



ARCHAEOLOGICAL AND HISTORICAL SENSITIVITY EVALUATION  
NORFOLK APARTMENTS, 108-110 NORFOLK STREET  
MANHATTAN, NEW YORK

95 HPD 012M

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## INTRODUCTION

This archaeological and historical sensitivity evaluation documents the potential prehistoric and historic sensitivity of the project at 108-110 Norfolk Street, Manhattan, 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for evaluating any identified resources within the parcel itself, this survey includes a synthesis of published and unpublished documentation of prehistoric and historic resources within and around the project area.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 project area; third, a discussion of the historic sensitivity of the area; and finally, conclusions and recommendations.

The project area is located in lower Manhattan south of Houston Street and east of the Bowery, the Classic Lower East Side. See Figure 1. The nearest New York City landmark is the Beth Hamedrash Hagodol Synagogue at 60-64 Norfolk Street. This building is one block south of the project area (New York City Landmarks Preservation Commission 1979:7). There are no New York City landmarks within or adjacent to the project area.



Figure 1 Portion of the U.S.G.S. Brooklyn, New York and Jersey City, New Jersey- New York 7.5 minute quadrangles showing the location of the project area.



## GEOGRAPHY AND PHYSICAL SETTING

The general geography of Manhattan finds it lying within the New England Upland Physiographic Province which is a division of the Appalachian Highlands. There are two prongs to the New England Upland Physiographic Province. The one that concerns the project area is the smaller eastern prong known as the Manhattan Prong which extends through southwestern Connecticut, Westchester County and into New York City, stopping at the southern tip of Manhattan Island. Manhattan's bedrock is igneous and primarily metamorphosed and underlies the whole of the island. The most recent formation is the Manhattan formation that is also the one closest to the surface. This bedrock is composed mainly of mica schist and extends through almost all of Manhattan south of 110th Street. Since it is a medium to high grade of metamorphic rock and close to the surface, it is particularly advantageous for supporting large buildings (Schuberth 1968:10, 65-66).

Acheson (1970:110) described the topography of the Tenth Sanitary Inspection District in 1866 as being around 88 percent level. Norfolk Street, including the project area constitute the western boundary of the district. In colonial days the eastern part of the district contained hills, including Mount Pitt. The ridge of hills ranged in elevations from 10 to 30 feet from the level area and forts were built upon them to protect the city. As urban development occurred, the hills were leveled. Acheson says that the earth from the leveling was used to level and grade the district and extend made land into the East River. Acheson estimated around eleven blocks were added to the district in this fashion, based on the original high-water line crossing Grand Street near Goerck, west to almost Cannon Street. No streams or other bodies of water existed in this district. Acheson assumes that the East River probably covered most of the surface of the district due to the fact that wells yielded brackish water.

Kennedy (1970:91) described the topography of the Eighth Sanitary Inspection District, bounded on the east by Norfolk Street, not including the project area. Kennedy says that this area was "... built upon ground as nature moulded it, rolling in its character. ... the hands of the levellers had not reduced it to the low grade of the city, ..." He also found enough slope to carry off surface water, unlike the Tenth District. A substratum of sand lay under the district.

From the 1865 Viele Sanitary & Topographical Map of the City of New York for the Council of Hygiene and Public Health, the project area is located on the high ground of former meadows as described for the Eighth District. See Figure 2. The project area in the prehistoric and colonial period occupied high, well-drained ground.

The principal investigator inspected the project area during October 1996. The entire location consists of a parking lot. It is completely covered by asphalt.



EGBERT L. VIELE,

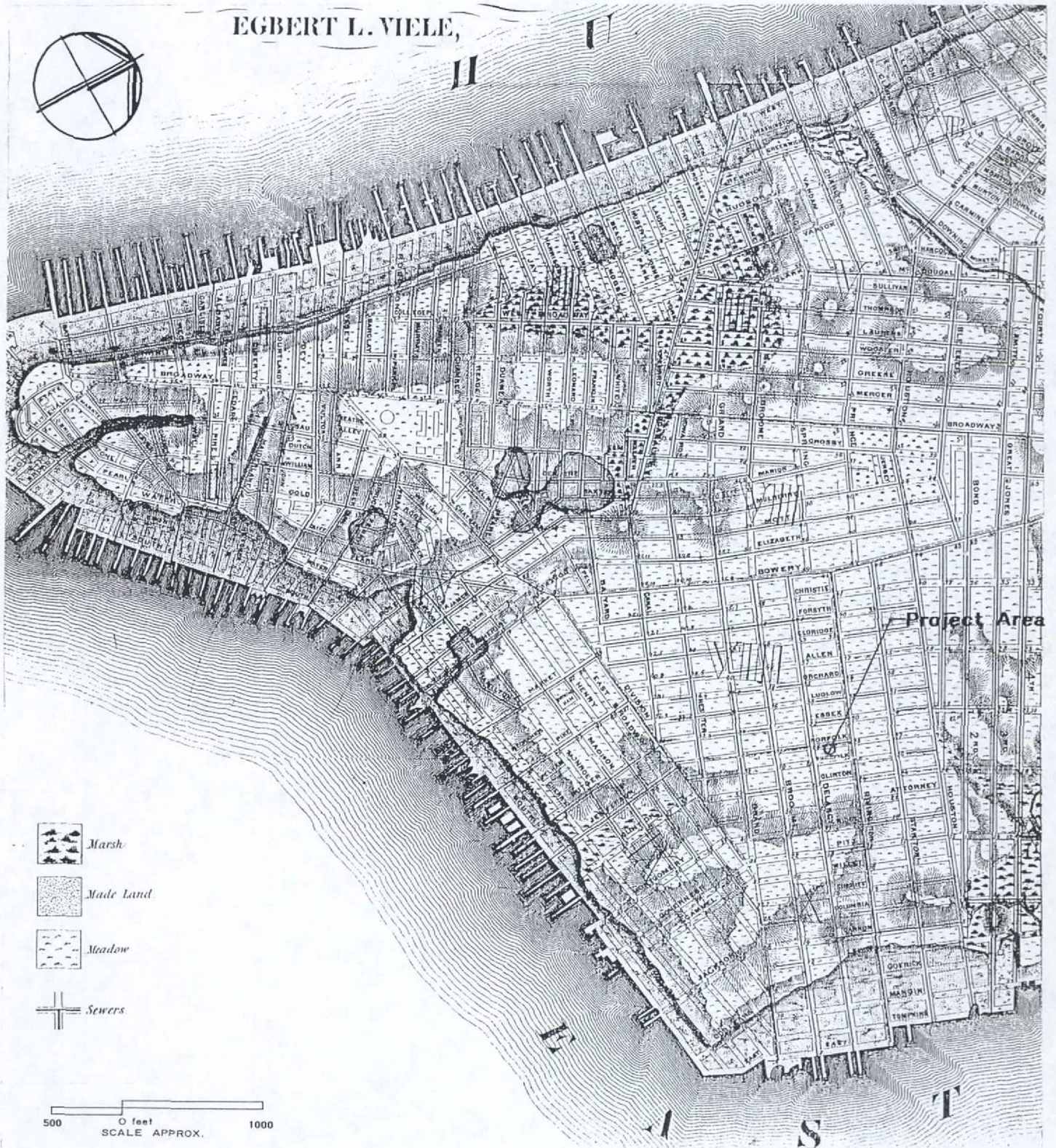


Figure 2

Section of the 1865 Viele Sanitary and Topographic Map illustrating the topography of the project area within the former meadowland and current street grid.





## 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, the New York State Office of Parks, Recreation and Historic Preservation, as well as material on file at Greenhouse Consultants Incorporated.

The only two confirmed Manhattan prehistoric sites located within two miles of the project area are New York State Museum Sites Numbers 4059 and 4060. Arthur C. Parker described both sites as villages. Unfortunately, Parker provided no description of the artifacts recovered, so assignment of date range or cultural affiliation is not possible (Parker 1922). Judging from Parker's description of these sites as villages, it is probable that they date to the Woodland Period, but no information exists to confirm this. Both are located next to the most substantial fresh water course that could be documented within the two mile radius of the project area, the former stream that ran near the present course of Canal Street. See Figure 3 for the location of these sites relative to the project area.

The only other locations within two miles of the project area that may have supported prehistoric occupation are suggested on the basis of linguistic evidence by Robert S. Grumet in his book *Native American Place Names in New York City* (1981). This work provides the name "Sapokanikan" for an area north of Houston Street and south of West 14th Street in western Greenwich Village. Grumet notes cultivated fields here with a habitation site along the north side, which indicates an occupation during the Woodland Period. The location of this settlement and its associated fields is shown on Figure 3 as two ovals. The project area is located approximately 1.2 miles to the southeast. Unfortunately no archaeological evidence exists to confirm this location as a former planting field. Grumet supplies several other native place names within two miles of the project area, but these evidently refer to geographic features and not settlements (Grumet 1981:49-50).

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, 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.





Using the Rutzer map surveyed in 1767 and presented here as Figure 4 the location of the Norfolk Street project area is depicted on the upland just west of the salt meadows. The location is clearly part of the fields and meadows of the Delancey farm. The farm buildings are west of the project area along Bowery Lane.

This survey has documented the recorded or published locations of two prehistoric archaeological sites within two miles of the project area. Neither of the locations is within nor immediately adjacent to portions of the project area. This area lay within the upland. The location had well-drained land. It is likely that this location on high ground could have been used as a hunting camp.

TABLE 1  
Prehistoric Sites in the Vicinity of Norfolk Street

	Site Name	NYSM#	Parker#	Reference	Period(s)	Description
A	-----	4060	ACP-NYRK	Parker 1922:Pl. 192	Woodland (?)	Village
B	Shell Point	4059	ACP-NYRK-9	Parker 1922:627	Woodland (?)	Village, Shell heaps



## HISTORIC SENSITIVITY

The eastern side of Norfolk Street where the project area lies constitutes the western boundary of the 13th Ward and the Tenth Sanitary Inspection District of the mid-nineteenth century. The western side of the street formed the eastern boundary of the 10th Ward and the Eighth Sanitary Inspection District. Information gathered on the project area shows that it has more in common physiographically and culturally with the 10th Ward rather than the 13th Ward.

During the Dutch period, the project area belong to one of the two farms of Dominie Bogartus (Bogardus), who arrived in Manhattan in 1633 (Van Rensselaer 1972:20; Innes 1902:16). The western Bogartus Farm, labeled 25 on the 1852 Hayward-Valentine map, was a sixty-two acre tract belonging to his wife's deceased husband, Roelof Janse Van Maesterlandt. See Figure 5. Eventually it wound up as part of the Trinity Church territory (Van Rensselaer 1972:20-21; Valentine 1853:380). This farm was used by the Dominie and his family for himself. The project area lies on the eastern farm, "... situated some three or four miles up the East River, where, at the mouth of the Mespit Kill, two or three low hillocks of ground rose out of the surrounding marshes, then much sought on account of their supply of salt hay for the cattle. This tract, which covered about one hundred and thirty acres of upland and meadow, the Dominie had leased out as early as the summer of 1642, though no house was erected upon it as yet" (Innes 1902:16). Innes labels the eastern farm Dominie's Hoek and the western farm, Dominie's Bouwerie or the North River Farm. Valentine labels the western farm as Dominie's Hook.

During the colonial period the project area belonged to the western division of the James De Lancey estate. See Figure 5, portion labeled 35B. In the list of citizens of New York admitted as freemen of the city between 1683 and 1740, James Delancey is admitted in 1731 (Valentine 1853:369). De Lancey purchased the former 300+ acre eastern Dominie Farm in 1741 (Blackmar 1989:34). His son, James, surveyed the farm, planning future development. In 1761 James Jr. took an eighty acre tract and had 21 year leases issued for the lots (ibid.). De Lancey leased lots both improved and unimproved. Unimproved lots along the Bowery and Front Street were let to 46 artisans who also occupied their lots. In the case of Delancey Square, as illustrated on the Ratzler plan, the 35 people who leased 283 lots, "... acquired their leases from the outset as investments rather than for occupancy" (ibid.:34-35). See Figure 4. Improved property, in the form of 1,240 lots were to have building leases for 21 pounds a lot rather than the 8-12 pounds ground rent for the Bowery lots (ibid.:35). The Bowery tenants had to remove their buildings at the expiration of the lease while the Great Square leaseholders were bound to build under the specifications of the contract and purchase it at the end of the lease (ibid.:35). Blackmar states that De Lancey seemed to have in mind for the Square a luxury development. De Lancey's strategies appear to mark a shift in attitudes toward land





Figure 4 Location of the project area shown on portion of the 1766-1767 Ratzel Plan, published 1776.





Figure 5

From the 1852 Hayward Map of the City of New York showing locations of the different Farms and Estates.





by the great proprietors from a way of passively storing and exhibiting wealth to actively generating income (ibid.:35, 37).

James De Lancey was an ardent loyalist and as a result forfeited his estate at the end of the Revolution. The farm was divided into 1,920 lots. He appears to have kept the Bowery Farm since he died there July 30, 1790 (Hewitt and Hewitt 1897:370). Some of the former tenants were able to purchase individual lots. However, 75 percent of the property went to seventeen proprietors. Some quickly sold the property as land prices rose, but John R. Livingston held onto his property, often buying other speculators' lots, for twenty years (Blackmar 1989:39). In the late teens, Livingston began to sell lots to artisans and wealthy absentee landlords. As a result building was uncontrolled and haphazard. This situation is in contrast to the Rutgers estate to the south in which long-term leases spelled out use of the land. Small cheap wooden structures populated the former De Lancey estate (ibid.:102).

The 10th Ward was formed in 1808 and the 13th in 1827 (Ernst 1994:191). The Tenth Ward started out as British or American residents with a small core of pre-1830s Germans. The Tenth Ward and later the Thirteenth Wards experienced heavy influxes of immigrants during the 1840s (Scherzer 1992:58-59). Ernst (1994:49) says that in the Seventh and Tenth Wards the average density of residents was 54.5 persons per acre in 1820, then 170.9 persons in 1840. In 1810 the population of Ward 10 was 10,890; in 1830, 16,438; in 1865, 31,537. The Thirteenth Ward grew likewise, from 12,598 in 1830 to 26,388 in 1865 (Ernst 1994:194-6).

The economic character of the Tenth Ward was one a mixture of residences of small merchants and artisans and their workshops. Cigars, jewelry and other metal working, ready-made clothing, shoes, furniture and lager beer were made here (Scherzer 1992:67). Buildings did not cover the entire lot, instead a number of small structures were sometimes present. "Each block was therefore a jumble of buildings an a maze of alleyways, with its industrial workshops generally tucked away on internal courtyards" (Nadel 1990:34). As a traveler moved eastward, into and through the Thirteenth Ward, heavier industrial use occurred in the form of factories. In 1865 there were 45 double tenements, 48 single, 61 rear and 196 partial tenements; along with 526 drinking shops and 30 houses of prostitution (Kennedy 1970:94-96). Kennedy was complimentary of the tenements in Eighth District/Tenth Ward regarding their physical condition. In the Tenth District/Thirteenth Ward, the total number of buildings was 1,732. Private buildings numbered 1,327; rear, 323; tenant houses, 405; liquor saloons, 188; brothels, 9; factories, 85; churches etc., 16; coal and lumber yards, 31; storehouses, 17; stables, 87 and slaughter houses, 0 (Acheson 1970:112). Acheson found that most private residences lacked modern conveniences, but in general "... they present few objectionable features, and indeed are, in some respects, superior to many buildings of more recent date" (ibid.:112). However, the tenant houses were bad. Acheson criticized the tenant houses for location occupying too much of their lots, age, insufficient water supply, and unconnected to sewers.



The Tenth, Eleventh, Thirteenth, and Seventeenth Wards became known as *Kleindeutschland*, as result of the concentration of German immigrants. The Tenth Ward dropped from 72.1 percent native population to 49.1 percent in the ten year period between 1845 and 1855 (Scherzer 1992:53). The German culture was offensive to strict English Protestants of the city because Germans displayed conspicuous pleasure in their beer gardens and Sunday entertainment activities, as well as being Catholics (Spann 1981:25). On the other hand, Germans gained respect for their hard work and skills. The Tenth Ward residents were of the skilled working classes (58.9 percent), rather than unskilled working poor (Scherzer 1992:78). Kennedy (1970:93) described the population as German mechanics and their families, who were "... orderly, and cleanly, well-dressed people, and be struck with the excellent sanitary condition, as evinced by the healthful appearance..." in the Tenth Ward. Ernst (1994:42) pinpoints the boundaries of the nucleus of this community between Canal and Rivington, Elizabeth to Eldridge Streets; the larger boundaries to Houston, Attorney, East Broadway and Lafayette. Four times as many German immigrants lived in this district in 1855 as had in 1845, the Tenth Ward had grown by 26 percent and was 45 percent German (Nadel 1990:32). In 1860, 1870 and 1880 the Tenth Ward attracted Germans from Prussia (36.5%, 38.6%, 48.7%), followed distantly by Baden (14.1%, 5.8%, 9.1%), Bavaria (16%, 13%, 9.1%), Hesse-Nassau (12.2%, 8.2%, 7.1%), and Württemberg (12.8%, 8.2%, 1.9%).

The Thirteenth Ward contained at least fifty percent laborers, with mechanics and tradesmen making up the remainder. The ethnic majority in 1865 were Irish, followed by Germans. The poorest section was near the river. Unlike Kennedy's evaluation of the Tenth Ward Acheson (1970:112) finds the inhabitants of the Thirteenth Ward belonging "... to the poorer and more ignorant classes of the community, and are careless in their habits, and regardless of the appearance and healthfulness of their domiciles. They are, of course, pliable instruments in the hands of designing politicians and demagogues." The concentrations in the Thirteenth Ward of Germans varied from decade to decade with representation from Baden (13.3%, 7.7%, 12.4%), Bavaria (31.7%, 13.4%, 12.4%), Hanover (3.3%, 7%, 15.7%), Hesse-Nassau (33.3%, 7%, 6.6%), Prussia (11.7%, 40%, 34%) and Württemberg (5%, 12.7%, 3.3%) (Nadel 1990:165-167).

The next wave of immigration came from Eastern Europe in the 1870s were predominantly Jewish, who settled in the Lower East Side.

In 1890 almost 75 percent of New York's residents with mothers born in Russia and Poland, nearly all of them Jews, lived in three wards on the Lower East Side-Wards Seven, Ten and Thirteen (59,961 of 80,235). The Tenth Ward, which had once been an area of German settlement, had by the 1880s become known as the "Jewish quarter." In 1890 a majority of this ward's population were of Russian or Polish parentage (30,476 of 57,596 persons). Persons of German descent numbered 14,402 and those whites who had two American-born parents numbered only 1,992, a minority of less than 4 percent.

(Rosenwaike 1972:84)



The landmarked synagogue one block south of the project area was originally erected in 1850 as the Norfolk Street Baptist Church. It was rededicated as a synagogue in 1885. The Beth Hamedrash, founded in 1851, was the oldest Russian Orthodox Jewish Congregation in the United States (NYCLPC 1979:7). A date of 1851 indicates a twenty to thirty year jump on the mainstream Jewish immigration of the 1870s and 1880s.

The Lower East side, already a center for the garment industry became more so with the latest influx of immigrants. The intensity of urban life already present in this area grew more. "Between 1900 and 1905, the greatest density of population in the entire country was on New York's Lower East Side—sections of the Tenth Ward had as many as 750 people per acre" (Ewen 1985:26). The rents were also the highest in the country (ibid.:27). The newest immigrants settled as close as possible to their place of work, in this case the garment industry, to save costs of transportation, whether going to a factory in order to work or doing homework.

According to the index of property transactions for Block 353, the entire project area block was within lands acquired by James De Lancey from 1741 to 1765. The project area lay within what was known as the West Delancey Farm. Figure 4, taken from the Ratzler plan surveyed during 1766 and 1767, illustrates the project area and vicinity at this time. The farm buildings of James De Lancey, Esq. are drawn on the east side of The Bowery Lane, approximately 500 yards west of the project area. The project area itself lies within a cultivated field.

The earliest nineteenth century map found during this research is the 1803 Goerck and Mangin map, presented here as Figure 6. This map indicates developed blocks with shading. All of the present street grid is shown. Very little development is seen to the north of Pump Street and east of Bowery Road. The entire project area is shown as a field with a few trees. The headwaters of a small stream are visible crossing Rivington Street about three blocks east of Norfolk Street.

The next map taken from the 1852 Perris maps is presented here as Figure 7. It is the earliest map to show the project area block in detail. By this time virtually the entire block has been developed. Evidence of mixed land use is shown. There are a number of structures that appear to be dwellings, but also a church and a coal yard. The project area includes a series of interconnected structures around three sides of a central yard. No. 100 Norfolk Street (now 110 Norfolk) has a square brick structure at the front of the lot. The front of 98 Norfolk Street is occupied by a frame structure with a covered passageway into the central yard. The rears of both lots are covered by a frame structure, and a smaller frame structure connects this with the front building along the southern half of 98 Norfolk Street. An open yard covers all of the central portion of 100 Norfolk and the northern half of the central portion of 98 Norfolk Street. This yard is the only open space on the lot and therefore most have been the location



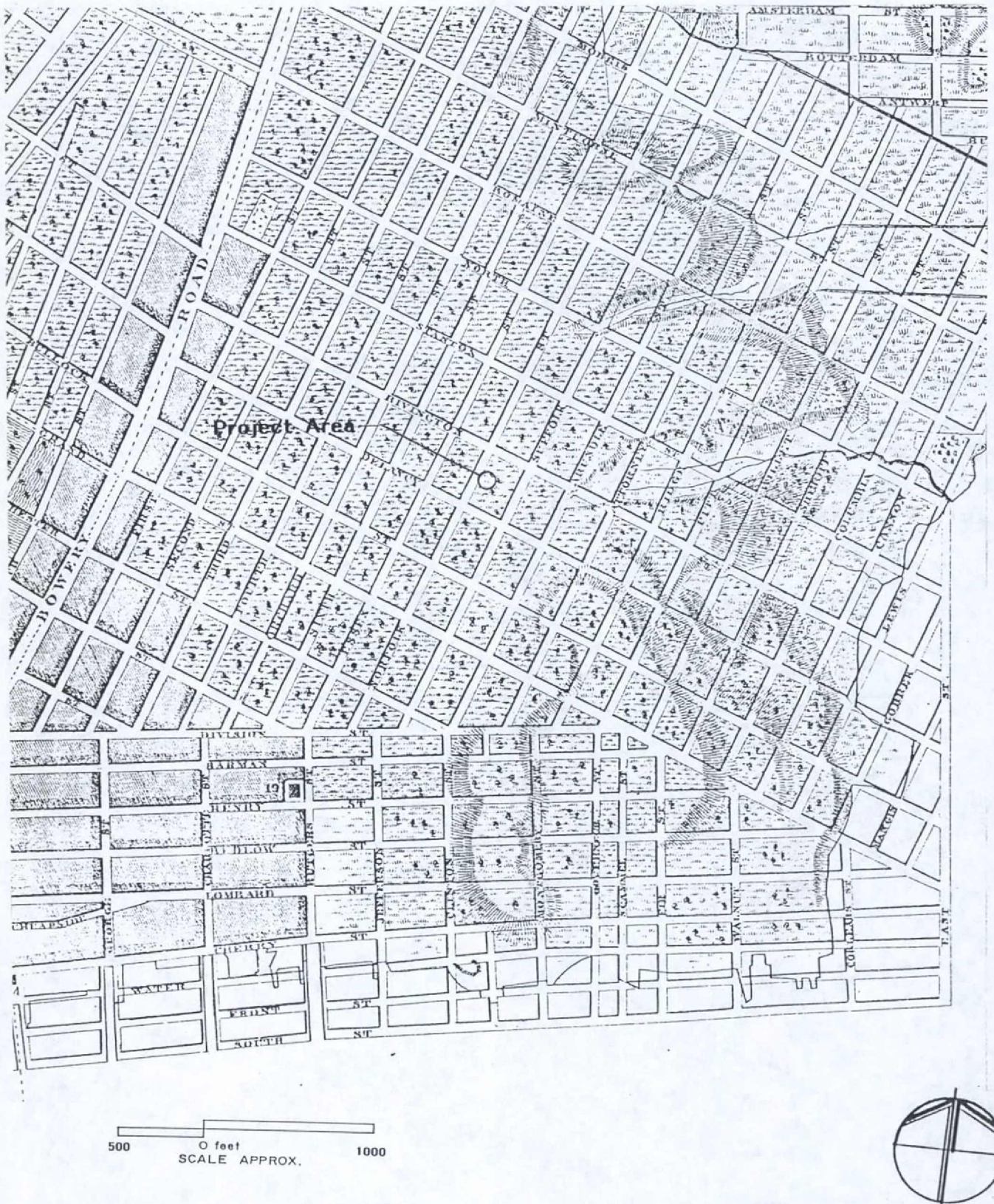


Figure 6 Location of the project area shown on portion of the 1803 Goerck and Mangin Plan of the City of New York.



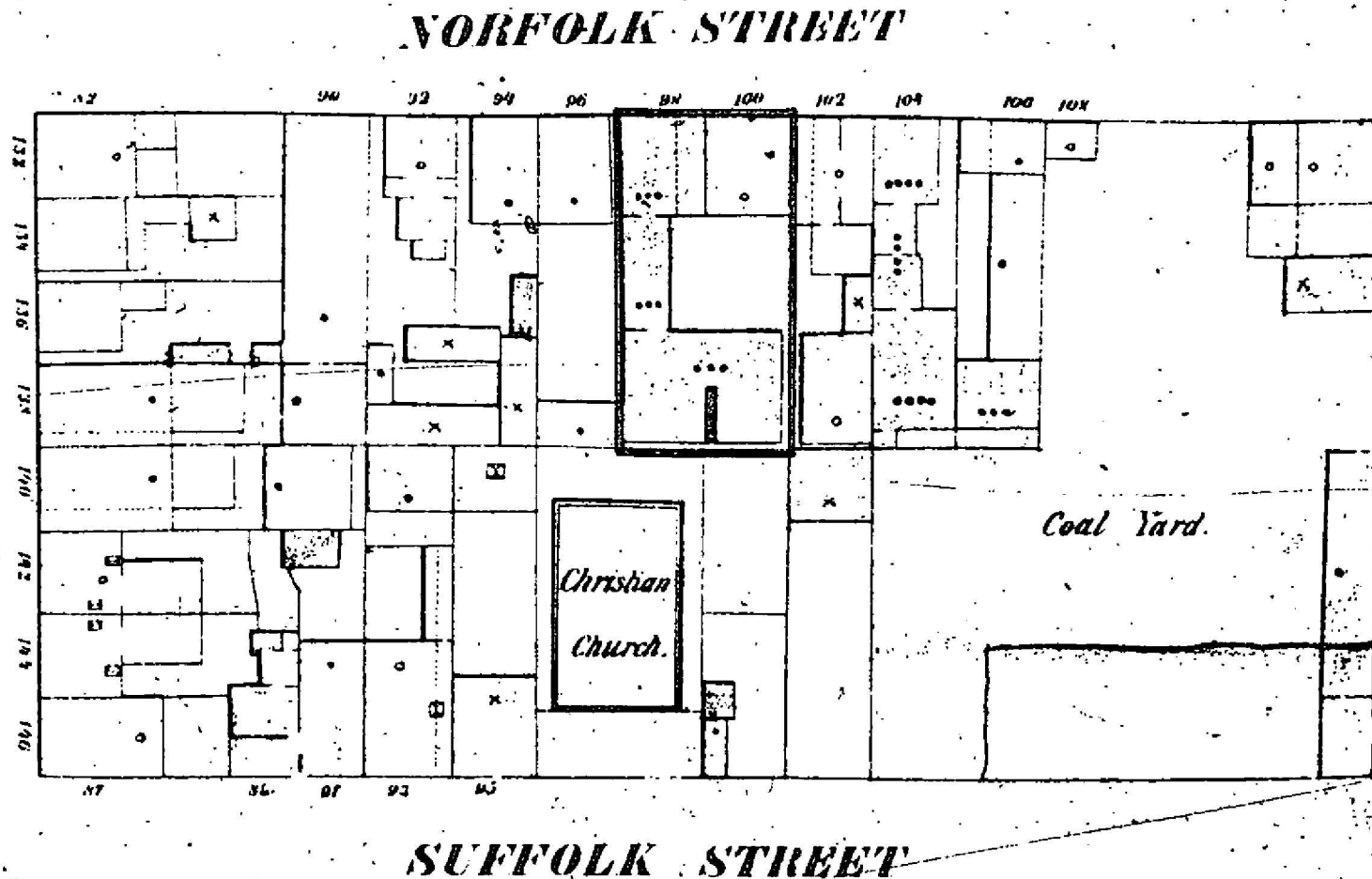


Figure 7 From the 1852 Perris Maps of the City of New-York.



of any privies, cisterns or wells. The 1857 Perris Maps were examined but not copied. No significant changes were shown when compared to the 1852 map (Perris 1857:Plate 26).

The next map, taken from the 1879 Bromley Atlas, is represented here as Figure 8. By this date the former rear building and small connecting structure have been demolished. No. 98 Norfolk Street (now 108 Norfolk) has a structure covering nearly all of the lot, leaving an open space of two or three feet at the rear. This could be an extension of the front building seen in the 1852 map or a new structure. No. 100 Norfolk Street contains an L-shaped structure leaving an open rear yard of approximately 10 feet by 42 feet in the northeast corner. This structure may be an extension of the brick building here in 1852 or a new structure. The mixed usage seen on this block during the 1850s continues. A Reformed Church and a coal yard are still present. Water lines are now shown on both Norfolk and Rivington Streets with a hydrant directly in front of the project area.

A portion of the 1894 Sanborn Insurance Maps is presented here as Figure 9. The earlier buildings have been demolished and replaced with two nearly identical five-story structures. These cover nearly all of the lots excepting the rear eighteen feet. The building at 108 Norfolk Street has a small shed on its southeastern corner. Water lines are now shown on all the streets surrounding the project area block, and the hydrant is still in front of the project area. Land usage on the block is even more mixed. In addition to the Reformed Church and coal yard, there is a furniture factory and a primary school.

The 1896 Lefevre Atlas was examined but not copied. This atlas does not provide as much information on the size and shape of the structures, but includes descriptive labels. Both project area structures are listed as five-story brick buildings housing stores and tenements (Lefevre 1896:Plate 60).

The next map, taken from the 1901 Bromley Atlas is Figure 10. No significant changes are shown within the project area since 1894. The small shed at the rear of 108 Norfolk Street has been removed. The two structures are listed as five stories with basements. The land use on the block has changed. The former coal yard and furniture factory have been replaced by a second public school.

Figure 11, the final map presented here is taken from the 1922 Sanborn maps updated to 1946. The project area has the same five-story buildings with basements. Small one-story sheds have been added to the northeastern corner of both lots. The rear of the structure at 108 Norfolk Street has been extended about ten feet into the rear yard. This structure is now labeled, bakery. Land use on the block has changed. The Delancey Street frontage is dominated by Loew's Delancey Theatre and the F.W. Woolworth 5 and 10¢ store. The earlier public school has been demolished. Its former location now appears to be the playground for the newer school.





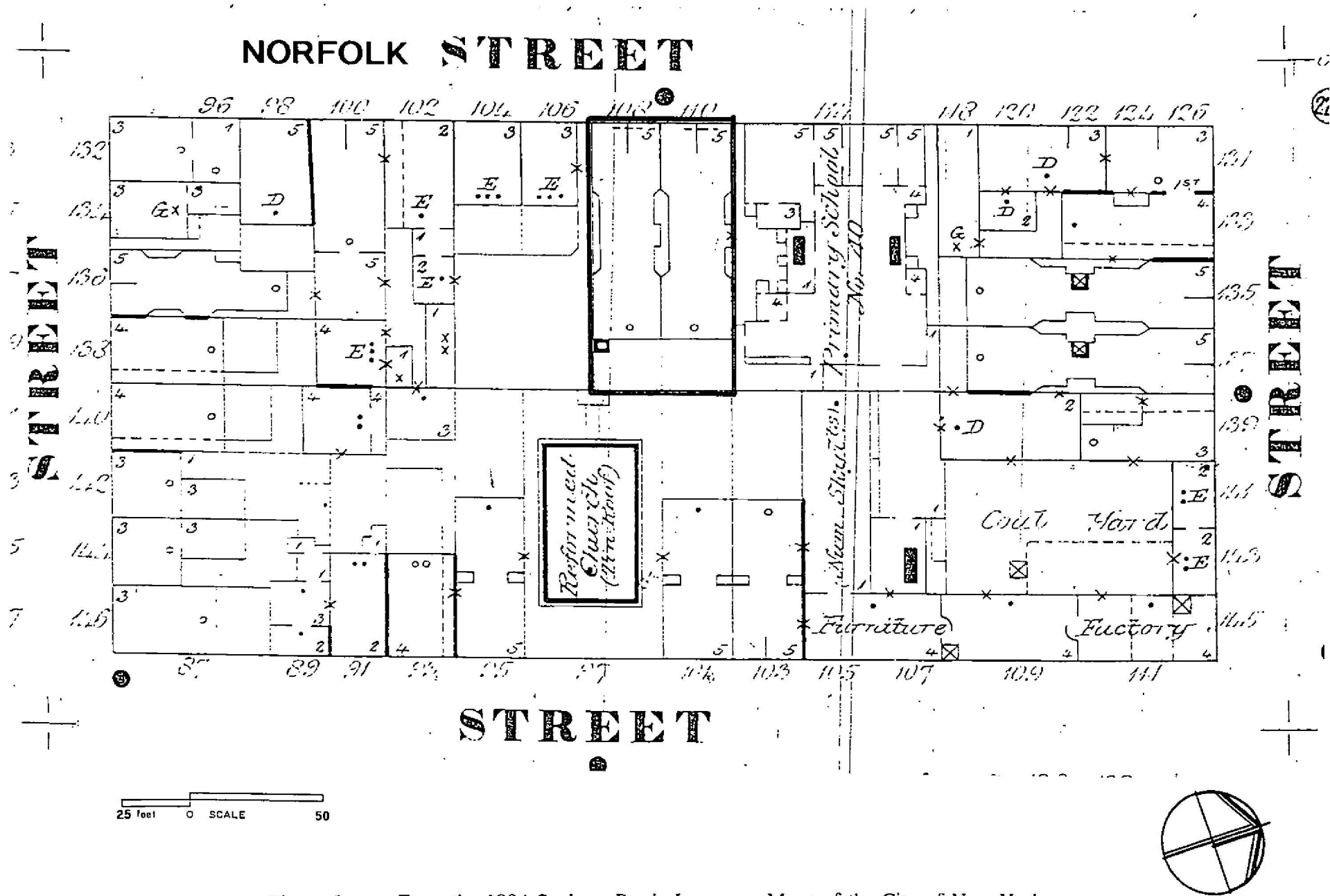


Figure 9 From the 1894 Sanborn-Perris Insurance Maps of the City of New York.



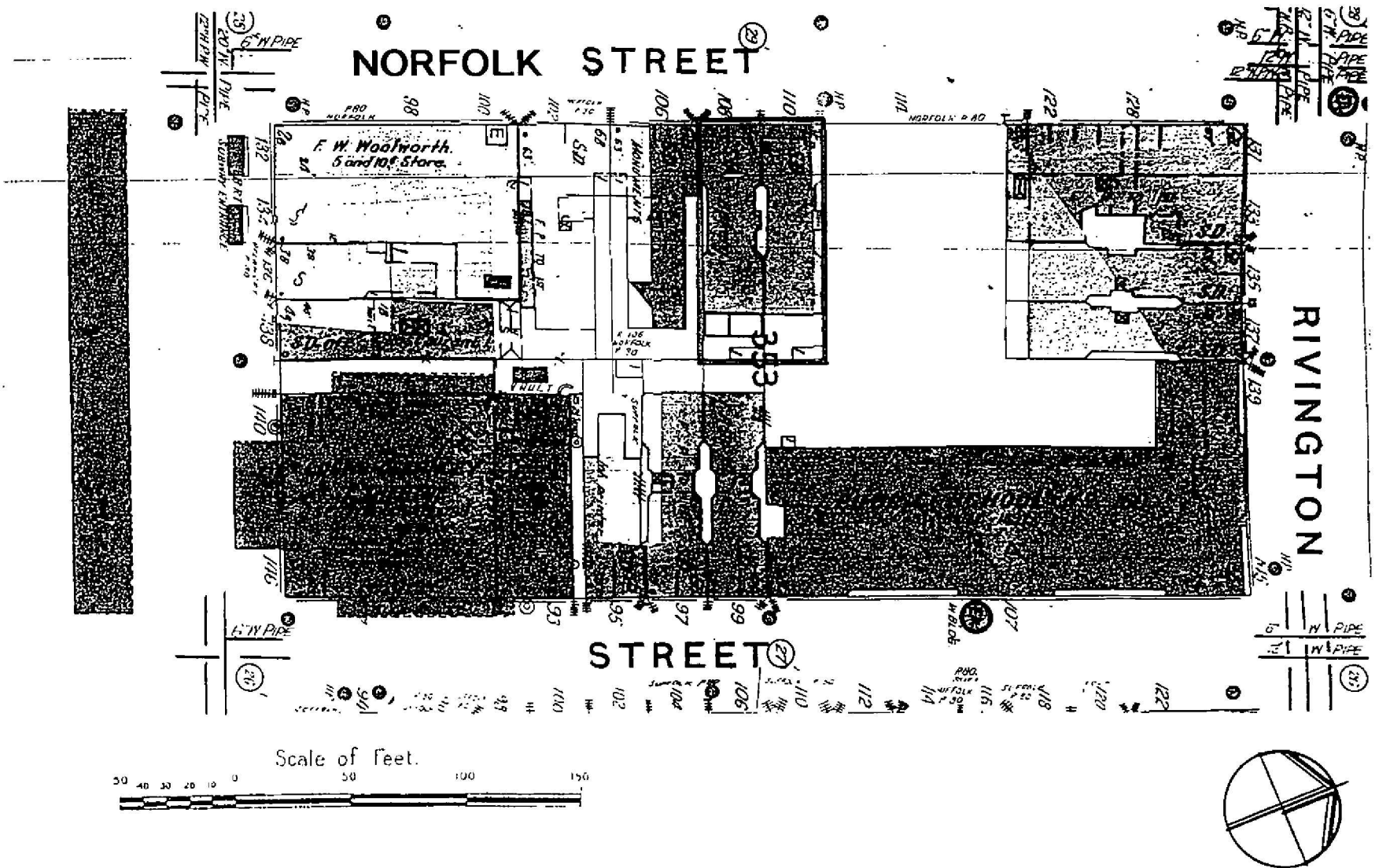


Figure 11 From the 1922 Sanborn Insurance Maps of the City of New York, Borough of Manhattan, updated to 1945.



Dates for the installation of water mains under the streets were found at the Central Mapping and Records office of the New York City Bureau of Water Supply. A six-inch water main was installed under Delancey to Rivington Streets prior to 1889 (Bureau of Water Supply n.d. Manhattan Old Book 31:122). No information could be found on the original installation of this line.

Information on the installation of sewers adjacent to the project area was obtained from the Manhattan Sewer Department. A twelve-inch sewer was installed under Norfolk Street between Delancey and Rivington Streets during 1861 (Manhattan Sewer Department n.d.:Reference Map B35).

Analysis of the cartographic data and the dates for installation of sewers and water lines indicates that the early buildings seen in Figure 7, the 1852 Perris map, must have had both privies, and cisterns or wells. These must have been located in the central yard area. This yard was later covered by two later sets of structures. The most recent set, seen in Figure 9, the 1894 Sanborn, were of five-stories with basements. Construction of these buildings would have destroyed the shaft features presumably filled during the 1860s.



## CONCLUSIONS AND RECOMMENDATIONS

The purpose of this sensitivity evaluation was to determine the potential archaeological significance of the Norfolk Apartments project area at 108-110 Norfolk Street. A general review of the prehistory of lower Manhattan indicated that the project area had potential for use during prehistory. This location was on high ground near a stream and overlooking the salt marsh. The marsh would have occasionally attracted game, so this high ground to the west would have been suited for a hunting camp.

Research into the history of 108-110 Norfolk Street indicates that after agricultural use this location was developed during or before the second quarter of the nineteenth century. A house was constructed prior to 1852, perhaps during the 1840s. Water and sewer services were probably installed under Norfolk Street during the early 1860s. The buildings at 108-110 Norfolk Street must have been constructed with both a privy, and a cistern or well. These would have been in the central yard. Later construction of five-story apartments with basements would have destroyed these features as well as any possible prehistoric deposits here.

Based on our examination of historical data, it is our recommendation that no further archaeological testing or research be undertaken at the 108-110 Norfolk Street project area.



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APPENDIX 1

CHAIN OF TITLE  
108-110 Norfolk Street  
Block 353, Lots 52 and 53

Grantor	Grantee	Recording Date	Liber:Page	Comments
Stoughtenburgh, Isaac Van Cortlandt, Phillip (Commissioners in Forteiture)	Phillip Livingston	April 17, 1819	132:515	Entire block Lots 47-82 incl.
Livingston, Phillip D. Jones, Samuel Bristed, John Sandford, Charles (Commissioners in Partition for)	Peter Van Brugh Livingston	May 11, 1824	177:77	Lots 49-72 incl.
Livingston, Peter V. Livingston, Harriet E.	Stephen Whitney	August 3, 1824	180:372	Lots 49-72 incl.
Whitney, Stephen (executors of)	George R.J. Bowdoin Francis M. Babcock Samuel Suydam (Commissioners in Partition)	January 6, 1862	849:316	Lots 49-72 incl.
Bowdoin, George R.J. Babcock, Francis M. Suydam, Samuel (Commissioners in Partition, Estate of Stephen Whitney)	Ferdinand Suydam William Whitney John Dore Phillips Phoenix George Warren Henry Warren (Trustees, Will of Stephen Whitney)	January 6, 1862	849:388	Lots 52-54, 64-66
Whitney, Stephen (Trustees & Executors of) Phoenix, Phillips Warren, George Warren, Henry	United States Trust Company (Trustee)	May 3, 1888	2138:178	Lots 49, 51-54, 61-66
Whitaker, Edward G. (referee) Knoch, Mary S. (Plaintiff) Whitney, Eweretta C. (Defendent)	John H. Bodine	December 28, 1908	183:400	Lot 53



<b>Grantor</b>	<b>Grantee</b>	<b>Recording Date</b>	<b>Liber:Page</b>	<b>Comments</b>
Bodine, John H. Bodine, Jennie	Pincus Lowenfield William Prager	December 29, 1908	186:249	Lot 53
Whitaker, Edward G. (referee) Kenochnan, Mary S. (Plaintiff) Whitney, Eweretta C. (Defendent)	Wolf Karnis	January 4, 1909	187:27	Lot 52
Lowenfeld, Pincus Lowenfield, Celia Prager, William Praper, Zipporah	Rose Rosenthal	June 2, 1911	206:483	Lot 53
Rosenthal, Rose	Jacob Rosenthal	September 20, 1920	3179:131	Lot 53
Rosenthal, Jacob Rosenthal, Rose	Jacob Shapiro Max Nadel	February 1, 1924	3384:475	Lot 53
Karnis, Wolf	Mamie Karnis	September 14, 1931	3799:474	Lot 52
Brownell, Herbert Jr. (referee)	Dry Dock Savings Institution	December 31, 1934	3887:454	Lot 53
Karnis, Mamie	Dry Dock Savings Institution	December 14, 1937	3970:304	Lot 52
Dry Dock Savings Institution	Flomar Holding Corp.	July 3, 1939	4016:123	Lots 52 & 53
Flomar Holding Corp.	Linandon Realty Corp.	September 29, 1944	4309:616	Lots 52 & 53
Linandon Realty Corp.	Dry Dock Savings Institution	November 19, 1945	4390:384	Lots 52 & 53
Dry Dock Savings Institution	110 Norfolk Street Corp.	October 3, 1946	4466:305	Lots 52 & 53



APPENDIX 2

LEASES  
108 Norfolk Street  
Block 353, Lot 52

<b>Leasor</b>	<b>Lessee</b>	<b>Recording Date</b>	<b>Liber:Page</b>
Lease Whitney, Stephen	Peter Ernst	April 24, 1844	444:505
Asst. of Lease Ernst, Peter	Hiram Curtis	September 27, 1855	688:503
Asst. of Lease Curtis, Hiram	Robert E. Curtis Charles E. Richards	December 18, 1857	745:550
Asst. of Lease Richards, Charles E.	Robert E. Curtis	September 10, 1859	793:243
Asst. of Lease Curtis, Robert E.	Edward P. Curtis	August 3, 1861	842:303
Lease Phoenix, Phillips Warren, George Warren, Henry (Trustees for) Crane, Caroline W. Will of Whitney, Stephen (dec'd.)	Rudolph Bohm	December 9, 1884	1837:161
Asst. of Lease Bohm, Rudolph	Henry Peters	December 20, 1884	1840:182
Lease United States Trust Company Trustee, Will of Whitney, Stephen (dec'd.)	Henry Weiler	December 10, 1907	175:344
Asst. of Lease Weiler, Henry (executor of)	Anna Weiler	December 10, 1907	177:217
Asst. of Lease Weiler, Anna	Wolf Karnis	April 6, 1909	189:164



APPENDIX 3

LEASES  
110 Norfolk Street  
Block 353, Lot 53

Leasor	Lessee	Recording Date	Liber:Page
Lease Whitney, Stephen	Benjamin Amdall	July 26, 1844	453:157
Asst. of Lease Ernst, Peter	Hiram Curtis	September 27, 1855	688:504
Asst. of Lease Curtis, Hiram	Robert E. Curtis Charles E. Richards	December 18, 1857	745:546
Asst. of Lease Richards, Charles E.	Robert E. Curtis	September 10, 1859	793:240
Asst. of Lease Curtis, Robert E.	Edward P. Curtis	August 3, 1861	842:302
Lease Phoenix, Phillips Warren, George Warren, Henry Trustees for: Crane, Caroline W. Will of Whitney, Stephen (dec'd.)	Rudolph Bohm	December 9, 1884	1837:158
Asst. of Lease Bohm, Rudolph	Henry Peters	December 20, 1884	1840:183
Lease United States Trust Company Trustee, Will of Whitney, Stephen (dec'd.)	Henry Weiler	December 10, 1907	175:344
Asst. of Lease Weiler, Henry (executor of)	Anna Weiler	December 10, 1907	177:216
Asst. of Lease Weiler, Anna	Pincus Lowenfeld William Prager	April 2, 1909	191:112