRK	-	Parker 1922: Plate 192	-	Shell middens





HISTORIC SENSITIVITY

Seventeenth Century

At the time of European settlement, the native inhabitants who occupied Harlem were a branch of the Wickquaskeek (Wickers Creek). They reportedly grew crops of maize, pumpkin, beans, and tobacco. Huge shell beds along the Harlem River were the result of utilization of riverine food sources by the original inhabitants. These people lived in huts covered with tree bark (Riker 1881: 137-138, 366; Caldwell 1882:9).

The development of Harlem began in the 1630s under the administration of the Dutch West India Company. At this time the city of New Amsterdam existed on the southern tip of Manhattan below Wall Street. The first European settlers in Harlem were Dr. Johannes De La Montaigne and his brother-in-law, Henry De Forest, who both arrived in 1636. De La Montaigne settled at the intersection of a tributary creek, later named Montagnes Creek, of the Harlem River and an Indian trail, located at present-day Saint Nicholas and Seventh Avenues. This area was called Montagnes Flat. De Forest settled at Montagnes Point at the outlet of Montagnes Creek (Riker 1881:140; Pierce, Toler and Nuting in Dennison 1925:27-28). See Figure 3 for the location of Montagnes Flat and Point, both of which are south of the project area.

The original owner of most of the project area was Captain Jochem Pieterse Kuyter, known as Jochem Pieter in the colony. The West India Company granted him a large farm in Harlem in 1639 that stretched from about 125th Street to about 150th Street along the Harlem River. Under the threat of forfeiture for non-improvement of the property, Kuyter formed a partnership with Peter Stuyvesant, Lucas Rodenburg, Governor of Curacao, and Cornelis De Potter, a free merchant on September 23, 1651 to raise money to rebuild farm structures and raise crops (Riker 1904: 157-158). The partnership did not survive long and the improvements did not occur due to Indian depredations. Kuyter was murdered in March of 1654 (Riker 1904: 160) and his widow in 1655 (Riker 1904: 162).

The Village of Harlem, which took its name from the old city of Haarlem/Haerlem in Holland, was formed in 1658 after the murder of nearly all the original landowners by Indians (Riker 1904: 157-166). The original proprietors were all heavily indebted to the West India Company and their estates were forfeited to pay debts (Riker 1904: 167). The purpose of the formation of the new village was to provide security for the City of New Amsterdam, expand the base of operations of the Company and to promote agriculture (Riker 1904: 170). The village was stockaded in 1661 and became a garrisoned outpost of New Amsterdam. The village was originally located near 125th Street and the Harlem River and initially consisted of 20 families (Riker 1881:188-189, 192, 222-223; Pierce 1909:1; Van Rensselaer 1909: 418).



Kuyter's lands were subdivided into lots. These lots, known as Jochem Pieters lots, ran from the river's edge back into woods which fringed on the meadow (see Figure 3). During the first subdivision, 25 lots were laid out between 130th Street and Eighth Avenue and 137th Street and Fifth Avenue. Number 25 lay at the north end of the meadow. The new inhabitants received 18 to 24 morgen of arable land (Riker 1881: 188-189; Pierce 1909:7, 14, 18; Pierce, Toler, and Nuting in Dennison 1925:28). The morgen was a Dutch unit of land measurement approximately equal to two acres.

The village was barely established when the Dutch lost control of their New World possessions to the English. New Amsterdam surrendered on September 8, 1664 (Riker 1904: 211).

The first grist mill was built in 1666 by Captain Delavall on Van Keulen's Hook at a creek near present day Third Avenue and 106th Street. Riker (1904: 246) states that Delavall became " ... by far the largest landed proprietor in the town, and hence was entitled to be named as first patentee." He owned "... several of the uppermost lots on Jochem Pieters' Flat, ..." (ibid.).

The first church was Dutch Reform and was built in 1667 near First Avenue and 125th Street. The main street through town was initially an Indian path that ran from 125th Street near the Harlem River, through 124th Street and First Avenue, and continued to One Hundred Eleventh Street and Fifth Avenues and the north branch of Montagnes Creek. The other road was Church Lane. In 1673 a tavern on Church Lane was the first stop-over for the monthly mail system between New York and Boston (Riker 1881:185-186, 234, 259, 262-263; Pierce 1909: 16-17; Stokes 1967: 162; Wilson 1902: 298, 301).

By 1666, Harlem was a hamlet with about 80 head of cattle (Riker 1881:250). The cultural customs of the settlers, as well as the settlement patterns and land use, followed those of Holland whenever possible, although influenced by the new environment and native inhabitants. Settlers grew wheat, maize, rye, buckwheat, peas, flax, tobacco, and more. Farm lots were long and narrow, extending from the Harlem River inland. This was to insure that each farmer had water privileges which was essential for transportation at this time since good roads were not available. Also, salt hay from the marshes was used for cattle feed and bedding. A common fence encircled all the farmland in the village while each family had their land staked out separately (Riker 1881: 192, 200, 250, 370; Pierce 1909: 18; Caldwell 1882:16).

Farmhouses were scattered. The houses were of two-stories and built of stone (larger than the Old World homes) with heavy oak beams. Some of the first dwellings had thatched roofs. Window panes were not larger than seven by nine inches and were protected by strong shutters. Farmers were self-sufficient, burning their own lime and tanning their own



leather, often making their own boots and shoes. They made their clothes from flax and wool. Floors of the cabin were scrubbed often and sprinkled with beach sand brought in to the village by boat load and peddled in carts throughout town. (Riker 1881: 474-478; Caldwell 182:10). *Intermarriage among the village families was the rule* (Riker 1881:479).

African slaves represented about 25 percent of the population and were used mainly for field work. They were first purchased in 1664 because of the scarcity of laborers. They were sold at auction in New Amsterdam and came from Curacao (Riker 1881:475; Caldwell 1882:21).

In the late 1670s, the French Huguenot refugees began to leave Harlem for newly opened settlements in Bergen County, New Jersey, Staten Island and further along the Hudson River (Riker 1904: 348). As part of the original settlers of Harlem, their departure opened space for new immigrants.

The 1820 John Randell Farm Maps (volume 3: #69, 72, 75) depict the project area in Harlem showing the property owners and any farm buildings of the time. The families who held the area began buying up the lots during the seventeenth century. The Bussing family owned the largest farm on the project area. Arent Harmanse Bussing, originally from Westphalia, was one of the original patentees. He served as cadet for the Village of Harlem, was a Town host and lavish entertainer and was appointed magistrate for two terms. He was also one of the three lawyers chosen to issue deeds to new lots (Pierce 1909: 137, 283). He continued buying up land in Harlem until his death in 1718, when he owned 127 acres of property. His descendants added other holdings until the ancestral estate was almost doubled (Pierce 1909:284). Figure 4 shows the Bussing farmhouse just east of Eighth Avenue along the north side of 147th Street. This location is not within a project area parcel. Figure 4 also shows that the point of land between Seventh and Eighth Avenues, north of 154th Street had been named Bussing's Point.

The Kortwright family also owned a large farm on the project area. The original patentee, Cornelius Jansen Kortwright, was born in 1645 in Gelderland. He became a constable of Harlem as well as commissioner to which he was later reelected (Pierce 1090:294).

The following is a list of all the names of the original Harlem Patentees and Associates. All descendants are members of the Corporation The Town of New Harlem:



John Delavall
Resolved Waldron
Joost Van Oblinus (Oblinus)
Daniel Tourneur
Adolph Meyer (Myer)
John Spragge
Jan Hendricks Brevoort
Jan Delamater
Issac Delamater
Barent Waldron
Johannes Vermilje (Vermilye)
Lawrence Jansen (Low)
Peter Van Oblinus (Oblenus)
Jan Dykeman (Dyckman)
Jan Nagel

Arent Harmanse (Bussing)
Cornelius Jansen (Kortwright)
Jacqueline Tourneur
Hester Delamater
Johannes Verveelen (Van Valen)
William Haldron (Holdrum)
Abraham Montanie (De La Montanye)
Peter Parmentier
Jan Louwe Bogert
Johannes Bensen
Charles Congreve
Zacharias Sickles
Marcus Tiebout
John Kiersen
William Holmes



Eighteenth Century

During this period, Harlem grew very slowly. It remained an isolated rural village, south of the present project area. Near the beginning of this century, the town contained about 50 homes. These were two-story houses holding large families.

As previously mentioned, endogamy was the preferred marriage pattern practiced by most Harlem villagers in the seventeenth century, which continued into the eighteenth century. The result of this small community intermarrying was that some 250 to 300 children and grandchildren of the original patentees were nearly all cousins. By about 1725, there was scarcely a family of the original patentees that was not related to every other of the first 25 to 30 families (Pierce 1909:313; Osofsky 1963:71).

Of the Bussing family: Arent Harmanse Bussing, the patentee, married Susan, the daughter of Jan Delamater. His son married Rebecca, a daughter of Johannes (and Aeltie Waldron) Vermilye. John and Margaret Bussing married respectively a daughter and son of Cornelius Jansen Kortwright. Elizabeth Bussing married Matthew Benson and Engettie married Abraham Meyer. Of Peter Bussing and Rebecca Vermilye's four children, two married Bensons and two married Meyers...

[Pierce 1909:314]

See Tables 2 and 3, the Bussing and Kortwright Farm chain of title charts and the list of patentees, preceding this section.

The only passenger conveyance at this time between the Village and New York City was by stage which stopped at 125th Street and Third Avenue. Rather than having a formalized town government, constables and magistrates, who were appointed to head town meetings, settled public concerns. (Osofsky 1963:72; Wilson 1902:306).

Slaves continued to work on farms and estates in Harlem and the Village contained a "Negroe Burying Ground". Nearly one-third of the population, 115 persons, were listed as slaves in the 1790 New York Census (Osofsky 1963:83). Riker (1904: 189) identifies the location of the cemetery as follows:

The land thus early designated the Kerck lot was that since known as the Church Farm, a part of which is occupied by the present Reformed Church. It lay at the west end of the old gardens, several of which came to be included in it. The Kerck erf, which was distinct from the former, lay at the east end of the old gardens, and was then occupied by the church edifice, being the easterly half of the plot afterward of the Myers, and which Samuel Myer sold to Alexander Phoenix, March 27, 1806, but later known as the Eliphalet Williams plot. The Kerck hof was the more ancient burying place, lying in the rear of the Judah plot, and still remembered as the "Negro Burying Ground." The last contained about a quarter of an acre, as conveyed by John De Wit and Catherine, his wife, to John B. Coles, April 7, 1794.



Kouwenhoven (1972: 76) provides a ca. 1776 illustration of the Dutch Reformed Church, which was located between present-day 124th and 125th Streets, west of First Avenue, south to south-east of the Bradhurst project area.

During the Revolutionary War, Harlem was the scene of one battle. After their defeat during late 1776 in the Battle of Long Island, the American troops escaped to Manhattan. General Washington moved to the northern end of the island, making his headquarters at the mansion of Col. Roger Morris, a Tory who had left for England. This house is known as the Jumel mansion and still stands today at Edgecombe Avenue and 160th Street. The British forces landed at Kip's Bay on the East River shore of Manhattan during the middle of September. Washington decided to withdraw his troops to Harlem, but the British held most of the roads. Approximately 5,000 American forces were nearly trapped, but Aaron Burr safely led them up a road along the west side of the island while the British were simultaneously advancing north along the Boston Post Road on the east side. They arrived in Harlem without detection. Washington based his forces on the hills to the north of 125th Street. He then sent 150 Connecticut Rangers out to reconnoiter. These men ran into the British at 112th Street and Riverside Drive. The Rangers retreated and the British followed. Washington then split his forces, sending two columns around to the rear of the British and leaving most of his troops to face them with a frontal assault. Washington was victorious and the British retreated to 103rd Street. This action took place on September 16, 1776 and became known as the Battle of Harlem Heights. The action was considered a technical victory for the Americans as they suffered fewer casualties and proved that the British forces were not invincible. This allowed Washington to safely retreat to White Plains in Westchester County (Ellis 1966: 166-169; Patterson 1978: 64). As can be seen from the above description, fighting took place in Harlem but not in the vicinity of the Bradhurst project area. The Kingsbridge Road to the west of the project area, now St. Nicholas Avenue, may have been used as a thoroughfare, but no fortifications or encampments were on or adjacent to the project area.

During the eighteenth century, the district of Harlem remained a rural, summer retreat for the wealthy of New York (Pierce 1909:129; Ososky 1963:74). The project area remained used as portions of several large farms.

Table 2

AARON BUSSING FARM

TOWN OF NEW HARLAEM
BARENT WALDRON
JOHN R. MYER
ARENT MYER

AARON BUSSING

HEIRS OF AARON BUSSING

BLOCKS IN FULL		BLOCKS IN PART	
2027	2032	2036	2045
2028	2033	2044	2046
2029	2034		2051
2030	2035		
2031	2043		

ARCHIBALD WATT

EXRS AARON BUSSING

JOHN L. PALMER
FRANCIS BURRITT

BLOCKS IN PART

2009	2017
2010	2018
2011	2019
2012	2020
2013	2024
2014	2025
2015	2026
2016	2036

BLOCKS IN FULL	BLOCKS IN PART
2042	2041
	2048

WILLIAM KINKAID

WILLIAM R. KINKEAD
ELIZABETH L. KINKEAD

ARCHIBALD WATT

BLOCKS IN PART

2036	2038
2037	2039
2040	

CORNELIUS MC COY

SAMUEL SWARTHWOUT

WILLIAM YOUNG

ALICE ANN SWARTHWOUT
WILLIAM YOUNG

DANIEL DEVLIN
LUCY S. DEVLIN
WILLIAM H. FLORENCE

CHARLES C. HASTINGS

BLOCKS IN PART

2020	2037
2021	2038
2022	2039
2036	

JOHN KORTRIGHT FARM

LAWRENCE KORTRIGHT

JOHN KORTRIGHT

HEIRS OF JOHN KORTRIGHT

ARCHIBALD WATT

MARY G. PINKNEY

BLOCKS IN PART	
2045	2052



Nineteenth Century

Through the early and middle parts of this century, Harlem remained much as it had during the preceding centuries. Harlem at this time had only 91 families, one church, one school and one library (Osofsky 1963:71-72; Wilson 1902:306).

By the early part of the century most of the project area had been divided into five farms. Cadwalader Colden owned a small part of the area, south from approximately 139th Street between Seventh and Edgecombe Avenues. Aaron Bussing owned the largest section of the project area from approximately 139th Street between Seventh and Eighth Avenues, north to 155th Street. The Kortwright Farm included mostly marshlands between Eighth and about Bradhurst Avenues from approximately 144th to 147th Streets. Samuel Bradhurst's farm included land from about Bradhurst to Edgecombe Avenues from north of 143rd to 147th Streets. The Beekman Farm covered 147th to 145th Streets between about Eighth and Edgecombe Avenues. It lay partially within marsh (Randell Jr. 1820: Volume 3: #69,72,75). See Figure 3 and Tables 2 and 3.

The 1820 John Randell Jr. Farm Maps indicated the following buildings and their locations:

Map # 60 shows the Cadwalader Colden property with the following buildings:

- A barn situated partially within Seventh Avenue stretching over on to the east side of the Avenue, near the corner of 140th Street.
- A dwelling situated in the middle of Seventh Avenue between 139th and 140th Streets.
- A barn situated primarily within 139th Street stretching to the north side of the street between Seventh and Eighth Avenues.
- A third barn situated at 137th street, on the north side of the street, between Eighth Avenue and Kingsbridge Road (close to Kingsbridge Road).

None of the Colden Farm structures were within the project area.

Map #72 shows the Aaron Bussings (Bussings) property and the following buildings:

- A barn situated in the middle of 147th Street, between Seventh and Eighth Avenues (slightly closer to Eighth Avenue).
- A granary situated between 147th and 148th Street, between Seventh and Eighth avenues (slightly closer to Eighth Avenue).
- A dwelling situated just east of Eighth Avenue, between 147th and 148th Streets.

The only building that had existed within an area of current proposed development is the Bussing granary. It lies close to, or within project area site #27. Later construction of a



public school at this location probably destroyed any evidence of the granary. See Figure 16.

Changes occurred in Harlem as productivity in the farm lands declined. When the lands lost their agricultural value many deserted the area. Great estates were sold at public auction. The land was resold cheaply to investors who would often build one- or two-story frame houses (Osofsky 1963:72-73).

A new wave of immigrants occurred during the 1840s to the 1850s, when Irish immigrants were arriving in New York. Many found themselves as squatters, living in mud flats along the river's edge. These squatters lived in two-room cottages pieced together with any available material and thus created shantytowns. The squatters made money by raising vegetables and animals for the local market. Former African slaves now free, settled in Harlem, also living as squatters as well as farmers. By the middle of the century, Harlem was a mosaic, shantytowns with an occasional farm as well as sections that continued to attract the wealthy from the southern end of the island. The Village still remained the rural retreat of the aristocratic New Yorker. There was a racetrack for trotters in the project area at this time, the Harlem Speedway (Osofsky 1963:73-74,83; Dripps 1867). See Figure 5.

Figure 5, the 1867 Dripps Map, indicates buildings within the following project area sites:

Site 17	Lots 23 and 24	Block 2044
Site 24	Lots 3, 5	Block 2032

Figure 6, the 1879 Bromley Map, indicates structures within the project area sites:

Sites 11 and 12	Lots 5 and 9 respectively	Block 2043
Site 24	Lots 1 and 2	Block 2032

Figure 7, the 1885 Robinson Map, indicates buildings within the following project area sites:

Sites 11 and 12	Lots 5 and 9 respectively	Block 2043
Site 24	Lots 1 and 2	Block 2032

The building shown on the 1867 Dripps Map as within Lot 23 appears within the course of New Avenue, later Bradhurst Avenue, on both the 1879 Bromley and 1885 Robinson maps.



Figure 8, the 1893 Sanborn Insurance Maps, indicate buildings within the following project area sites:

Site 1	Lots 47, 48, 50, 52, 53 (or 54 or 55), 56, All contain 5-story buildings.	Block 2041
Site 11	Lot 5 Contains two 3-story buildings and one 2-story building.	Block 2043
Site 12	Lot 9 Contains two 2-story buildings.	Block 2043
Site 13	Lots 11, 12 Both contain 5-story buildings.	Block 2044
Site 17	Lots 23-40 All contain 5-story buildings.	Block 2044
Site 19	Lots 125-134 All contain 3- and 4-story buildings.	Block 2053
Site 21	Lots 1-9, 11, 13, 14, 107 All contain 5-story buildings.	Block 2045
Site 24	Lots 1, 2, 3, 5 All contain 5-story buildings	Block 2032
Site 32	Lots 42-50, 54-62, ? All have 5-story buildings.	Block 2045
Site 39	Lot 12 One story building	Block 2038

Harlem was annexed to New York City in 1873. From about this time on, Harlem experienced phenomenal growth due to the building of railroads to and through the area. Around this time, some 1,350 acres of marshlands were filled once disputes and misunderstandings over rights to ownership of the Harlem patents which included tidal creeks and marshes were resolved (Pirsson 1889). Houses were constructed on the filled marshland and sold to the public. Improvements in sanitation, water supply, transportation, communication, lighting, and building transformed the former village into part of the city (Osofsky 1963:75).

Records on file with the New York City Sewer Department and Water Authority were researched as to the original sewer and water hookups in the project area. The results are as follows:



Original Sewer Installations

Street	Avenues	Year
138th	Edgecombe to 7th	1890
139th	Edgecombe to 7th	1890
140th	Edgecombe to 8th	1888
140th	7th to 8th	1887
141st	Edgecombe to 7th	1882
142nd	Edgecombe to 8th	1890
142nd	7th to 8th	1887
143rd	Bradhurst to 8th	1890
143rd	7th to 8th	1893
144th	Edgecombe to 8th	1883
144th	8th to 7th	1890
145th	Edgecombe to 8th	1890
145th	7th to 8th	1897
146th	Edgecombe to 8th	1907
146th	8th to 7th	1894
147th	Bradhurst to 8th	1941
147th	8th to 7th	1941
148th	Bradhurst to 8th	1897
148th	8th to 7th	1887
149th	Bradhurst to 8th	1900
149th	7th to 8th	1888
150th	Bradhurst to 8th	1900
150th	Macombs to 8th	1905
151st	Bradhurst to 8th	1900
152nd	8th to Macombs	1906
153rd	near 8th	1890
153rd	near Bradhurst	1900
153rd	Macombs to 8th	1928
154th	Bradhurst to 8th	1897
154th	Macombs to 8th	1904

The late dates for 147th and 153rd Streets may indicate replacement of an earlier sewer pipe for which records no longer exist.



Original Water Installations

Street	Avenues	Year
138th	8th to Edgecombe	1890
139th	8th to Edgecombe	1891
140th	8th to Edgecombe (pipe in 8th Ave. prior to this time)	1888
140th	7th to 8th	1901
141st	8th to Edgecombe	1881
141st	7th to 8th	1886
142nd	7th to 8th	1887
143rd	7th to 8th	1888
143rd	8th to Bradhurst	1891
144th	7th to 8th	1887
144th	8th to Bradhurst	1889
145th	St. Nicholas to 8th	1886
146th	7th to 8th	1894
146th	8th to Bradhurst	1897
147th	7th to 8th	1895
147th	8th to Bradhurst	1891
148th	7th to 8th	1888
148th	8th to Bradhurst	1891
149th	7th to 8th	1888
149th	8th to Bradhurst	1891
150th	St. Nicholas to Amsterdam	1885
153rd	8th to Macombs	1896
154th	Bradhurst to Macombs	1897

Avenue	Streets	
7th Avenue	137th to 152nd	1884
8th Avenue	141st to 155th	1879
Bradhurst	142nd to 145th	1889
	145th to 155th	1891

Data on the installation of the sewer and water lines was analyzed and the installation dates were compared with dates for the first appearance of structures on the project area sites.



If structures appear on locations prior to the installation of water lines in adjacent streets, then these properties probably had cisterns or possibly wells to supply them with water. If structures appear on locations prior to the installation of sewers in adjacent streets, then these properties probably had privies or cess-pools to dispose of their sewage. The two latest dates for sewer installations, 1928 for part of 153rd Street and 1941 for 147th Street, have been assumed to be dates of sewer line replacements. All other dates for water or sewer installations within the project area fall within the date range of 1879 to 1906, so it appears probable that those lines could have required replacement by the dates listed. The analysis yielded the following list of project area sites:

Sites 11 and 12:	Buildings appear by 1879, water in 1881, sewers in 1882.
Site 24:	Building by 1867 or earlier, water in Eighth Avenue by 1879 and 146th Street by 1894, sewer in 146th Street by 1894.
Site 32:	Buildings facing 148th Street by 1893, water in 147th and 148th Streets and Bradhurst Avenue by 1891, sewers in 148th Street by 1897 (data on sewers in 147th Street is probably a replacement).
Site 39:	Small one-story building by 1893, water in 154th Street in 1896, sewer in 154th Street in 1904.

Two additional sites, 13 and 21, are problematical. Buildings are in both by 1893. Water was in Eighth Avenue in 1879 but no data for the sewer could be found. The building in Site 13 is near to 143rd Street where a sewer was installed during 1890. Site 21 is bounded by Eighth and Bradhurst Avenues and 145th and 146th Streets. Bradhurst Avenue had water in 1891 but no data was found for sewers. One Forty-fifth Street had water in 1886 and sewers in 1890. One Forty-sixth Street had water in 1897 and sewers in 1907. Both of these sites had possible water and sewer connections available by 1893, although not necessarily in the nearest street, so it appears that cisterns, wells, or privies are not likely in Sites 13 and 21.

Below is a series of lists of property owners taken from the New York City Records of Deeds office for selected sites of proposed construction within the project area.



SITE 11: BLOCK 2043, Lot 5

This property was within the farm of Aaron Meyer as of 1747. It was subsequently passed to Aaron Bussing by 1794. The property of Aaron Bussin was devised in his will. This portion passed to his heirs: Abraham Bussing, Nathaniel Jarvis and Rebecca Jarvis.

Lots	Grantor	Grantee	Liber:Page	Date of Record
entire block	Abraham Bussing Nathaniel Jarvis Rebecca Jarvis	Peter Myer Jr. Margaret Myer	357:186	May 21, 1836
entire block	Margaret Myer (widow of Peter)	Amasa A. Goold	544:566	June 11, 1850
entire block	Amasa A. Goold Malvina E. Goold	Samuel F. Bartol	547:316	June 24, 1850
5	Samuel F. Bartol Mary R. Bartol	Samuel Inslee	564:345	March 25, 1851
5	Samuel Inslee	Samuel Inslee, Jr.	824:316	Nov. 5, 1860
5	Eliza Inslee Samuel Inslee	Frederick Kappelman	1049:492	May 5, 1868
5	Frederick Kappelman	Daniel Stiess Martha Stiess	78:275	May 29, 1902
5	Daniel Stiess Martha Stiess	Bertha Kessler Boswald	97:192	Oct. 12, 1904
5	Bertha Kessler Boswald	Josephine E. Burley	115:86	Dec. 19, 1905



SITE 17: Block 2044, Lots 23, 24

The northwest portion, within the farm of John Kortwright, subsequently passed to Archibald Watt who then conveyed all his real estate to Mary Pinkney in 1843.

The balance, within the farm of Aaron Bussing, was included in a devise in his will of 1835. His devise partitioned the property in 1836, the northwest portion passing to Rebecca Bussing and the remainder to Margaret Myer.

Lot(s)	Grantor	Grantee	Date of Recording
entire block	Arent Bussing	Samuel Bradhurst	-
entire block	Bradhurst, Mary and John	Moir, Aiken & Moir	-
entire block	Moir, Aiken & Moir	Samuel Bradhurst	-
23	Seaman, Billopp B.	Watt, Archibald	10-31-1829
1-23½	Myer, Margaret	Goold, Amasa A.	6-11-1850
1-23½	Goold, Amasa A. and Malvina E.	Bartol, Samuel F.	6-24-1850
23-40	Jarvis, Nathaniel and Rebecca	Jarvis, Nathaniel Jr.	9-21-1850
23½	Bartol, Samuel F. and Mary R.	Devlin, Daniel	1-21-1851
23½ & 22½	Conner, James and Eliza S.	Elliott, Joseph	5-17-1861
23½	Devlin, George G., Thomas, J., and Daniel, John S.	Devlin, Mary Ann	7-31-1865
23-40	Gardner, Horace B.	Knight, Emmanuel	1-2-1866
23-40	Jarvis, Nathaniel Jr. & M. Louise	Gardner, Horace B.	1-2-1866
23½	Hoyt, William A. (referee), John S. Devlin <i>et al</i> , defendants	Devlin, John S.	11-8-1867
23-32	Crosby, Darius B. & Elizabeth	Irving, Mary	1-22-1868
23½	Devlin, John S. and Flora W.	Murray, Julia C.	6-18-1868
23½	Murray, Julia C.	Wilkes, George	6-22-1868
23-40	Blodgett, William Tilden (exrs of)	Robbins, Julian W.	12-17-1879
23-40	Blodgett, William T. ; Kellogg, Martin & Fanny M.; Blodgett, Abby B. & Eleanor E.	Robbins, Julian W.	12-17-1879



SITE 17: Block 2044, Lots 23, 24

Lot(s)	Grantor	Grantee	Date of Recording
23-40	Kellogg, Martin M. & Fanny M.; Blodgett, Abby B., Eleanor E., & William T.	Robbins, Julian W.	3-29-1880
23-28	Martin, Louis F.	Martin, John T.	5-10-1886
24	Martin, John T. & Jane A.	Griffith, Ella May	5-4-1887
24	Griffith, Ella May & Alfred	Lutz, Alexander	5-7-1887
24	Lutz, Alexander & Kate P.	Foley, John R.	1-12-1888
24	Foley, John R. & Annie F.	MacKnight, John W.	1-23-1888
24	MacKnight, John W.	Armstrong, Felix	1-15-1889
24	Armstrong, Felix	MacKnight, Awilda	1-15-1889
23	Martin, John T. & Jane A.	Mitchell, Peter	4-4-1889
24	MacKnight, Awilda & John W.	Mitchell, Peter	5-22-1889
23, 24	Mitchell, Peter & Lucy B.	Streifler, Jacob	5-25-1889
23, 24	Streifler, Jacob ; Mitchell, David The Board of Health, City of New York	Restrictions Agreement	6-6-1889
23, 24	Streifler, Jacob and Laura	Woodward, Colin H.	3-9-1891
24	Woodward, Colin H.	Woodward, Charles H.	11-23-1891
24	Woodward, Charles H. & Elizabeth	Wagner, Herman H.A.	11-27-1891
23	Nichols, George L. (Ref) Nursery & Childe Hospital, Plaintiff Jacob Streifler <i>et al</i> , defendants	Nursery and Childe Hospital	5-24-1897
23	Nursery and Childe Hospital	Woodward, Colin H.	5-24-1897
23	Woodward, Colin H. & Caroline	Woodward, Charles H.	12-15-1897
23	Woodward, Charles H. & Elizabeth	Karsch, Bernard	3-10-1899
23	Karsch, Bernard & Catherine	Schaefer, J. Louis	4-21-1900
23	Karsch, Bernard & Catherine	Schaefer, J. Louis	1-23-1901



SITE 17: Block 2044, Lots 23, 24

Lot(s)	Grantor	Grantee	Date of Recording
23	McHeffey, James Hunter & Rose	Goodstein, Harry & David	3-1-1904
23	Turney, Cathleen	McHeffey, James Hunter	3-1-1904
23	Schaefer, J. Louis & Susan K.	Turney, Cathleen	3-1-1905
23	Goodstein, David, Annie, Harry and Belle	Goodstein, Issac	2-10-1913
24	Freidus, Rose S. & Hyman, Minnie	Schwarz, Millie	2-6-1914
24	Schwarz, Millie	Hyman, William	1-4-1915



SITE 21: Block 2045, Lots 14, 16, 18

A portion of this division was originally included in lands under water and formed part of a creek. The northeast portion, within the farm of Aaron Bussing, was finally acquired by Abraham Barker Bussing. The latter conveyed property to Nathaniel Jarvis in 1845.

The northwest portion, within the farm of John Maunsell, passed to John M. Bradhurst in 1820 and he devised it to Henry M. Bradhurst. The balance, within the farm of John Kortwright, passed to Archibald Watt and he conveyed all real estate to Mary Pinkney.

Lot(s)	Grantor	Grantee	Date of Recording
1-63	Kortwright, John L, Edmund, Sarah A. & Nicholas G.	Watt, Archibald	6-17-1828
1-63	Seaman, Billopp B.	Watt, Archibald	10-31-1829
1-63	Watt, Archibald	Pinkney, Mary G.	1-1-1843
1-63	Watt, Archibald	Pinkney, Mary G.	5-29-1886
1-63	Watt, Archibald and Mary	Pinkney, Mary G.	9-1-1886
1-21	Pinkney, Mary G.	Carmen, Richard F.	10-16-1886
1-21	Watt, Archibald and Mary	Pinkney, Mary G.	10-16-1866
1-63	Watt Archibald and Mary	Pinkney, Mary G.	10-16-1866
1-21	Carmen, Richard (exrs of)	Davies, J. Mansfield	3-14-1868
1-21	Davies J. Mansfield & Martha M.	Grout , George F.	3-14-1868
1-21	Grout, George F. and Mary E.	Cauldwell, Ebenezer	10-3-1868
1-21	Cauldwell, Ebenezer & Ann M.	Kellogg, Martin; William T. Blodgett	1-27-1869
1-21	Thompson, William	Certificate	12-13-1879
1-21	Kellogg, Martin & Fanny M; Blodgett, Abby B., Eleanor, & William T.	Thompson, William	12-12-1879
1-21	Blodgett, William Tilden (exrs of)	Thompson, William	12-12-1879
1-21	Thompson, William & Jane	Hobart, Nathan	12-13-1879



SITE 21: Block 2045, Lots 14, 16, 18

Lot(s)	Grantor	Grantee	Date of Recording
1-21	Kellogg, Martin & Fanny M.; Blodgett, Abby B., Eleanor E. & William T.	Thompson, William	3-29-1880
1-21	Hobart, Nathan & Octavia	Thompson, William	3-14-1885
1-21	Thompson, William & Margaret	Gesner, William J.	9-29-1885
1-21	Gessner, William & Josephine	Wise, Nathan; Miller, Julius G.	12-10-1886
1-21	Gessner, William & Josephine	Wise, Nathan; Miller, & Julius G.	1-1-1887
1-21	Wise, Nathan & Delphine; Miller, Julius G. & Jeanette	Schnugg, Francis	4-1-1887
14	Schnugg, Francis J.	Speigel, Morris	11-17-1891
14	Schnugg, Francis J. & Carrie H.	Stein, Conrad	11-23-1892
16	Schnugg, Francis J.	Quackenbush, Lambert S.	12-18-1903
16, 18	Murray, Hugh (ref), Francis J. Schnugg <i>et al</i> , defendants	Wheaton, Esther	2-23-1904
16, 18	Wheaton, Esther A.	Morton, Robert M.	3-22-1904
16, 18	Morton, Robert M.	Halprin, Abraham; Levin, Jacob; Diamondston, Mendel	3-22-1904
16, 18	Levy, Louis & Annie	Applebaum, Nathan	2-6-1905
16, 18	Applebaum, Nathan	McKinley Realty & Construction Co.	3-1-1905
16, 18	McKinley Realty & Construction Co.	Arnstein, Henry	3-2-1906
16, 18	Arnstein, Henry & Bertha	Standard Operating Co.	3-14-1906
16, 18	Standard Operating Co.	Laudin, Charles; Stamm, Nathan	3-14-1906



SITE 21: Block 2045, Lots 14, 16, 18

Lot(s)	Grantor	Grantee	Date of Recording
16, 18	Stern, Abraham (ref) Charles Laudin <i>et al</i> defendants	Fletcher, Austin & Schultz, Lewis H., trustees of Schultz, Jackson S.	12-19-1906
16, 18	Fletcher, Austin; Schultz, Lewis H., trustees of Schultz, Jackson S.	Braker, Henry J..	1-22-1908
16, 18	Braker, Henry J. & Katherine G.	Fletcher, Austin B.; Schultz, Lewis H., trustees of Schultz, Jackson S.	1-29-1908
14	Stein, Conrad (exrs of)	Interborough Rapid Transit Co.; Manhattan Railway Co.	10-15-1915



SITE 24: Block 2032, Lots 1,2,3,5

This block was part of the farm of Aaron Myer, 1747 and subsequently passed to Aaron Bussine [Bussing] in 1794. The Aaron Bussing property, willed partially to Abraham Barker Bussing and part to Nathaniel Jarvis in 1845, was subject to mortgage and annuity of \$400. A release from the annuity was given by Bussing to Jarvis in 1850.

Lot(s)	Grantor	Grantee	Date of Recording
entire block	Bussing, Abraham Barker	Jarvis, Nathaniel	12-2-1845
entire block	Bussing, Abraham Barker	Jarvis, Nathaniel	7-22-1845
entire block	Jarvis, Nathaniel & Rebecca D.	Jarvis, Nathaniel Jr.	7-22-1850
entire block	Bussing, Abraham Barker	Jarvis, Nathaniel Jr.	5-3-1866
1-9	Jarvis, Nathaniel Jr. & M. Louis	Cornish, Charles L.	12-9-1867
1-9	Cornish, Charles L. & Ann Eliza	Engle, Samuel	11-20-1868
1-9	Engle, Samuel & Susan A.	Ryerson, John H.	3-12-1869
1-9	Ryerson, John H. & Catherine R.	Raynor, Benjamin F.	9-25-1871
1-9	Raynor, Benjamin F.	Raynor, William H. (exc. & trus of) Raynor, Sarah E. (trustee)	1-19-1876
1-9	Kennedy, Henry W. (ref), Benjamin F. Raynor <i>et al</i> defendants	The Manhattan Savings Institution	5-10-1877
1-9	Manhattan Savings Institution, City of New York	Bernard, Benjamin	5-7-1886
1-9	Bernard, Benjamin	Cowen, Newman	5-27-1886
1-3	Cowen, Newman & Rachel	McCormick, Peter	7-16-1886
1-3	McCormick, Peter & Alice	Higgenbottom, Thomas	12-11-1886
1-3	Higgenbottom, Thomas	Irvine, Florina B.	8-26-1887
1	Irvine, Florina B.	Low, Nathan	7-22-1887
2,3	Raynor, William H. (exc. & trus. of) Cornish, Sarah B. Raynor (formerly) (trustee)	Irvine, Florina B.	8-26-1887



SITE 24: Block 2032, Lots 1,2,3,5

Lot(s)	Grantor	Grantee	Date of Recording
1	Raynor, William H. (exec & trus of) Cornish, Sarah F. Raynor (formerly) (trustee)	Low, Nathan	8-26-1887
3	Manchester, George N.	Irvine, Florena B.	10-31-1887
5	Byrne, Andrew	Irvine, Florena B.	6-5-1888
5	Steers, Abraham	Irvine, Florena B.	6-13-1888
5	Irvine, Florena B. & Allan A.	Gray, Georgia C.	6-13-1888
5	Keller, Charles C.	Irvine, Florena B. & Allan A.	6-13-1888
5	Gray, Georgia C. & William S.	Fronk, Edwin C.	10-3-1888
5	Fronk, Edwin C.	Martinez, Ricardo P.	10-3-1888
2,3	Irvine, Florena B. & Allan A.	Stillwell, Sarah A.	10-29-1888
3	Fitzgerald, Frank T. (ref), Florena B. Irvine <i>et al</i> defendants	Cowen, Newman	5-31-1889
5	Martinez, Ricardo P.	Barker, Louis A.	6-7-1889
5	Beekman, Henry R. (ref) Edwin C. Fronk (defendants)	Gray, Georgia C.	7-17-1889
2	Daniels, Charles H. (ref) Florena B. Irvine (defendants)	The Board of the Church Erection Fund of the General Assembly of Presbyterian Church of the United States of America	3-28-1890
2	The Board of the Church Erection Fund of the General Assembly of the Presbyterian Church of the United States of America	Failowitz, Adolph	4-4-1890
3	Cowan, Newman & Rachel	Bernard, Samuel	2-19-1891
3	Bernard, Samuel	Henry, Teresa	2-28-1891
5	Gray, Georgia C.	Gray, William S.	4-24-1891
1	Nagel, Charles	Egenhoffer, Henry	4-30-1891



SITE 24: Block 2032, Lots 1,2,3,5

Lot(s)	Grantor	Grantee	Date of Recording
1	Low, Nathan	Nagel, Charles	4-30-1891
2	Failowitz, Adolph	Failowitz, Sarah	9-17-1892
1	Low, Nathan & Minnie	Wolff, Martin & Elizabeth	10-19-1892
1-9	Kennedy, Henry W. (ref) Manhattan Savings Institution (plaintiff) against Benjamin F. Raynor <i>et al</i> defendants	Manhattan Savings Institution	10-19-1892
2	Failowitz, Sarah	Ballin, Sarah	1-11-1894
3	Henry, Teresa	Dexheimer, Matthew	3-16-1894
3	Dexheimer, Matthew & Louise	Miller, John	12-2-1898
2	Ballin, Sarah	Wilcox, Elizabeth A.	1-18-1901
3	Miller, John & Emma	Grenthal, Michael	11-30-1903
5	Gray, William S. & Georgia C.	Helfer, Issac	6-3-1904
2	Wilcox, Elizabeth A.	Duschnes, Emily K.	5-16-1904
5	Helfer, Issac	Kaufmann, Joseph	6-7-1904
5-9	Kaufmann, Joseph	Light, Benjamin	12-15-1904
5-9	Light, Benjamin	Stanislawsky, Issac	12-15-1904
2	Duschness, Emily K.	Buchsbaum, Morris	1-17-1905
5-9	Light, Benjamin	Stanislawsky, Issac	5-2-1905
5-9	Stanislawsky, Issac	Light, Benjamin	5-2-1905
5-9	Light, Benjamin & Annie	Rose, Lillian	5-2-1905
3	Grenthal, Michael & Mary	Wessell, Arthur L. & Fernado A.	6-2-1905
5-9	Rose, Lillian	Berliner, Maier & Solomon; Lowenfels, Louis	12-29-1905
2	Sparber, Max & Sophie	Nathan, Henry; Zimmerman, Morris J.	4-2-1906



SITE 24: Block 2032, Lots 1,2,3,5

Lot(s)	Grantor	Grantee	Date of Recording
2	Buschbaum, Morris & Rena	Sparber, Max	4-2-1906
2	Nathan, Henry & Rachel; Zimmerman, Morris J. & Rossie	N & J Realty Co.	9-8-1906
5-9	Berliner, Maier, Virginia, Solomon, & Hattie	Conroy, Partick A.	2-2-1907
2	Nathan, Henry; Zimmerman, Morris J.	Deppe, William	2-19-1907
5-9	Old Town Realty Company	Murther, Thomas J.	11-27-1907
5	Berstein, Sydney (ref) Mary Willets Pell (plaintiff) against Joseph Kaufman, et al (defendants)	Rosenberg, Leopold B.	5-22-1908
2	Rosen, Harry L.	N & Z Realty Co.	4-4-1913
5-9	Rosenberg, Leopold B. & Clara	Pond Realty Co.	5-22-1913
2	Title & Guarantee Trust Co.	Consent	1-26-1915
2	N & Z Realty co.	Manhattan Railway co.	1-26-1915
2	Rosen, Harry (exr. of)	Consent	1-27-1915
1	Wolff, Martin	Interborough Rapid Transit Co.; Manhattan Railway Co.	7-3-1916
1	Sass, Ernest	Consent	7-3-1916
3	Rhode Island Hospital Trust Co., Trustee, Will of Sands, Frederick P.	Consent	11-17-1916



SITE 39: Block 2038, Lot 12

A portion east of Macombs Place was conveyed by Aaron Bussing to Cornelius McCoy in 1825.

A small piece in the northwest corner was originally included in lands under water. The balance west of Macombs Place is within Gloudies Point or Bussing Point Farm. Aaron Bussing conveyed it to William Kinkead in 1825 and it passed through various conveyances to Archibald Watt in 1832. He also acquired the portion under water and he conveyed part of this westerly piece to Richard Tone in 1835.

Lot(s)	Grantee	Grantor	Date of Recording
not lotted	Bussing, Aaron	Kinkead, William	5-16-1825
not lotted	Bussing, Aaron & Jane	Mayor Alderment, Commonality of the City of New York	1-29-1831
1-12	Kinkead, William	Kinkead, William R. & Elizabeth	2-21-1831
1-12	Anderson, James (master in chancery)	Watt, Archibald	3-28-1832
5-12	Orser, John (sheriff)	Lord, Daniel	6-15-1853
9-12	Orser, John (sheriff)	Lord, Daniel	11-18-1859
9-12	Lord, Daniel & Susan	Ward, John R.	11-21-1859
entire block	Smith, Andrew I.	Smith, Mary A. (wife of Bartlett)	4-3-1863
1-12	Ward, John R.	Carmen, Richard F.	11-27-1866
12	Carmen, Richard F. (exrs. of)	Faye, Thomas	1-24-1868
12	Faye, Thomas (exrs of)	Pratt, George S.	4-5-1895



SITE 27: Block 2033, Lot 12

This block was part of the farm of Aaron Meyer, 1747. It subsequently passed to Aaron Bussing in 1794.

The property of Aaron Bussing was devised in his will; the block was part of the share of Abraham Barker Bussing. The latter conveyed the block to Nathaniel Jarvis in 1845 subject to a mortgage and an annuity of \$400. A release from the annuity was given, Bussing to Jarvis in 1850.

Lot(s)	Grantor	Grantee	Date of Recording
entire block	Montford, Peter & Susannah Montfort (signs); Myers, John & Susannah Myer (signs)	Bussing, Arent	4-9-1795
entire block	Bussing, Abraham Barker	Jarvis, Nathaniel	12-2-1850
entire block	Bussing, Abraham Barker	Jarvis, Nathaniel	9-21-1850
entire block	Jarvis, Nathaniel & Rebecca D.	Jarvis, Nathaniel Jr.	9-21-1850
not lotted	Bussing, Abraham Barker	Jarvis, Nathaniel	5-3-1866
9-12	Jarvis, Nathaniel Jr. & Marie Louise	Giles, William M.	3-12-1869
12	Giles, William M. & Sarah-Catherine	Farley, Terrence	3-4-1872
12	Farley, Terrence & Bridget M.	Kahn, Elias	4-21-1875
12	Kahn, Elias & Cecilia	Lewis, Adolph	8-7-1875
12	Traphagen, William C. (ref), William M. Giles et al defendants	White, Frederick W.	2-7-1887
12	White, Frederick W. & Catherine T.	Sharpe, William W.	2-7-1887



SITE 41: Block 2039, Lots 5, 7, 8, 10, 11,12

This westernmost portion was included in lands under water. The balance of this block is within the Aaron Bussing farm.

The portion east of Macombs Place eventually passed to Nathaniel Whitman, Charles H. Hastings and Lizzie B. Holm.

Lot(s)	Grantee	Grantor	Date of Recording
not lotted	Bussing, Aaron	McCoy, Cornelius	5-3-1825
not lotted	Bussing, Aaron	Kinead, William	5-16-1825
not lotted	Bussing, Aaron & Jane	The Mayor Alderman & Commonality of the City of N.Y.	1-29-1831
not lotted	Kinead, William	Kinead, William R. Elizabeth L.	5-2-1832
1-17	Anderson, James (master in chancery)	Watt, Archibald	3-28-1832
1-17	Watt, Archibald & Mary	Simpson, Edmund	6-15-1835
1-17	Orser, John, (sheriff)	Lord, Daniel	6-15-1853
1-17	Orser, John (sheriff)	Lord Daniel	11-18-1858
1-17	Lord, Daniel & Susan	Ward, John Jr.	11-21-1858
1-17	Carmen, Richard F. (exrs. of)	Demerest, Albert Z.	12-10-1868
1-17	Demerest, Albert Z. & Adelaide H.	Horton, James M.	6-3-1873
1-17	Jarvis, Nathaniel Jr. & M. Louise	Cozino, Joseph A.	9-17-1886
11-12	Horton, James M.	Childs, William H.	8-3-1887
5,7,8,10	Horton, James M.	Childs, William H.	8-3-1887
1-17	Cozino, Joseph A. & Hattie J.	Horton, James M.	8-3-1887
1-17	Childs, William H.	Bauer, Moritz	8-10-1887
11, 12	Childs, William H.	Bauer, Moritz	4-13-1888
1-17	Godkin, Lawrence (ref), James M. Horton (plaintiff) against William H. Childs <i>et al</i> defendants	Horton, James	1-6-1892



SITE 41: Block 2039, Lots 5, 7, 8, 10, 11,12

Lot(s)	Grantee	Grantor	Date of Recording
1-17	Barker, Benjamin Jr., assignee of Connor, James Connor (or)	Horton, James M.	1-31-1899
5, 7,8, 10, 11, 12	Green, Samuel & Sophie; Baer, Edward & Rose	Central Building Improvement & Investment Co.	4-15-1904
5, 7, 8, 10, 11,12	Horton, James M.	Green, Samuel ; Baer, Edward	4-15-1904
5, 7, 8, 10, 11, 12	Central Building Improvement and Investment Co.	Lowenfeld, Pincus; Frager, William	5-12-1904
5, 7, 8, 10, 11, 12	Lowenfeld, Pincus & Celia; Frager, William & Zipporah	Mayer, Issac & Henry	10-4-1904
5, 7, 8, 10, 11, 12	Mayer, Rosa	Mayer, Issac & Henry	1-17-1905
5, 7, 8, 10, 11, 12	Mayer, Issac & Henry	Mayer, Rosa	1-17-1905
5, 7, 8, 10, 11, 12	Mayer, Issac, Rosa & Henry	Heine, Bernhard ; Solomon Boehm ; Isador Monheimer	2-13-1906
10, 11	Heine, Bernhard & Isabelis; Boehm, Solomon & Fannie; Monheimer, Isador & Jeanette	Meyer, Flora & Matilda	2-13-1906
5, 7, 8	Cohen, Samuel & Bertha; Brandt, Julius & Ida	Brandt, William	8-9-1909
5, 7, 8	Brandt, William	Cohen, Samuel; Brandt, Julius J.	8-11-1909
5	Brandt, Julius W. & Ida; Cohen, Samuel & Bertha	McCord, Lovis	9-24-1909
5	McCord, Lovis	McCord, Amelia	11-23-1909
5	McCord, Amelia	Haake, Emma C.	11-23-1909
8	Cohen, Samuel & Selina; Brandt, Julius W. & Ida	Isenburger, Natalie	12-19-1912



SITE 41: Block 2039, Lots 5, 7, 8, 10, 11,12

Lot(s)	Grantee	Grantor	Date of Recording
7	Cohen, Samuel & Selina; Brandt, Julius W. & Ida	Isenberger, Natalie	12-19-1912



A review of the *New York City Directories* between the years of 1859 through 1914 reveal that virtually none of the owners were living on their property within the project area. The only person who owned property and lived on it was Hugh McKinnon, a policeman, who resided at 307 West 141st Street during the year(s) 1882-1883. The interesting note about his residency is that the Lot, number 9, Block 2043 was owned by McKinnon from 1868 through 1881. He is listed as living there only for one year and his residency is one to two years after he sold the property.

Since project area Site 11 had a structure on it by 1879 (Figure 6), and water and sewer services were not available until 1881 and 1882 respectively, further research on this location was conducted. Tax assessment records for 1846 through 1882 were examined. This period begins during the ownership of Margaret Myer, covers that of the Goolds and Samuel F. Bartol, all of the Inslee family ownership, and concludes during the ownership of Frederick Kappelman. From 1846 until 1850, yearly taxes of \$1,500 were paid by the Widow Myers or Mrs. Peter Myers, Jr. except for 1848 when A. Jarvis paid as Agent. This payment covered the entire block. During 1851, S. Inslee paid \$100 for Lots 23 and 25 (since renumbered Lot 5). This continued until 1861, with the assessment rising in \$50 increments to \$250. Eliza Inslee paid from 1862 through 1869, beginning with an assessment of \$300 and finishing with \$500. Fred Kappelman begins paying in 1870, when the assessment jumps by \$1,800 to \$2,300. This increase must mark the initial construction in the lot, and the tax records record a three-story house 35 feet by 50 feet. Kappelman continued to pay \$2,300 per annum until 1874 when the assessment increased to \$2,500. He continued to pay this amount until 1876 when the assessment was corrected to \$3,000. Kappelman paid this tax until 1880 when the assessment was again corrected to \$3,500 where it remained in 1882 (Tax Records for New York City Ward 12 on file at the New York City Municipal Archives). The review of the tax records confirmed the ownership seen in the deeds, and provided a firm date of 1870 for the construction of the house. No information was found regarding the occupants of the house, particularly during 1881 and 1882. One of the few sources with the potential to answer these questions is the United States Census. No New York Census for Manhattan is available for this time period. The United States Censuses for 1870 and 1880 were examined.

The Frederick Kappelman family were found in the 1870 census. They lived on West 137th Street near St. Nicholas Avenue, as of January 1870. Fred Kappelman was a 34 year old vegetable gardener who was born in Hannover, now part of Germany. His wife, Dorathea (?), was 32 years old, also from Hannover, and kept house. They had four children: Martha, Dora, Sophia and Fred, who were 9, 7, 4 and 1 years old respectively (U.S. Census 1870: New York City, 4th District, 12th Ward, page 35). The 1880 U.S. Census was also consulted, however the Kappelman family was not found. They may have moved to another district or were missed by the enumerator. Further information regarding the Kappelman



family was sought in the New York City Directories. Microfilm copies of all the available directories for years ending 1870 through 1883 were examined. The only entry found for Frederick Kappelman was in one of the 1875-1876 volumes, where he is listed as a gardener living at West 137th Street near Ninth Avenue (Goulding 1875:732). Although this research did not identify the occupants of project area site 11 for 1870 through 1882, the U.S. Census for 1870 did provide the places of birth for all those listed as residing on West 141st Street between 8th and 9th Avenues. The majority are of Irish background, with the remainder split among New York State, England, various principalities now known as Germany, and a few other locations such as France (U.S. Census 1870: New York City 4th District, 12th Ward, pages 36-39).

From 1878 to 1881 three lines of elevated railways were installed, running as far as 129th Street. By 1886 the tracks were extended further north. Electric lights were first installed in 1887 and phone lines by 1888 (Osofsky 1963:75-76).

In the late nineteenth century, Harlem was a fairly well-to-do, middle class neighborhood. It was an area which became a valve of escape for residents of tenements on the Lower East Side. Harlem represented affordable, decent housing for the new middle classes working their way up the economic scale and out of the tenements, especially Jewish families (Gurock 1979: 17-18, 30). Harlem was about the only place on Manhattan where housing was being built while it was being destroyed elsewhere. Destruction of areas for the Williamsburg and Manhattan bridges brought about a forced exodus from the Lower East Side. Fourteen blocks alone were condemned to make way for the Williamsburg Bridge, leaving 17,000 people homeless (Gurock 1979: 42). Other factors affecting the supply of available housing on the Lower East Side include the creation of factories in place of dwellings and the creation of parks, such as the Mulberry Bend (Gurock 1979: 34-35). The German, German-Jewish, and Irish immigrants of the middle nineteenth century were the ethnic groups which gained the most from the spectacular development of Harlem. In the mid-1890s, Eastern European Jews migrated uptown (Gurock 1979: 26-57). Osofsky (1963: 77) states that "People generally took it for granted that Harlem would develop into an exclusive, stable, upper- and upper-middle-class community...". Rents for apartments for the wealthy on 138th and 139th Streets, now the National Register site of Striver's Row and St. Nicholas Historic District, started at about \$80.00 per month, resulting in a yearly total of up to \$1,700 per year while the average rent for working class families ranged from \$10 to \$18 per month in 1891 (Osofsky 1963: 78). The well-to-do who resided in Harlem included municipal and federal judges, mayors, local and state politicians, and prominent businessmen (Osofsky 1963:78-79). Eastern Harlem was not desired by the wealthy because it was too close to the noise and pollution of the trains. Preferred settlement was Lenox, Fifth and Madison Avenues (Gurock 1979: 27).



Some sections of the district were wealthy while areas on the periphery of the middle class community were poor. The area from 138th to 148th Street, east of Eighth Avenue consisted of unfilled marshlands. This section was known as "Canary Island" during the late 1880s and early 1890s. The marshes were used as a garbage dump. The garbage was piled up to ten-twelve feet high in some places. These marshes were finally filled in during the late 1880s. The additional available land, along with construction of new subway routes, helped create another wave of land speculation [Osofsky 1963: 81-82, 84].

Ethnic groups living in Harlem at the turn of the century included Native Americans, immigrants from Great Britain, Ireland, and Germany, particularly Jews from Russia, Poland and Germany [Osofsky 1963:79]. At the bottom of the economic and social scale, Italian immigrants created a Little Italy, an area of fascination and scorn for their wealthier neighbors [Osofsky 1963: 82]. Most of the African-American population at the end of the nineteenth century lived in sections of the Tenderloin district, between 20th and 53rd Streets, or the San Juan Hill district, 60th to 64th Streets between Tenth to Eleventh Avenues [Osofsky 1963: 12]. In Harlem, African-Americans populated the blocks of East 121st, 124th, and 126th Streets, and West 124th, 125th, 126th and 134th, 146th, and 130th Streets in the 1880s and 1890s [Osofsky 1963: 84]. Osofsky [1963: 85] gives a block by block breakdown of black families in 1902:

Families	Streets	Avenues
50	88th and 89th	2nd and 3rd
24	94th and 95th	2nd and 3rd
77	96th and 97th	2nd and 3rd
50	97th and 98th	Lexington and 4th
72	97th and 98th	3rd and Lexington
19	97th and 98th	2nd and 3rd
40	99th and 100th	3rd and Lexington
15	99th and 100th	2nd and 3rd
11	102nd and 103rd	2nd and 3rd
29	103rd and 104th	2nd and 3rd
17	114th and 115th	Madison and 5th
11	121st and 122nd	1st and 2nd
46	122nd and 123rd	1st and 2nd
13	123rd and 124th	7th and 8th
16	123rd and 124th	Pleasant and 1st
51	124th and 125th	7th and 8th
56	124th and 125th	Pleasant and 1st
16	125th and 126th	Amsterdam and Broadway



28	125th and 126th	Columbus and Amsterdam
27	125th and 126th	8th and Columbus
16	126th and 127th	Columbus and Amsterdam
46	126th and 127th	2nd and 3rd
14	127th and 128th	2nd and 3rd
12	130th and 131st	Broadway and West to River
39	133rd and 134th	Lenox and 7th
30	133rd and 134th	5th and Lenox
74	134th and 135th	Lenox and 7th
101	134th and 135th	5th and Lenox
48	135th and 136th	5th and Lenox
56	146th and 147th	7th and 8th
23	147th and 148th	8th and Bradhurst

From Osofsky's table, the greatest concentration of African Americans was to the south and east of the project area. However, the concentration at West 146th Street was known as the poorest of the African Americans (Osofsky 1963: 84).



Early Twentieth Century

The turn of the century found Harlem as an attractive area to live, continuing to receive second generation immigrants, including Jews and Blacks. More luxury apartments were built along Seventh Avenue and Lenox Avenue from the 130s to 140s Streets. A real estate bust came in 1904 to 1905 due to the housing glut. High vacancies occurred, particularly in West Harlem. The low housing rates attracted many African-Americans and Russian Jews to East Harlem from surrounding districts of New York City (Osofsky 1963:89-90; Gurock 1979: 53-54). The influx into East Harlem carried over into Central Harlem and eventually affluent West Harlem. Osofsky (1963: 89) records the reaction of affluent Harlemites as:

The sometimes bitter reponse of German Harlemites to the settlement of East European Jews in their community was symbolized by a to-let sign which hung on one building: *Keine Juden, und keine Hunde*. [No Jews, No Dogs.]

The situation changed drastically as a result of World War I housing shortages and the change in immigration patterns after the war. Gurock (1979: 139-141) discusses the building restriction of World War I as leading to a severe housing shortage. For example, Central Harlem received a total of 11, 000 new tenants between 1915 and 1920 but only 24 new dwellings were constructed (1979:141). All ethnic groups suffered, from the poor to the middle classes. After the war when building construction was resumed, it was the outer boroughs which provided new, desirable housing, such as Brooklyn, the Bronx, and Queens. The white population of Harlem literally stampeded for the suburbs. Gurock's Jewish population changes is as follows:

Jewish population in Harlem	Year
178,000	1920
168,000	1923
123,000	1925
88,000	1927
5,000-25,000	1930

(Gurock 1979:145-146).

During the 1920s the Delanys, a black Harlem family were witnesses to demographic change. Bessie Delany reminisced that "White folks had run out of Harlem like fleas from a dead dog" (Delany, Delany, with Hearth 1993: 138).

Unlike previous outmigrations, no new Jewish immigrant wave stood by to replace those who were departing. The Federal Immigration Laws of 1921 and 1924 severely restricted the immigration of Eastern European Jews, and of course, no migration had occurred during



the war (Gurock 1979: 145). Those people coming from Europe after the war, usually headed directly to the suburbs, bypassing the Lower East Side and the rest of Manhattan. A new population did stand to benefit by outmigration of Jewish, Italian, German and other White European ethnic groups. One group was American blacks from the South, who had moved to the urban north during and after the war for factory work opportunities. A second group moving into Harlem was the traditional second generation upwardly mobile group, in this case blacks from the Tenderloin and San Juan Hill districts of Manhattan. The third large influx was Caribbean blacks because the federal immigration laws had no restrictions on immigrants from that area (Osofsky 1963: 131). It was also during this era of the 1920s that Spanish Harlem was born when Puerto Ricans moved into East Harlem as it was vacated by Eastern European Jews.

During the 1920s Harlem was the desired destination for blacks moving to the city. Since the demand for housing existed, landlords gouged their tenants. Gurock and Osofsky provide demographic statistics that illustrate the demise of Harlem into a slum. Between 1915 and 1920, the City of New York received 600,000 more in population, with Manhattan attracting 146,000 (Gurock 1979: 140). While in 1910, Harlem had 22,000 black residents (1979: 147), by 1930 nearly 165,000 blacks resided in Harlem (1979: 149). Osofsky (1963: 128) states that "Between 1910 and 1920 the Negro population of the city increased 66 per cent (91,709 to 152,467); from 1920 to 1930, it expanded 115 per cent (152,467 to 327,706)." The irony is that during the 1920s, Manhattan's population actually *declined* by eighteen percent (1963: 129). "By 1930, 164,566 Negroes, about 72 per cent of Manhattan's Negro population, lived in Harlem" (1963: 130). White and black landlords equally overcharged their tenants (1963: 136). The discrepancy between the cost of rent for whites and blacks was revealed in several studies. While the average white working class family spent twenty percent of their annual income on housing, blacks often paid up to 45 percent. "An Urban League study of 2,160 Harlem families demonstrated that almost half (48 per cent) spent 40 or more per cent of their earnings on rent. A 1928 sample of tenement families found that Harlemites paid 45 per cent of their wages for housing" (Osofsky 1963: 137).

Although the picture of Harlem painted by white sociologists and historians appears depressing, for blacks living in Harlem in the 1920s, it was a period of immense cultural activity and opportunity. Sarah and Bessie Delany migrated north from Raleigh, North Carolina to attend school in New York in 1916. Initially, they and their brothers were boarders with families in Harlem. By 1919 the five sisters and brothers had a three-room apartment at 2505 Seventh Avenue, at 145th Street, across the street from the project area. The five each paid nine dollars per month for rent (Delany, Delany with Hearth 1993: 101). They comment that they "... were packed like sardines in that apartment..." (1993: 101). The sisters describe Harlem as a vibrant place, full of contradictions between vast wealth and great poverty. Sadie Delany comments that, "Harlem was the playground for



the rich. You couldn't help but run into flashy Negroes and high-living white folks. ... Still, it is a white stereotype that everybody in Harlem did nothing but drink and play around and go to nightclubs. The poorest Negroes were busy scratching out a living working for white folks as servants" (1993: 131). In 1926, the various Delany siblings bought three cooperatives at 219 West 121st Street, described as railroad flats, long and narrow (1993: 133). During World War II the sisters moved to 80 Edgecombe Avenue, directly across the street from the project area. They describe the residence as a six-story brick building, with tile floors in the hallways and hardwood floors in the apartments, which housed many of the Black elite (1993: 171). The Delany family was not the average or typical Black Harlem family or average migrant family. All of the siblings attained professional degrees and notice within the Black intellectual community, with Bessie Delany becoming the second licensed black woman dentist in New York and Sadie Delany the first black high school teacher of domestic science in New York City (1993: xii). What the Delany story does illustrate is that opportunities existed in New York for *incoming blacks* and Harlem provided a nurturing environment for their development.

In summary the decline of Harlem as a desirable community during the 1920s was due to: 1) overcrowding during the war period, followed by an influx and high demand by blacks after the war; 2) white outmigration; 3) astronomical rental rates causing tenants to double up, triple up, etc. in order to meet costs; 4) a different family structure from previous immigrants—no large families but young single adults; and 5) relative lack of sophistication *on the part of new tenants* as to sanitation and other health-related matters. Because of the demand for housing, landlords felt no need to maintain or improve housing conditions. The white population, averaging a higher income than blacks, were able to move to the slightly more costly suburbs. Blacks, on the other hand, were left behind due to a barely passable income and resistance by neighborhood associations.



New York City Landmarks Within or in Vicinity of the Bradhurst Urban Renewal Area

Ten sites listed in the New York City Landmarks Preservation Commission Guide to Landmarks are within or near the Bradhurst Urban Renewal Area. The first two sites are located within the project area blocks. Neither one lies on a proposed construction site. Eight other sites lie adjacent to or nearby the project area.

1. Dunbar Apartments (NYCLPC 1978: 48). Location: Block bounded by West 149th to 150th Streets and Seventh to Eighth Avenues. Built from 1926-1928. Significance: First large cooperative for middle-class black families and Manhattan's earliest large garden apartment complex. John D. Rockefeller, Jr. financed this project for 511 apartments, designed with the small Harlem family in mind. Lodgers were barred. Using five acres for the complex and several apartment buildings, designers hoped to avoid neighborhood deterioration by creating a neighborhood for the Dunbar apartments (Osofsky 1963: 155). The major problem with Dunbar was that it was designed for the middle class, while Harlem's greatest need was for working class housing. Dunbar's rates were above what the average Harlemiter was paying. Due to the Great Depression, tenants were unable to maintain payments, and Rockefeller foreclosed in 1936 (Osofsky 1963: 157).
2. Harlem River Houses (NYCLPC 1978: 49). Location: 151st-153rd Streets, Macombs Place to the Harlem River. Significance: The first federally funded, built and owned housing project in New York City for low income tenants. It had the same concept as Dunbar, create its own neighborhood by using nine acres and several apartment buildings, being completed in 1939.
3. St. Nicholas Historic District/Striver's Row (NYCLPC 1978: 46-47). National Register. Location: Immediately south of the project area. North half of West 137th Street through south half of West 139th Street between Seventh and Eighth Avenues. The project area zigzags around this location. Significance: Osofsky (1963: 120) said that in 1919, when the brownstones were placed on the market, practically all of them were sold to wealthy blacks. Designed by Sanford White, built in 1891, these residences were meant as a refuge for the wealthy of the city.
4. Hamilton Heights Historic District (NYCLPC 1978: 45). Location: Immediately west of the project area. Located between St. Nicholas and Amsterdam Avenues, between West 140th and West 145th Streets. Significance: Historically the area was part of Alexander Hamilton's estate, architecturally significant from building construction dating from 1886-1906.



5. Hamilton Grange Museum (NYCLPC 1978: 49). National Register. Location: two blocks west of the project area at 287 Convent Avenue, West 141st to 142nd Streets. Significance: Federal style country mansion for Alexander Hamilton, ca. 1801. Not in its original location.
6. Bailey Residence (NYCLPC 1978: 47). Location: Two blocks west of the project area at 10 St. Nicholas Place, corner of 150th Street. Significance: romanesque Revival style architecture; built for James Bailey of the Barnum and Bailey circus in 1886-88.
7. Jumel Terrace Historic District (NYCLPC 1978: 45). National Register. Location: northwest of project area, Edgecombe to St. Nicholas Avenues. West 160th to 162nd Streets. Significance: Historic - Madame Jumel's estate; architectural - Queen Anne, Romanesque Revival and neo-Renaissance styles.
8. Morris-Jumel Mansion Museum (NYCLPC 1978: 49-50). National Register. Interior Landmark. Location: Northwest of project area at 160th Street and Edgecombe Avenue in Jumel Terrace Historic District. Significance: Historic - associations with Colonel Roger Morris, Stephen and Madame Jumel. Architectural - Georgian style and only surviving pre-Revolutionary house in Manhattan, 1765-1766.
9. Astor Row (NYCLPC 1989: suppl.). Location: Southeast of project area, West 130th Street. Significance: Architectural and historical. Osofsky (1963: 120) describes the residences as "... second in reputation and quality only to 'Striver's Row,' [and] were also sold to Negroes in the early twenties."
10. Mount Morris Park Historic District (NYCLPC 1978: 45-46). National Register. Location: Southeast of project area, Lenox to Mount Morris Park West, West 119th-124th Streets. Significance: architectural.



CONCLUSIONS AND RECOMMENDATIONS

The purpose of this sensitivity evaluation was to determine the potential of the various Bradhurst Urban Renewal Area project area sites for preserving archaeological evidence beneath their present surfaces. A review of the prehistory of the project area and vicinity indicated that most of the project area sites north of 144th Street and adjacent to Eighth Avenue or Macombs Place had at one time a medium to high potential for preserving evidence of prehistory. Project area sites 17, 24, 31, 39 and 41 are all locations within 100 yards of a former stream or inlet which were dry land as of 1807. These are no longer sensitive due to the construction of large buildings with deep foundations on these locations during the nineteenth and twentieth centuries.

A review of the history of the project area indicates that five project area sites may have potential for preserving archaeological evidence from the historic period. These are sites 11, 12, 24, 32 and 39. The historic potential of project area sites 11, 12, 32 and 39 is derived from the fact that structures appear there during the last quarter of the nineteenth century prior to the installation of sewer and/or water lines in adjacent streets. In all of these cases, the services were installed from two to eleven years later than the dates of the maps on which the structures first appear. The potential of project area Site 24 is due to the survival of a mid-nineteenth century (or possibly earlier) building until 1885 or later.

Project area Site 11 has a building constructed on it during 1870 based on tax records, during the ownership of Frederick Kappelman. Water became available under 141st Street during 1881 and sewers during 1882, so this lot would have had both a privy and a cistern or well. Cartographic analysis shows that a side and rear yard at least twelve feet wide remains open through time, so these features may still exist.

Project area Site 12 has a similar history to Site 11. A building exists there by 1879, but water line access is not until 1881 and sewer access until 1882. This lot probably had a privy and a cistern or well. Cartographic analysis shows that all of Site 12 is covered by buildings by 1925 (see Figure 20). The rear eight feet is under a one story structure, with the remainder under two- or three-story sections. This leads to the conclusion that any cistern or well would have been destroyed, and that the former privy would probably also have been disturbed.

Project area Site 24 has the potential for preserving archaeological evidence from the mid-nineteenth century and possibly earlier. A building is shown here on the 1867 Dripps Map (Figure 5) associated with the Manhattan Island Association trotting track. Due to its location, this structure may also be associated with the earlier Bussing farm. This structure still existed in 1885 (see Figure 7). Water became available here during 1879 and sewers



during 1894, so this structure probably had both a privy and a cistern or well. This former structure lies within the footprint of the later five-story structures built here, but substantial rear yards remained open through time, particularly in the three lots facing Eighth Avenue (see Figure 16).

Project area Site 32 appears to have little chance of preserving any cisterns, wells or privies from the nineteenth century. Five-story apartment buildings are shown in 1893 (Figure 10). Since water lines were available by 1891, there is no reason to suspect that these structures had cisterns or wells. Sewers became available at this location by 1897, four years later than the probable construction date. It appears likely that these five-story apartment buildings were constructed with flush toilets, so if these structures were occupied prior to 1897, then alternate sewage connections must have been made, perhaps to a temporary cesspool. This information suggests that privies were never constructed at this location.

Project area Site 39 has a small one-story structure on it by 1893 (Figure 9). Water service became available here during 1897 and sewers during 1904, so this structure likely had both a privy and a cistern or well. Since the lot formerly covered the entire northern half of this block, privy and well locations are difficult to predict, although any cistern must have been close to the structure itself. Cartographic analysis shows that the 1893 building falls entirely within the footprint of a Dance Hall shown on the 1909 Sanborn Map (Figure 14). This Dance Hall would have destroyed all likely cistern locations as well. By 1955 the present structure had been erected (see Figure 21). This "L" shaped structure effectively destroyed most of the possible privy locations with the exception of the southwestern extension of project area Site 39. Since this remaining location is over 100 feet from the 1893 structure, it would appear that this was not a likely privy or well location. For these reasons, project area Site 39 probably does not preserve any late nineteenth century features.

The information on the lots found during the background research leads to the conclusion that only two of the sixteen project area sites where development is planned have potential for preserving archaeological evidence. These are project area Sites 11 and 24. We recommend that archaeological testing be completed at these two locations prior to any construction activities. This testing is being recommended for project area Site 24 because this is the location of a structure associated with the Manhattan Island Association racetrack seen in Figure 5, and possibly with the earlier Bussing farm. Part of this structure and possibly other associated features could survive in Lots 1, 2, 3 and 5 on Block 2032 where rear yards have remained open through time. A similar recommendation is made for Lot 5 on Block 2043 because a house was constructed here at least eleven years prior to the availability of water and sewer lines. The surviving rear and side yards may contain features associated with this house, probably filled during the



1880s. The occupants of the house at this time have not been identified, although they may be of Irish or other Northern European background. Should a feature filled at this time be discovered here, additional research should be conducted to determine the identity of the occupants.

Table 4 provides a listing of the project area sites with archaeological sensitivity, notes the block and lot numbers, and provides approximate measurements for the yards remaining open through time.



Table 4: Locations of Archaeological Sensitivity

Site	Block	Lot#	Remaining Area Size	Comments
11	2043	5	25ft x 24ft 20ft x 12ft	May contain remains of 19th century 2 story house
24	2032	1	27.5ft x 25ft	
		2	27.5ft x 25ft	
		3	27.5ft x 25ft	
		5	25ft x 6ft	



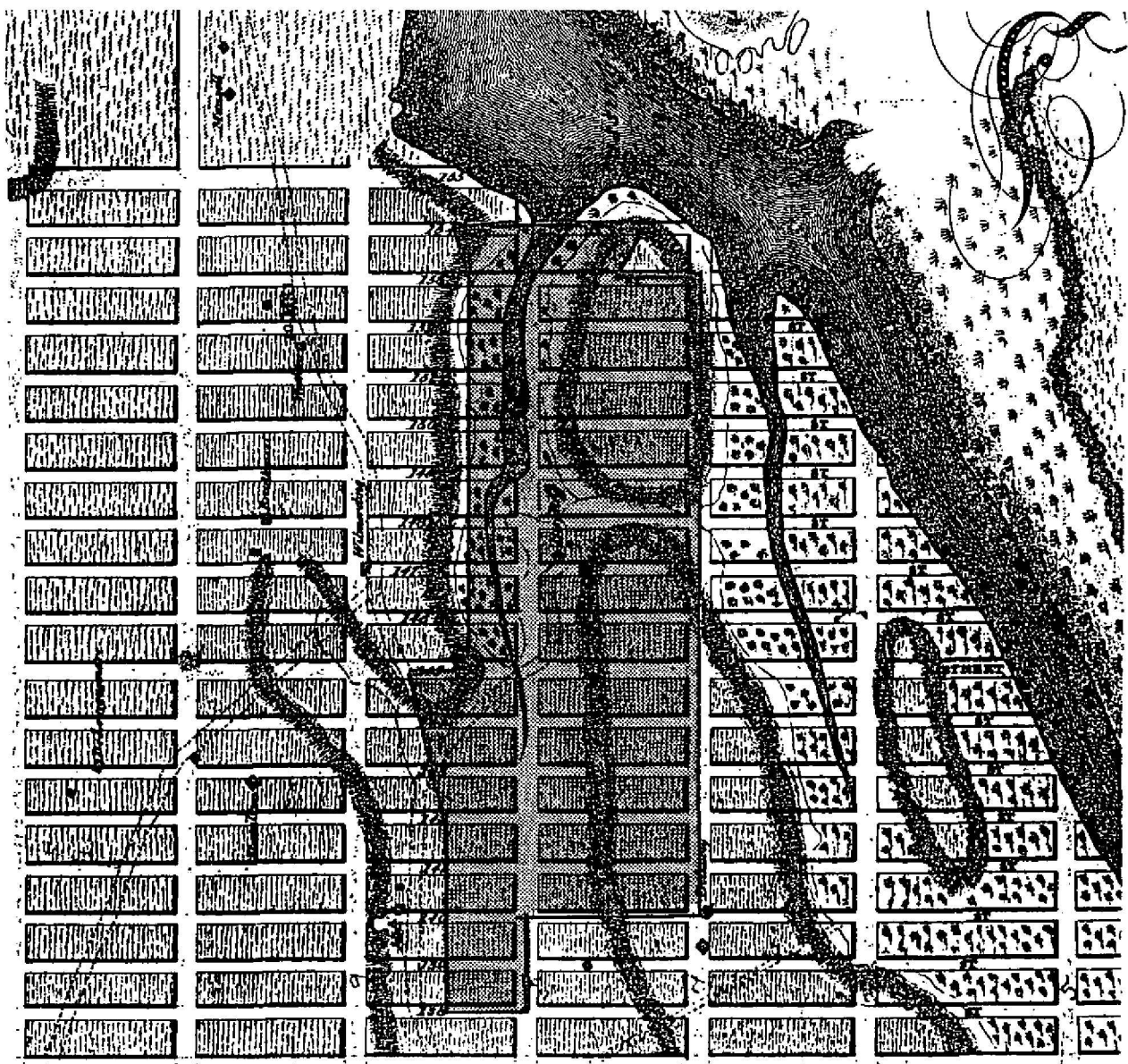
We recommend that archaeological testing of the above mentioned lots be undertaken prior to the construction of the new housing and community facilities within the Bradhurst Urban Renewal Area project area sites 11 and 24.



Figure 1 Location of the project area shown on portion of U.S.G.S. 7.5 Minute series Central Park, N.Y.-N.J. quadrangle (1966, photorevised 1979).



Figure 2 Known Manhattan prehistoric sites within two miles of the project area.



Scale of One Mile.

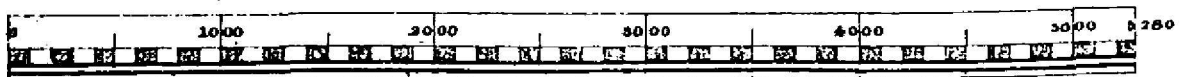
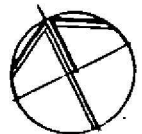


Figure 4 From the 1807-1811 Bridges' Map, showing street grid as proposed. Project area indicated by shading.

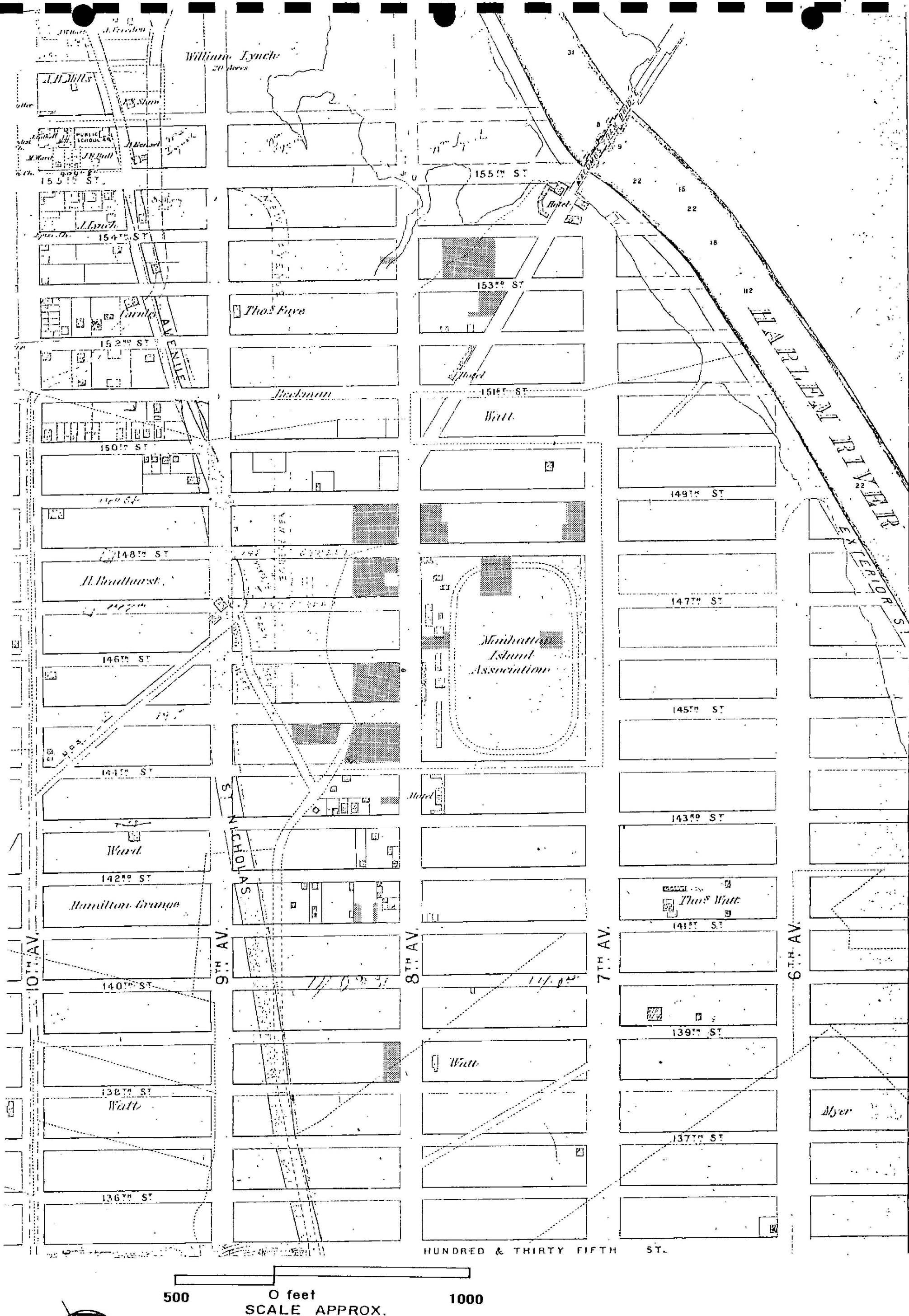


Figure 5 Portion of an 1867 Dripps' map of Harlem.
Project area lots are shaded.

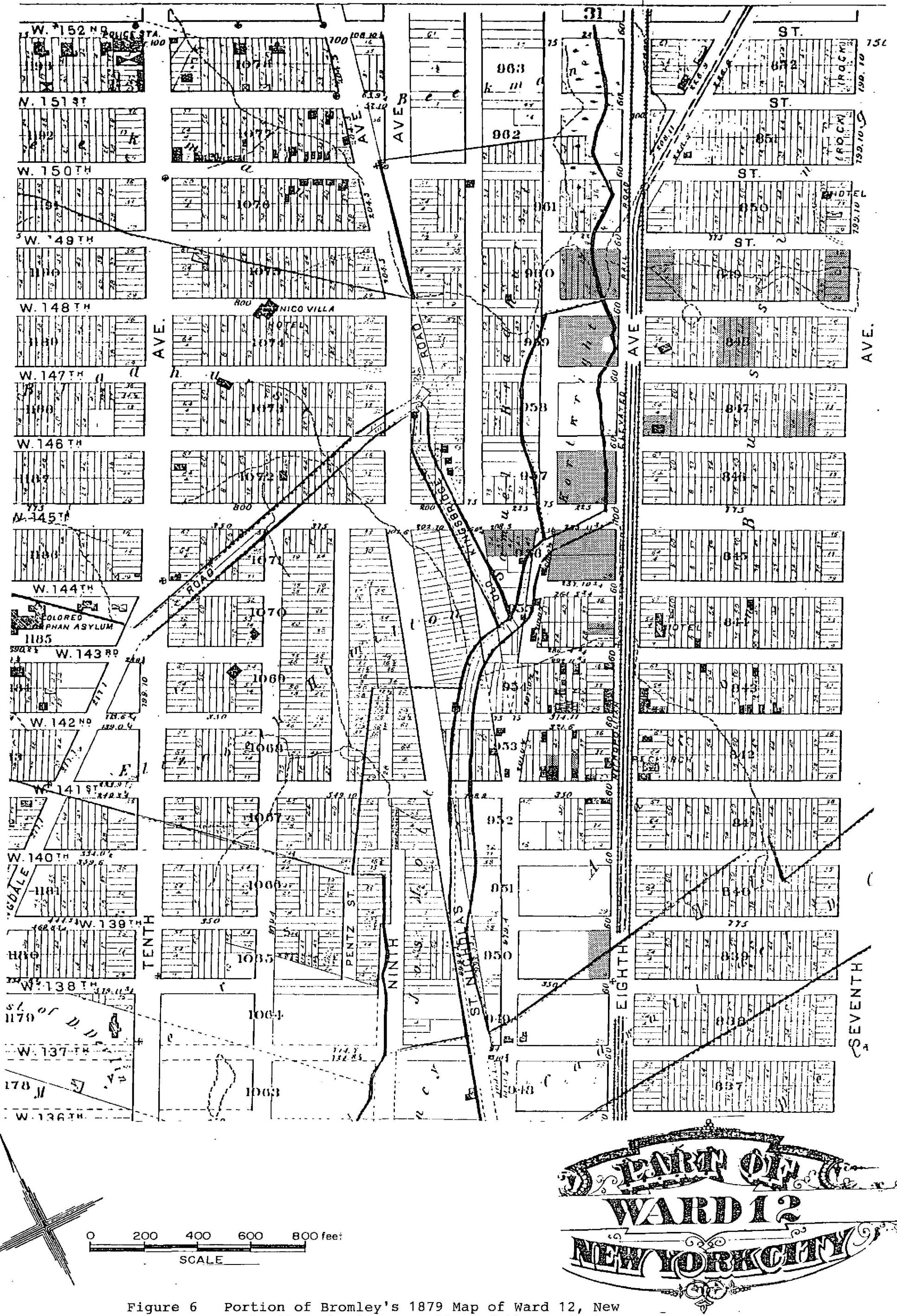
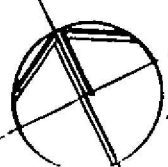


Figure 6 Portion of Bromley's 1879 Map of Ward 12, New York City, showing a portion of the project area. Project area lots are indicated by shading.



Scale 300 feet per inch.

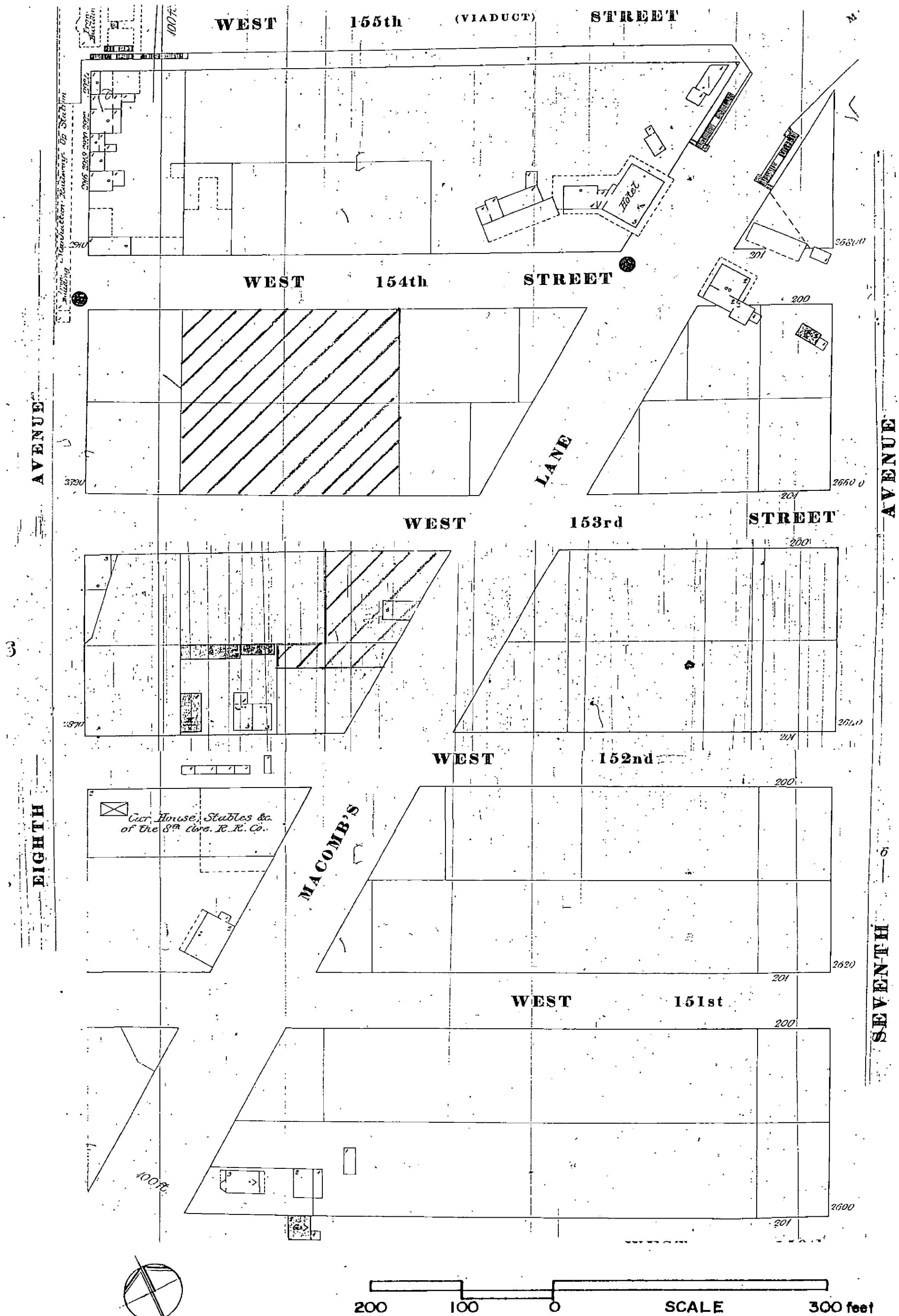
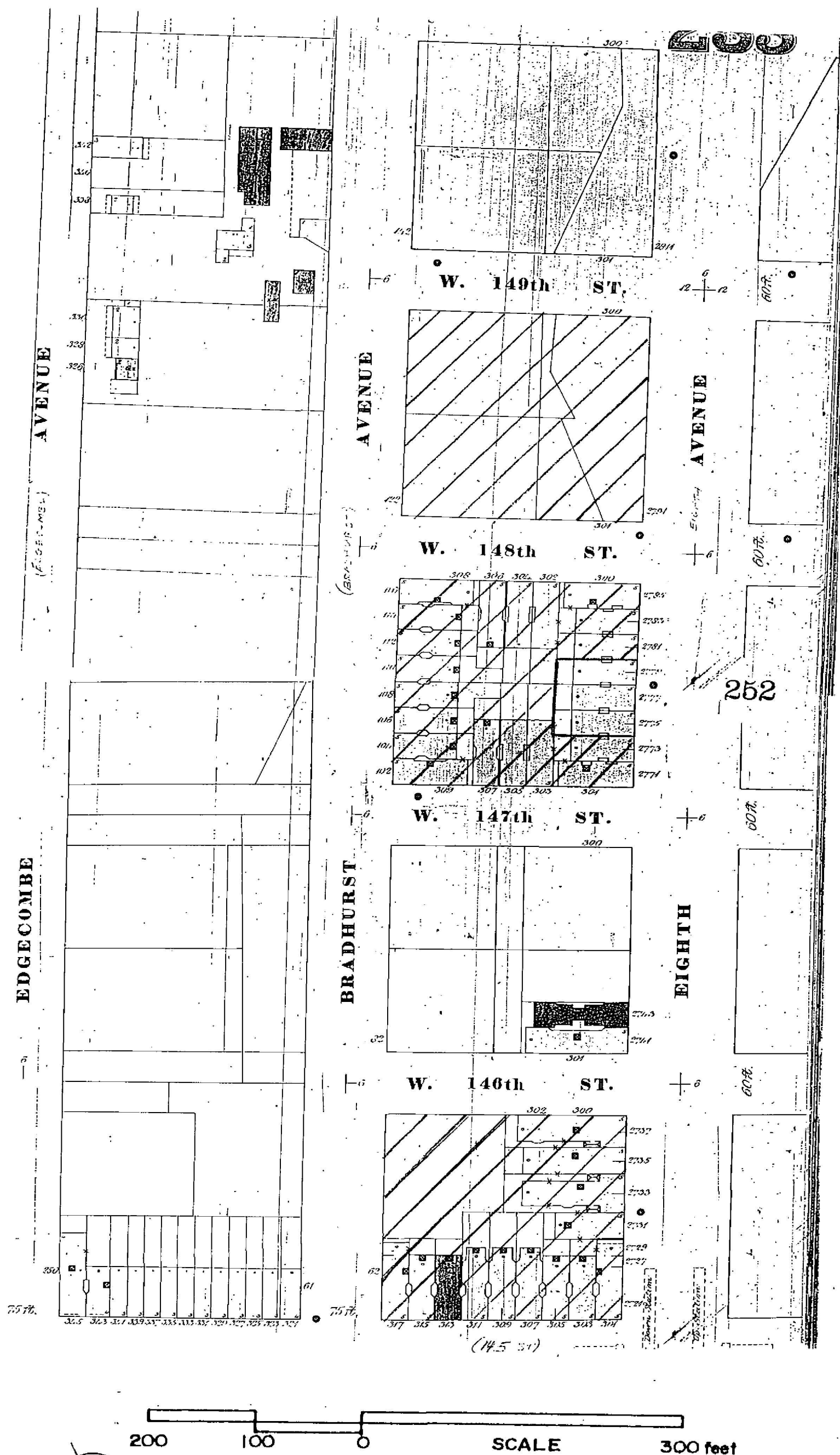


Figure 9 Portion of an 1893 Sanborn-Perris Insurance Map of the City of New York, with project area lots hatchured.



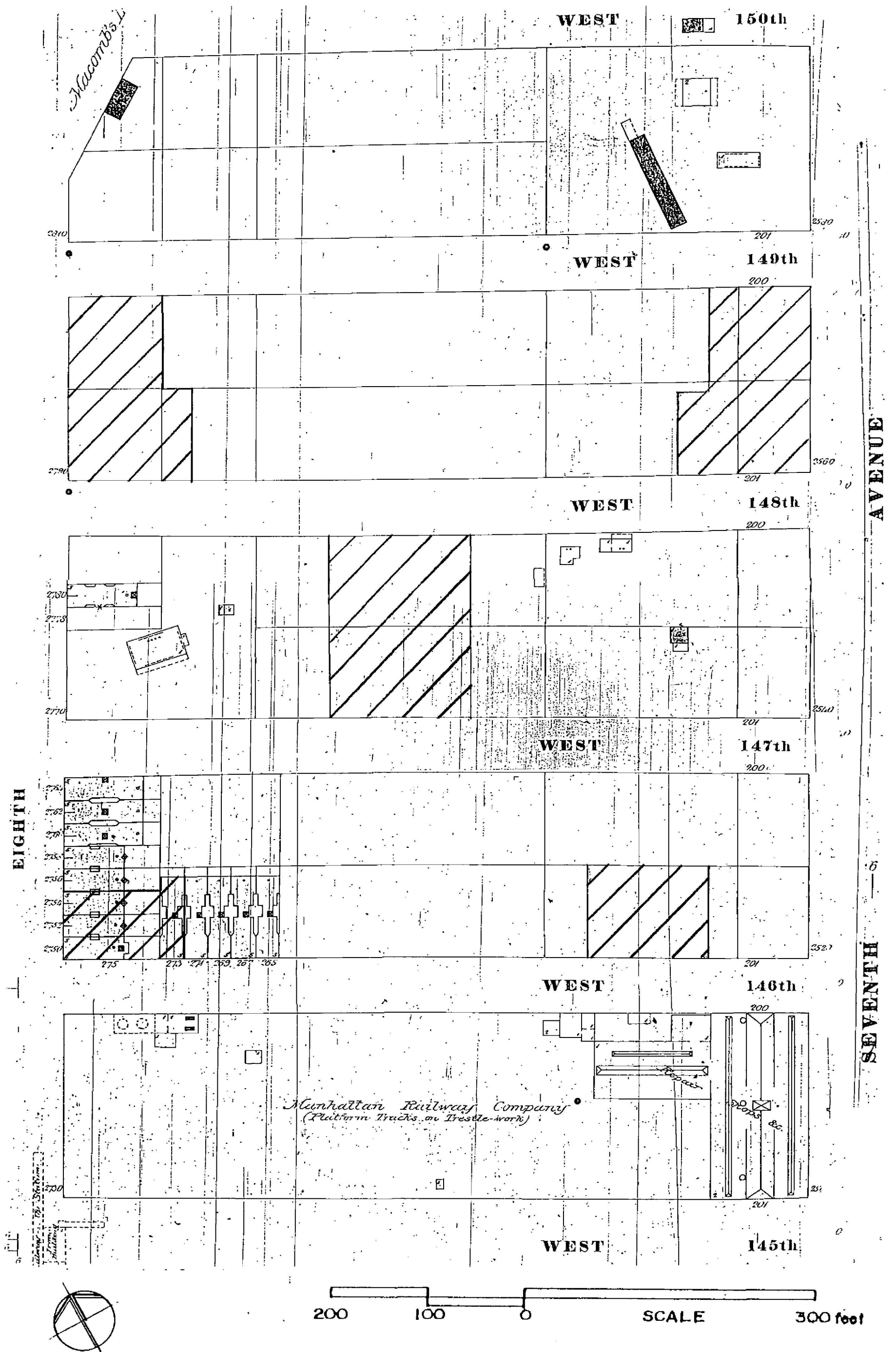


Figure 11 Portion of an 1893 Sanborn-Perris Insurance Map of the City of New York, with project area lots hatched.

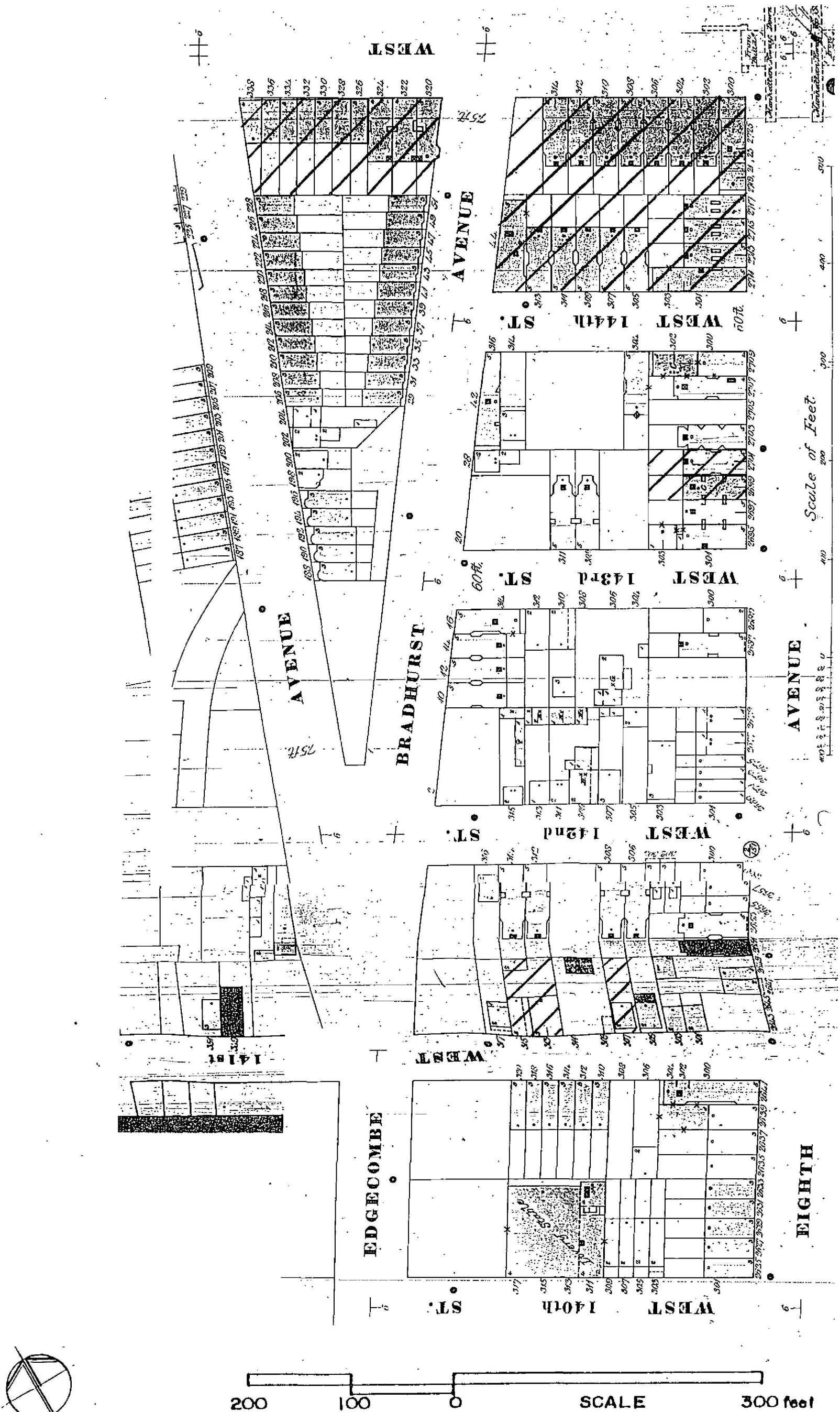


Figure 12 Portion of an 1893 Sanborn-Perris Insurance Map of the City of New York, with project area lots hatched.

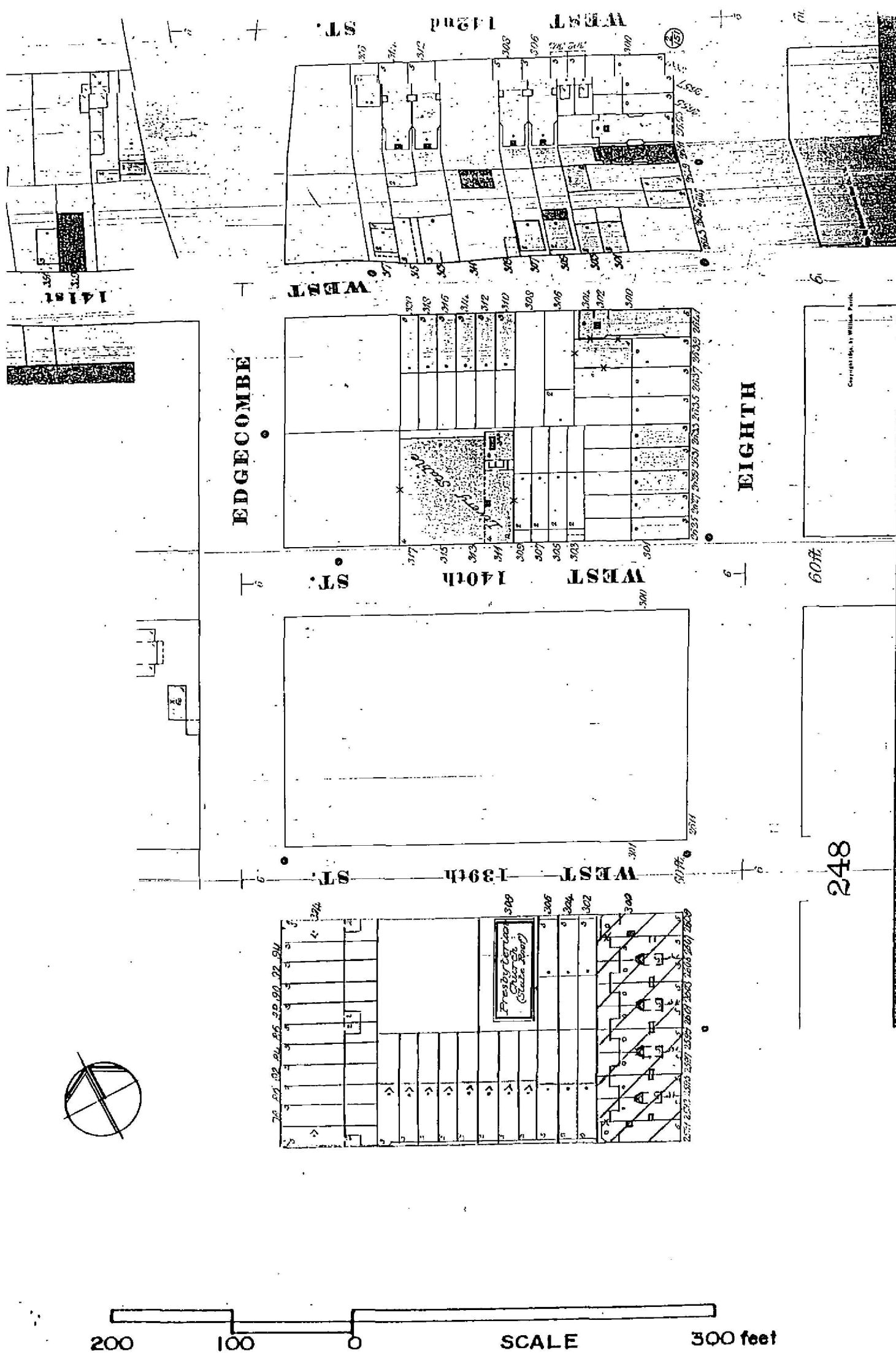


Figure 13 Portion of an 1893 Sanborn-Perris Insurance Map of the City of New York, with project area lots hatchured.

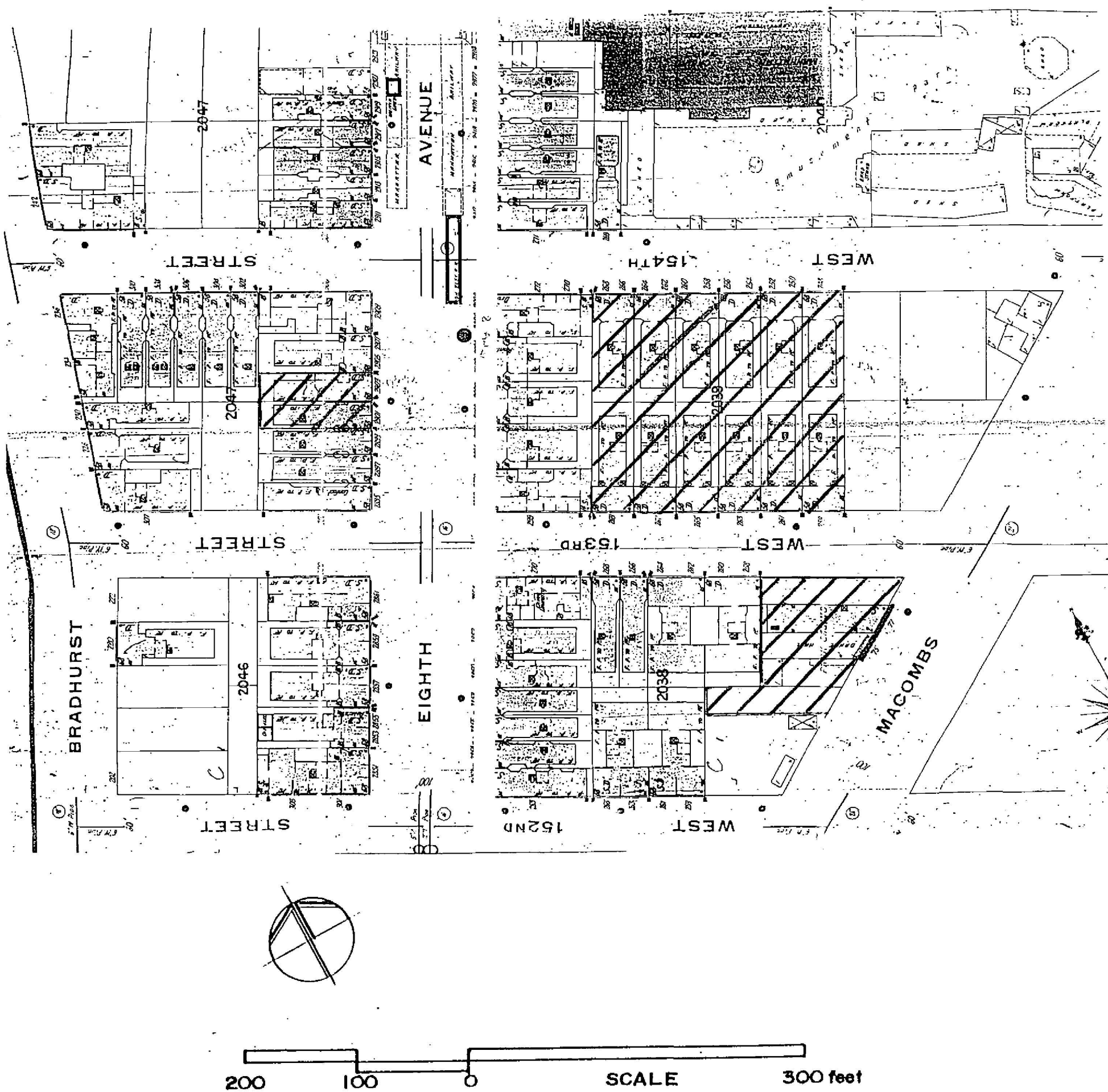


Figure 14 A portion of the 1909 Sanborn Insurance Map of the City of New York, with project area lots hatched.

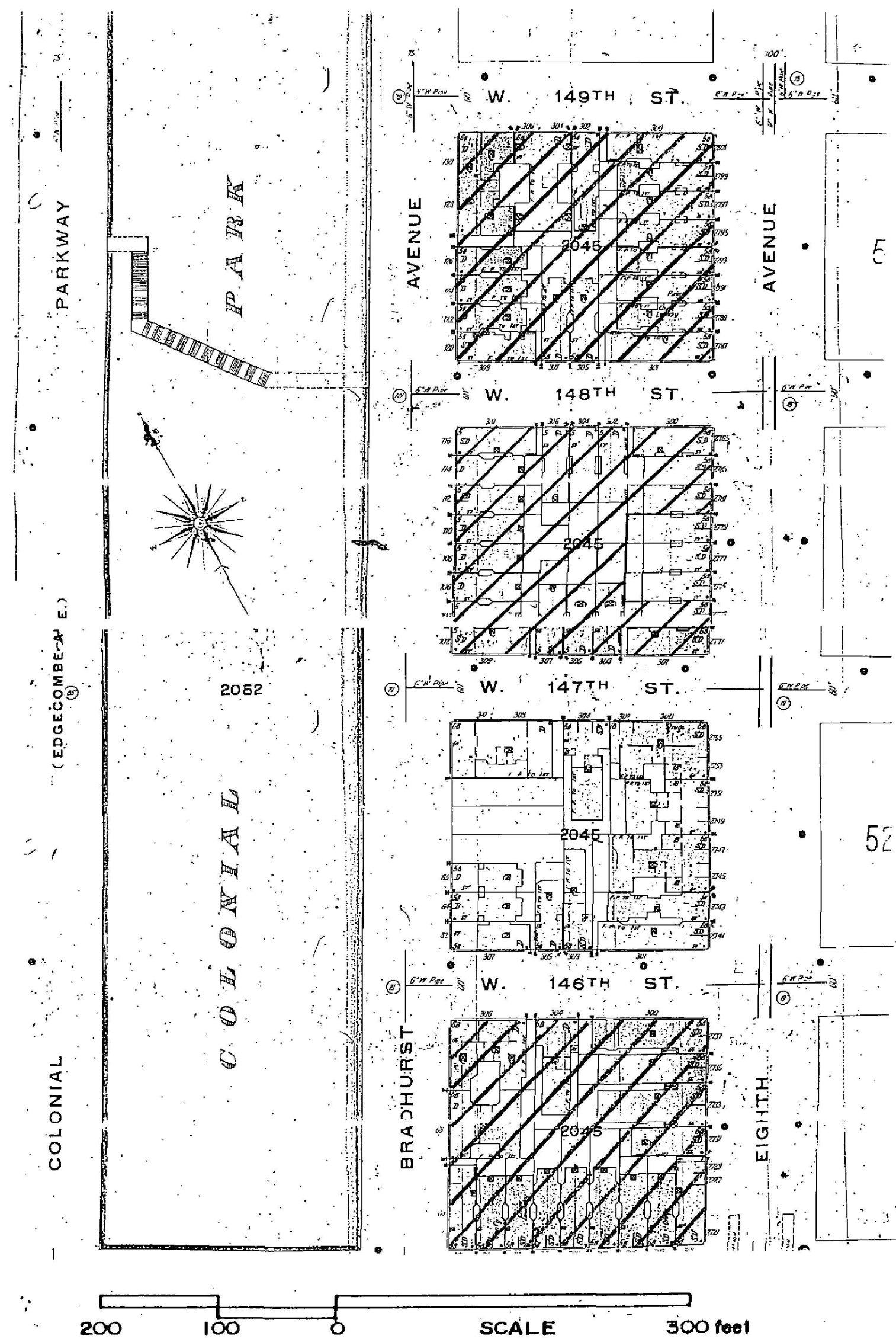


Figure 15 A portion of the 1909 Sanborn Insurance Map of the City of New York, with project area lots hatchured.

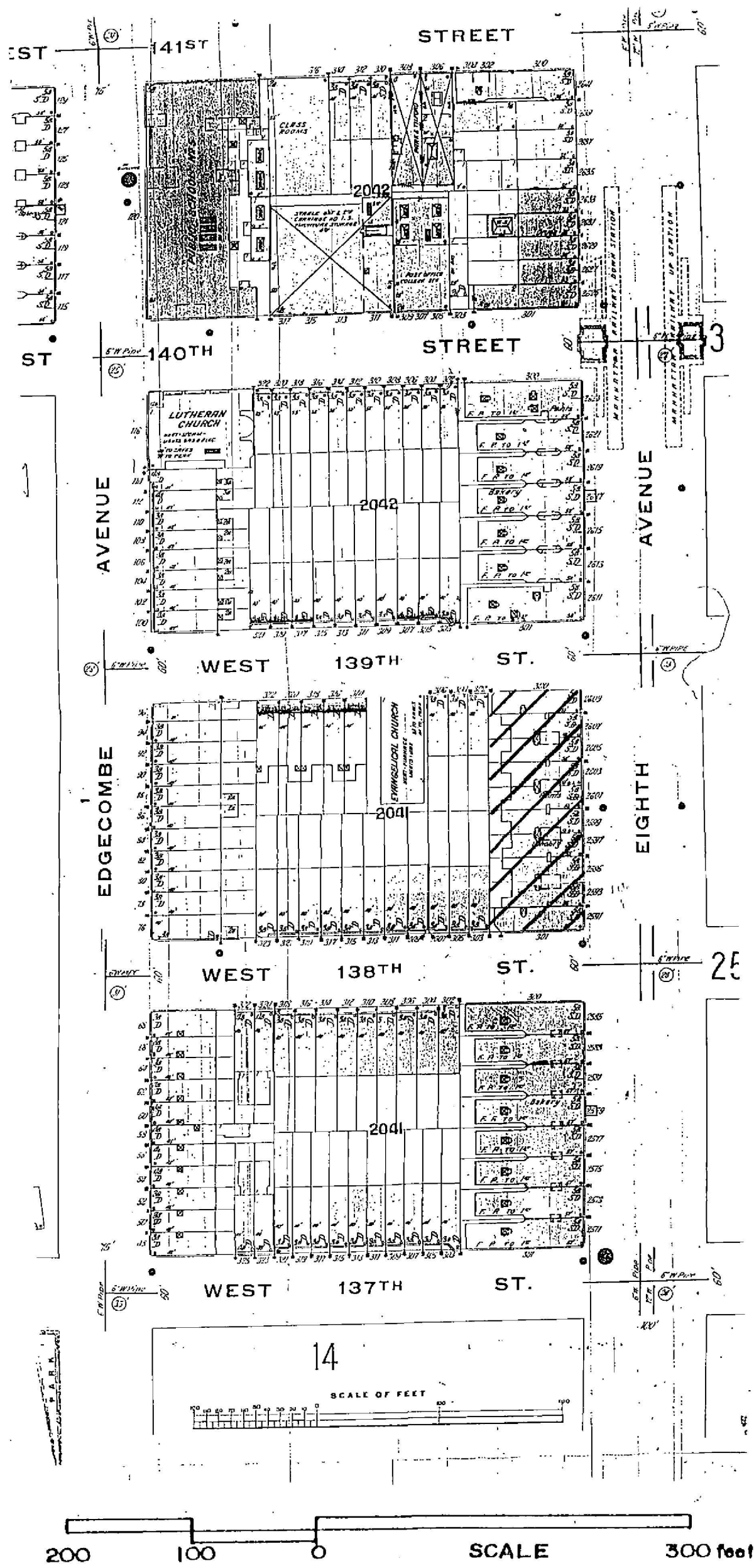
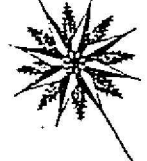
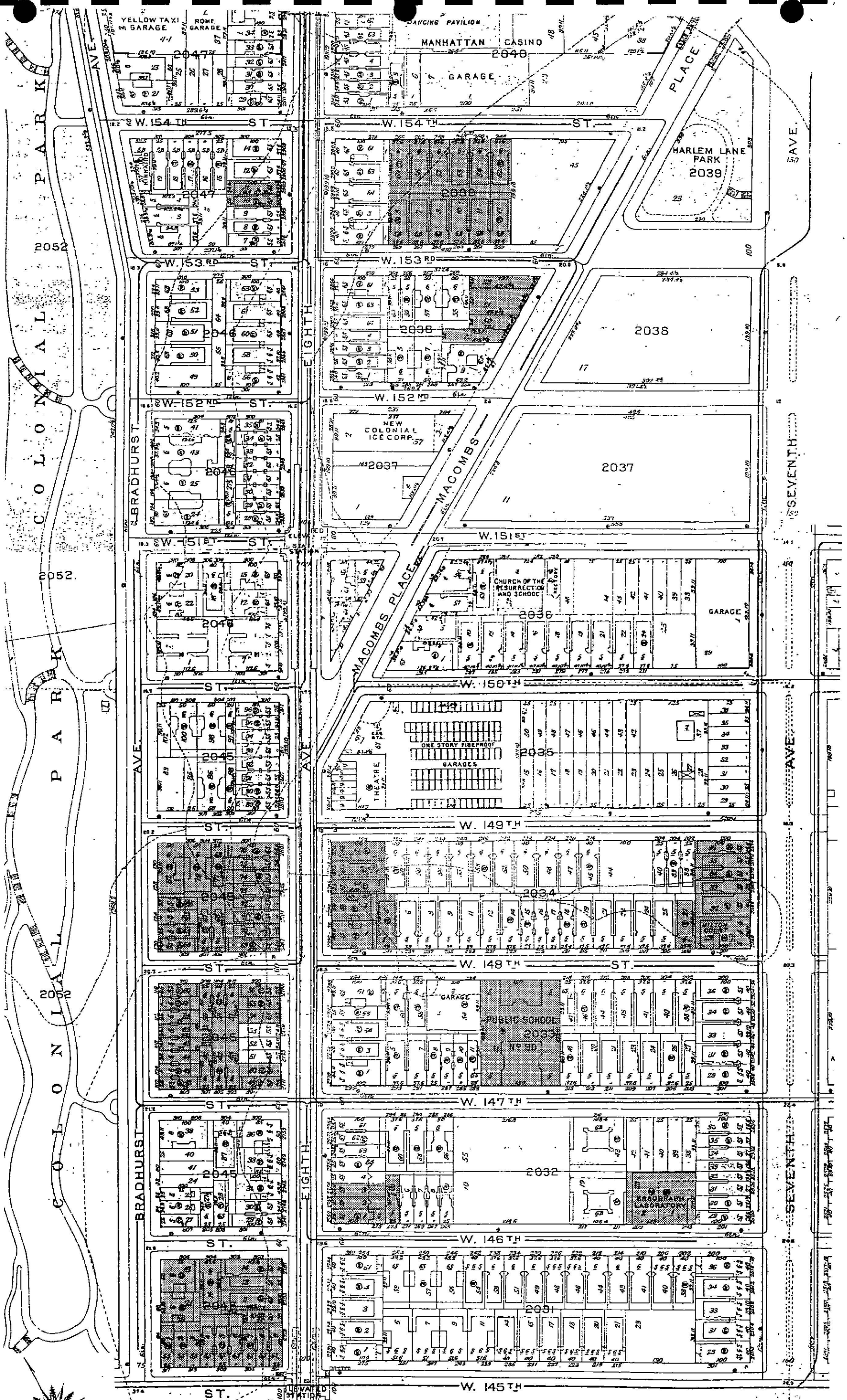


Figure 18 A portion of the 1909 Sanborn Insurance Map of the City of New York, with project area lots hatched.



PART OF
SECTIONS 7 & 8

Figure 19 A portion of Bromley's 1925 map of Manhattan, with project area lots shaded.

0 100 200 300 400 feet

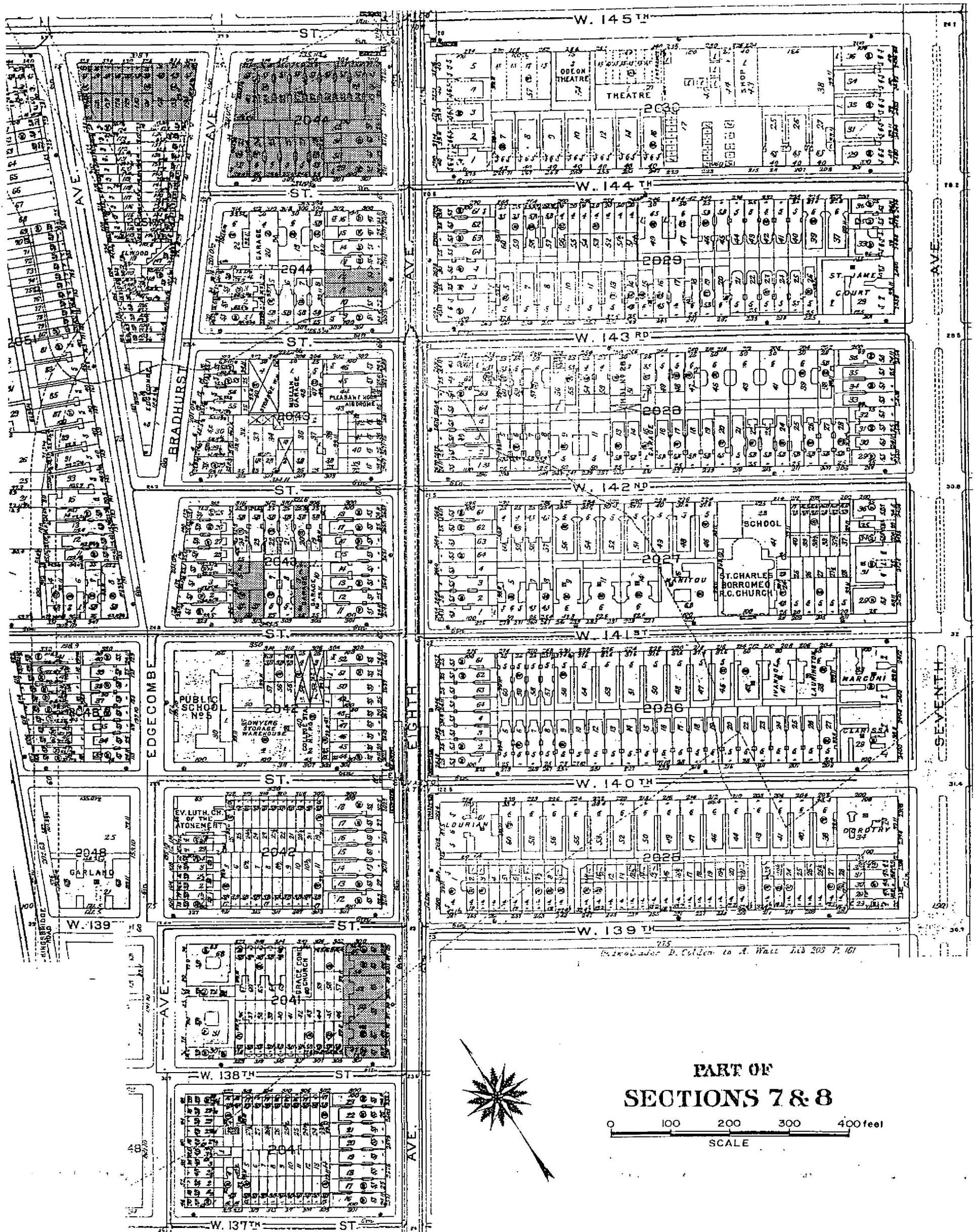


Figure 20 A portion of Bromley's 1925 map of Manhattan, with project area lots shaded.

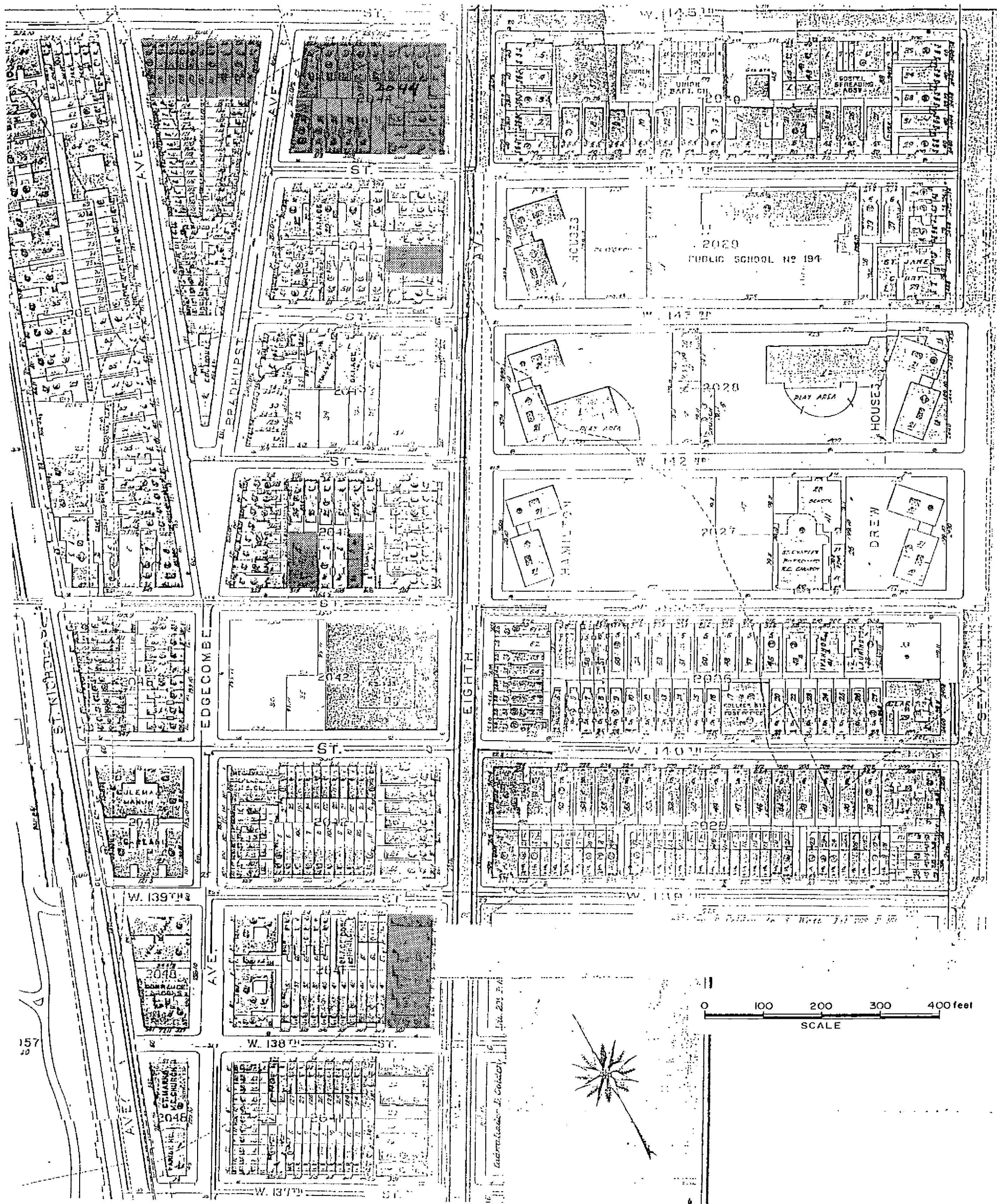
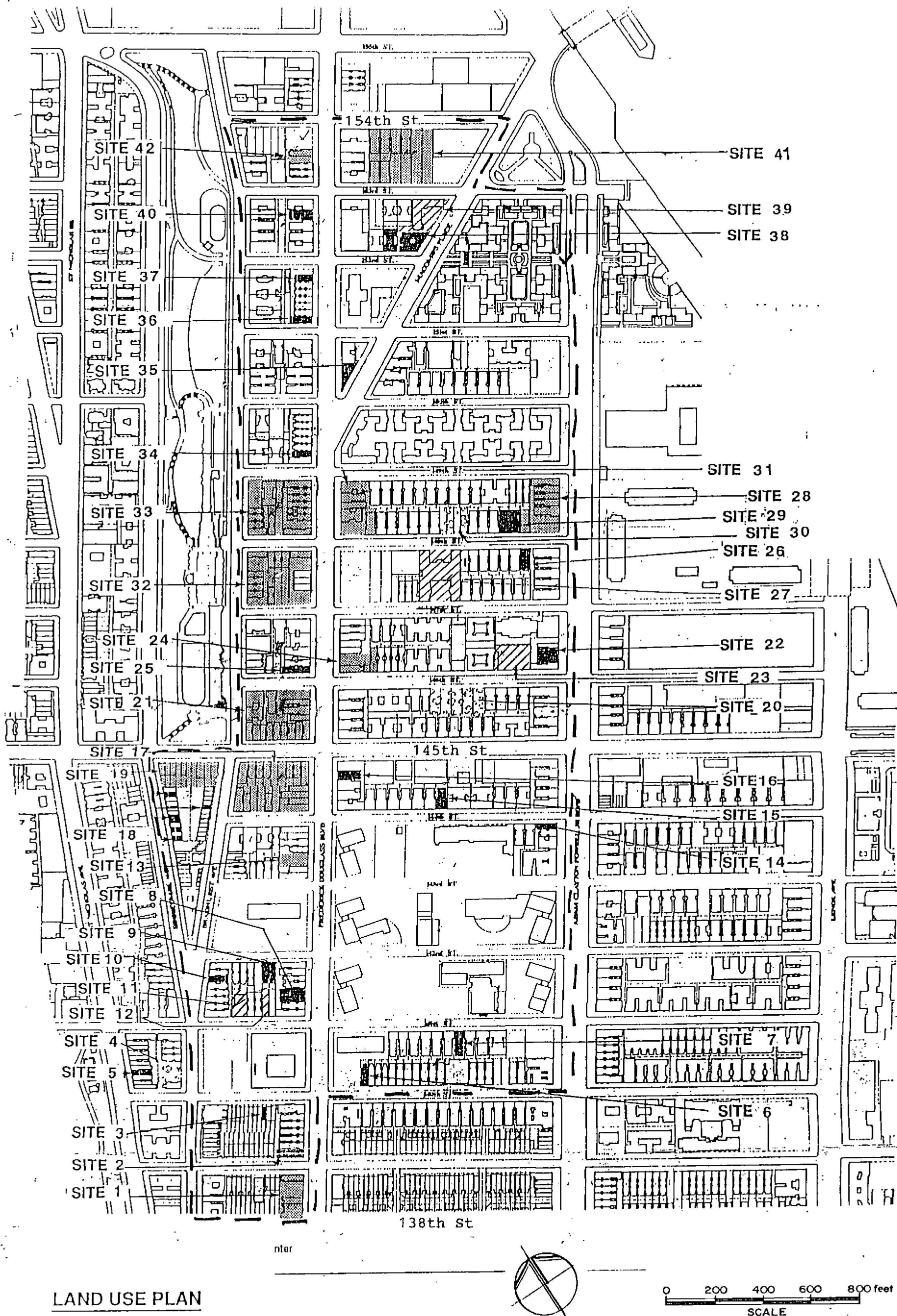


Figure 22 Portion of the 1955 Sanborn Manhattan Land Book with project area lots shaded.



LAND USE PLAN

LEGEND





-  Rehabilitation
-  New Construction **Sites**
-  Open Space
-  Community Facilities

Figure 23 Land Use Plan of the Bradhurst Urban Renewal Area. City of New York, Department of Housing Preservation and Development, April 1993. Project lots of concern for this report are "New Construction Sites" and "Community Facilities", indicated by shading and hatchure.



Plate 1 View of project area Site 11 looking north (Block 2043, Lot 5).



Plate 2 View of project area Site 12 looking northeast (Block 2043, Lot 9).

Plate 3

View of project area
Site 24 looking east
(Block 2032, Lots
1, 2, 3, and 5).

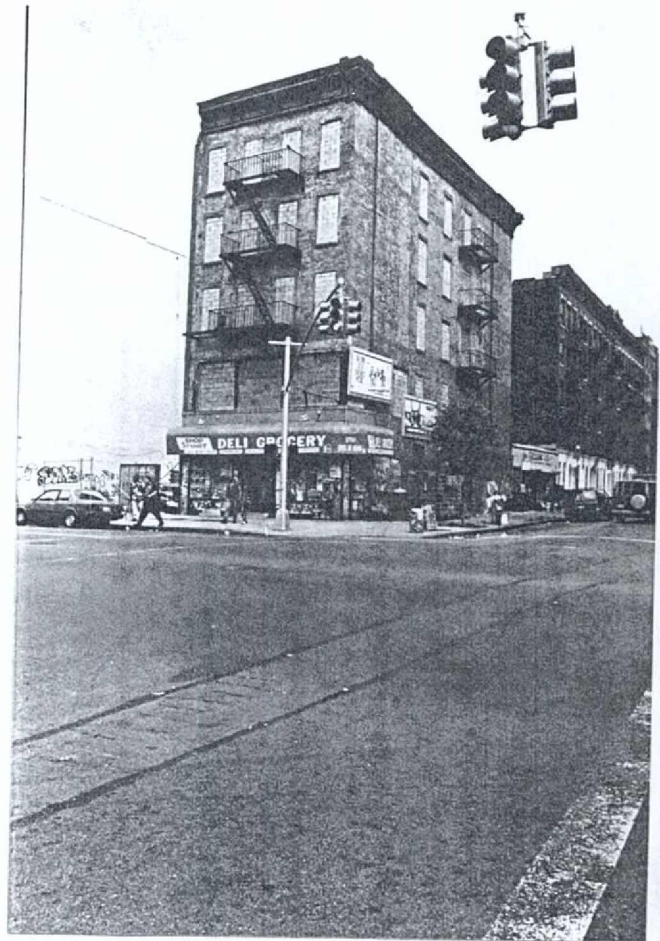


Plate 4

View of project area Site 31 looking northeast (Block 2034, Lots 1, 3, 5,
61, 63, and 64).



Plate 5

View of project area Site 33 looking north (Block 2045 in its entirety).



Plate 6

View of project area Site 28 looking west (Block 2034, Lots 29, 32-36).



Plate 7 View of project area Site 39 looking west (Block 2038, Lot 12).



Plate 8 View of project area Site 41 looking north (Block 2048, Lots 34-36).



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