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PHASE 1A HISTORICAL/ARCHAEOLOGICAL
SENSITIVITY EVALUATION
YESHIVA OF THE TELSHE ALUMNI
CAMPAGNA MANSION
BRONX, NEW YORK

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TABLE OF CONTENTS

	Page
Table of Contents	ii
List of Figures	iii
List of Plates	iv
List of Personnel	v
Introduction	1
Geography and Physical Setting	2
Prehistoric Sensitivity	3
Historic Sensitivity	7
Conclusions and Recommendations	15
Bibliography	16



LIST OF FIGURES

- Figure 1 Location of the project area on U.S.G.S. 7.5 minute series, Yonkers, N.Y.-N.J. Quadrangle.
- Figure 2 Prehistoric sites in the vicinity of the project area.
- Figure 3 Map of Westchester under the Mohegan Indians, 1609. From: Bolton, R., 1881.
- Figure 4 From Dripps' 1853 Map of Westchester County, N.Y.
- Figure 5 From Dripps' 1858 Land Ownership Maps, Westchester County, N.Y.
- Figure 6 From Beers' 1872 Map of the Town of Yonkers, County Atlas of Westchester County, N.Y.
- Figure 7 From an 1873 Topographical Map of the City of New York and that part of Westchester County adjacent to the City and County of New York, New York Parks Department.
- Figure 8 From Viele's 1874 Topographical Atlas of the City of New York.
- Figure 9 From Bromley's 1912 Atlas of the Borough of the Bronx, N.Y.
- Figure 10 Locations of soil borings shown on 1998 plan by Howard F. Greenspan Associates.



LIST OF PLATES

- | | |
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| Plate 1 | View of a portion of the front elevation of Campagna Mansion looking southeast with the garage visible at the extreme left. |
| Plate 2 | View of the project area looking northwest with the east side of Campagna Mansion visible in the background. |
| Plate 3 | View of the rear elevation of Campagna Mansion looking north with portion of the project area visible to the right. |
| Plate 4 | View of a portion of the project area looking northeast showing the ornamental well. |



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INTRODUCTION

The purpose of this Phase IA Sensitivity Study is to document the potential prehistoric and historic archaeological sensitivity of the proposed expansion of Campagna Mansion for the Yeshiva of the Telshe Alumni through the review of existing archival, cartographic and published references and then, if necessary, to make recommendations regarding possible further testing. In order to provide a context for evaluating any identified resources within the parcel itself, this survey includes a synthesis of published and unpublished prehistoric and historic resources data for the immediate area surrounding the project area.

The project area is located in the community of Riverdale in the northwestern Bronx, New York. The project area is bounded on the north by 249th Street and on the west by Independence Avenue. The project area dimensions measure no more than 620 feet north-south by 380 feet east-west. See Figure 1 for the location of the project area.

During 1993 the Campagna Mansion and its grounds were designated a New York City Landmark based on its architecture and landscaping (New York City Landmarks Preservation Commission 1993:1-8).

This study is organized in the following manner: first, a section describes the geography and physical setting of the project area, second, a section follows on the prehistoric sensitivity of the area; third, a review of the historic sensitivity of the area; and fourth, the conclusions and recommendations.

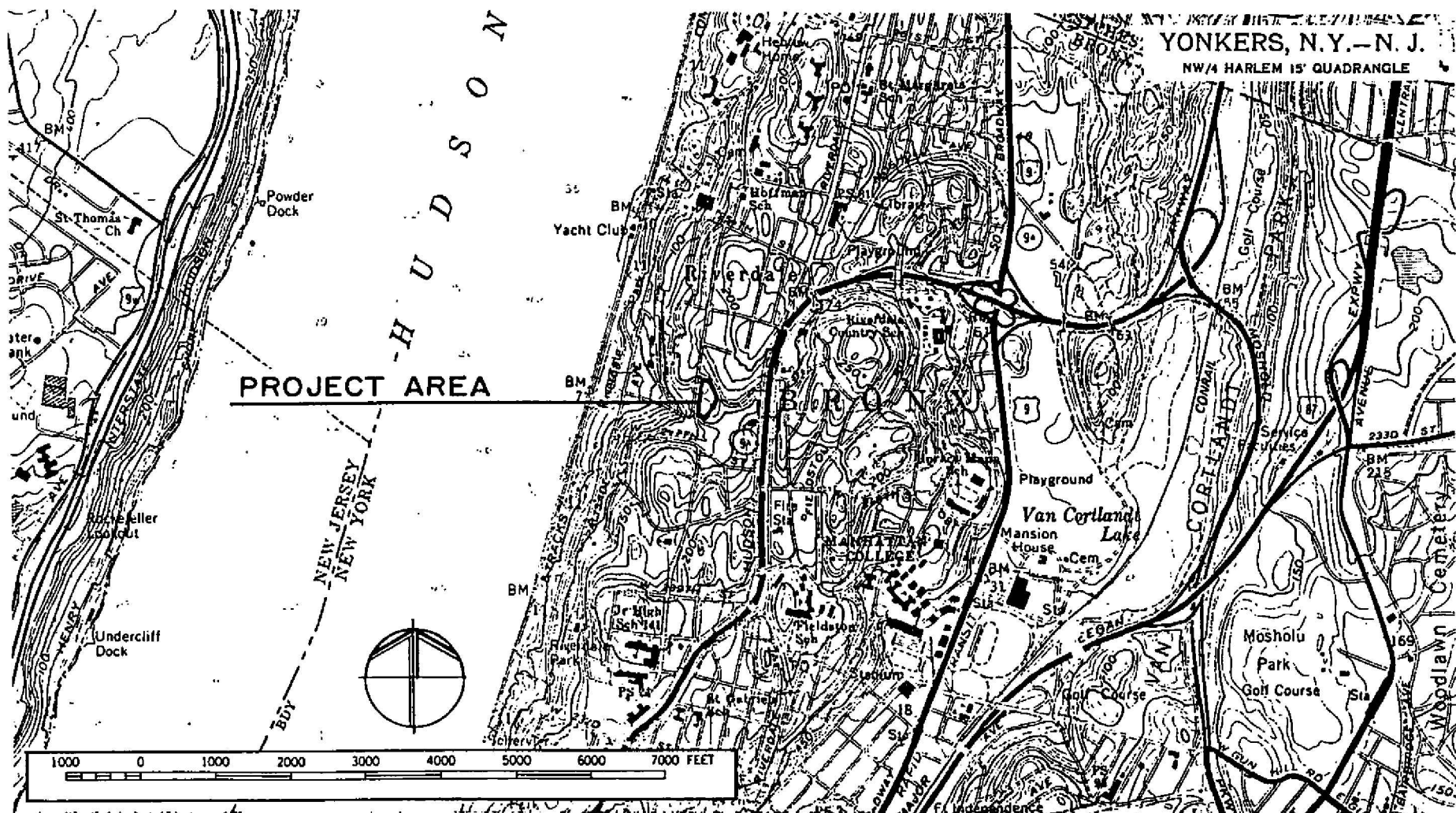


Figure 1 Location of the project area on U.S.G.S. 7.5 minute series, Yonkers, N.Y.-N.J. Quadrangle.



GEOGRAPHY AND PHYSICAL SETTING

The general region including the project area lies in the New England Upland Physiographic Province, which has three subdivisions. The project area is within the Manhattan Hills Subdivision (Thompson 1966:28). The Taconic Mountains lie to the east and the Hudson Hills Subdivision lies to the north. The New England Upland Physiographic Province is bordered to the north by the Hudson Mohawk Lowlands Province. The bedrock underneath the project area consists of the Yonkers-Fordham gneisses and possibly some Inwood marble and Manhattan schist which were formed during the late Proterozoic through early Paleozoic geologic eras (Van Diver 1985:60-61).

During July 1988, the principal investigator visited the Campagna Mansion project area in the Bronx. During this visit, a pedestrian survey was utilized to inspect the project area. The impacts associated with the construction of the proposed extension will be limited to an area of approximately 185 feet north-south by no more than 105 feet east-west, located to the east of the Campagna Mansion. This location is currently covered by mature trees, lawns, flower beds, brick pathways, and the pavillion on the east side of the existing pool.

The Principal Investigator visited the project area again during April 1988. Conditions were very similar to those seen during 1988. A series of small pits had been excavated along the eastern side of the pavilion on the east side of the pool. These pits were about two to three feet square. The sides had collapsed into the excavations due to weathering.



PREHISTORIC SENSITIVITY

As part of the project evaluation process, this sensitivity study has surveyed published and unpublished resources in the archives of New York City, the files of the New York State Museum Division of Historical and Anthropological Services, the Research Branch of the New York Public Library, as well as resources on file at Greenhouse Consultants.

Table 1 presents the results of our search for prehistoric sites in the vicinity of the Campagna Mansion project area. Included in the table are 18 sites located 2 miles or less from the project area. The locations of these sites are presented on Figure 2 with letter code identifiers which correspond to those in Table 1.

Fifteen of the eighteen prehistoric sites are known primarily through the work of Arthur C. Parker, the former New York State Archaeologist, during the first quarter of this century. Included are all sites except those designated **B**, **C**, and **P** in Table 1 and on Figure 2. These are described as varying in size and importance from traces of occupation through shell middens, a trail, rock shelters and campsites to villages. Some sites have names associated with them. Unfortunately no detailed descriptions of artifacts recovered from these sites are supplied, so no assessments of cultural affiliations can be made (Parker 1922). Sites **F**, **G**, **I**, **J**, and **R** are described as villages, therefore they may date to the Woodland Period. This inference is based solely on the general fact that villages were not a common occupation pattern of the preceding Archaic and Paleo-Indian Periods.

The closest site to the project area is designated **A** in Table 1 and Figure 2. This is New York State Museum site 4058 which the record as including the project area. It is also Parker's site ACP-NYRK-8 which he describes as a midden. Judging by this description, it is unlikely that the site would be located on land as far from the Hudson River as the project area. It likely refers to a location along Palisade Avenue 0.15 miles to the west.

One Parker site was first reported by Reginald Pelham Bolton, an early twentieth century archaeologist associated with the American Museum of Natural History and the Museum of the American Indian. This site is designated **I** in Table 1 and Figure 2. The description of this site is brief, and no artifacts recovered are mentioned.



The second nearest site to the Campagna Mansion project area, Riverdale Park, is only 0.2 miles northwest of the project area. This site was initially located during a field survey by V.DeCarlo Geoghan. Although not yet formally published, information was obtained through personal communications. Riverdale Park is designated **B** in Table 1 and on Figure 2.

The other two sites not known to Parker are the Chapel Farm and George Rockshelter sites, **C** and **P** respectively in Table 1 and Figure 2. The Chapel Farm site is a quarry and workshop reported to the museum during 1992 by Hartgen and Guillet. The George Rockshelter site was reported by M. Butler, who described it only as a rockshelter. Site **C** is located approximately 0.4 miles northeast of the project area. Site **P** is situated approximately 2.0 miles northeast of the project area.

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 fresh water 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 survey has documented the recorded or published location of eighteen sites within a 2 mile radius of the Campagna Mansion project area. Although sites have been identified in the general region of the proposed project impact area, none are known to exist within the project area itself. No evidence, positive or negative, based on previous survey work is available. It would be inappropriate, however, to characterize the Campagna Mansion project area as without prehistoric sensitivity, especially since one of the sites is recorded by the New York State Museum as including the project area. A small unnamed stream exists just to the south of the project area which flows into the Hudson River.

This source of fresh water is still evident and may have been utilized by prehistoric inhabitants of this region. The project area contains some relatively well-drained soils situated from 140 to 180 feet above mean sea level within 600 feet of the stream. The existence of this well-drained and

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elevated land with easy access to fresh water within the project area, combined with the knowledge of the six prehistoric sites in the vicinity, indicates that at least part of the Campagna Mansion project area may have supported evidence of prehistoric occupation. As will be explained below, two or three structures were built on the project area during the last 150 years, so prehistoric remains may not survive undisturbed.

Table 1: Prehistoric Sites within Two Miles of the Project Area

Site Name	NYSM#	Parker#	Other#	Reference	Period(s)	Description
A.	4058	ACP-NYRK-8		Parker 1922	?	Midden
B. Riverdale Park				V. Geoghan pers. comm. 1988	?	Traces of occupation
C. Chapel Farm	7729			Hartgen & Guillet 1992	?	Quarry, Workshop
D.	4057	ACP-NYRK-7		Parker 1922	?	Midden
E.	5321	ACP-BRNx		Parker 1922:Pl. 147	?	Traces of occupation
F. Van Cortlandt Lake	2823	ACP-BRNx-1		Parker 1922:488	Woodland(?)	Village
G. Kappock	709	-----	HAR 1-1	-----	-----	-----
	8375	ACP-BRNx	-----	Parker 1922:Pl. 147	Woodland(?)	Village
H.	5320	ACP-BRNx		Parker 1922:Pl. 147	?	Traces of occupation
I. -----	2838	ACP-BRNx-16	-----	Parker 1922:490	Woodland(?)	Villages
-----	4056	ACP-NYRK-6	-----	Parker 1922	-----	Trail
Paparinemin	-----	-----	Bolton 18	Bolton 1975:83	Woodland	Residence, Shell pits
J.	2839	ACP-BRNx-17		Parker 1922:490	Woodland(?)	Village
K. Mount St. Vincent	710	-----	HAR 3-1	-----	?	?
-----	2218	-----	S.T.8	Jacobsen 1977	?	Chert flake
-----	5228	ACP-WEST	-----	Parker 1922:Pl. 231	?	Traces of occupation
L.	2837	ACP-BRNx-15		Parker 1922:490	?	Camp
M.	8368	ACP-NYRK		Parker 1922:Pl. 192	?	Rockshelters
N.	5322	ACP-BRNx		Parker 1922:Pl. 147	?	Traces of occupation
O.	7725	ACP-WEST		Parker 1922:Pl. 231	?	Burial
P. George Rockshelter	6872		Butler W.10	M. Butler n.d.	?	Rockshelter
Q.	4052	ACP-NYRK-2		Parker 1922	?	Shell midden, destroyed by canal
R. Harlem River Shell Heap	4053	ACP-NYRK-3		Parker 1922 N.Y. Herald 1895	Woodland	Village, Shell midden

N.B. Sites A and D are located in Bronx County. Parker mistakenly included them in his New York County text.





HISTORIC SENSITIVITY

The Seventeenth and Eighteenth Centuries

The Campagna Mansion project area is located in Riverdale, Bronx. Up until the late nineteenth century this locality formed part of Westchester County and was included within the southern portion of the town of Yonkers. When the first Dutch settlers appeared in this area in the 1620s Yonkers and most of southern Westchester County were inhabited by groups identified as Wiechquaesgeck (Weekquasgeek, Wesquaskeck, Wickagick, Wickwaskeck, etc.). The Wiechquaesgeck settlements, which were repeatedly mentioned by early Dutch observers, included those at Saeckill or Nappeckamak, modern day Yonkers, and at Papperimemin, along the Spuyten Duyvil Creek section of the Hudson River between Manhattan Island and the Riverdale section of the Bronx (Grumet 1981:60; Bolton 1975:83-84). Early relations between the Wiechquaesgeck and the Dutch were tense and often hostile: "unfair trading practices and a series of outrages committed by white traders led to Wiechquaesgeck retaliation" (ibid.). The murders and episodes of violence which ensued, known as the Governor Kieft War, "caused catastrophic losses among the Wiechquaesgeck and their neighbors" (Grumet 1981:61).

On August 31, 1639 the Dutch West India Company acquired portions of Westchester County, which included the territories that made up present day Yonkers and Riverdale (Walton 1951:43). The Dutch acquired the eastern portion of Wiechquaesgeck lands on July 14, 1649 (Grumet 1981:61). The Wiechquaesgeck then moved north to major villages at Dobbs Ferry, New York, and Stamford, Connecticut. Hostilities between the Dutch and the Wiechquaesgeck did not however come to an immediate end and clashes, known as the Peach War (1655-1657) and Esopus War (1659-1664), ensued (ibid.).

In 1646, the Dutch West India Company granted Adriaen Van der Donck a patent which included the lands covered by the project area and its general locality. Van der Donck, a native of Breda, had been trained in law at the University of Leyden. Apparently New Amsterdam's first lawyer, Van der Donck was not permitted to practice by the West India Company "as there was no one to oppose him" (Hansen 1950). Nonetheless, he advised colonists on legal matters and became a spokesman in many disputes with Peter Stuyvesant over taxation and harsh administration. Between 1649 and 1653, he was sent to Holland to represent the colonists' grievances (op. cit.). While there, he wrote two of the first pamphlets on the New Netherlands. Van der Donck died only two years after his return to Yonkers. He built his house in modern day Van Cortlandt Park, but apparently never

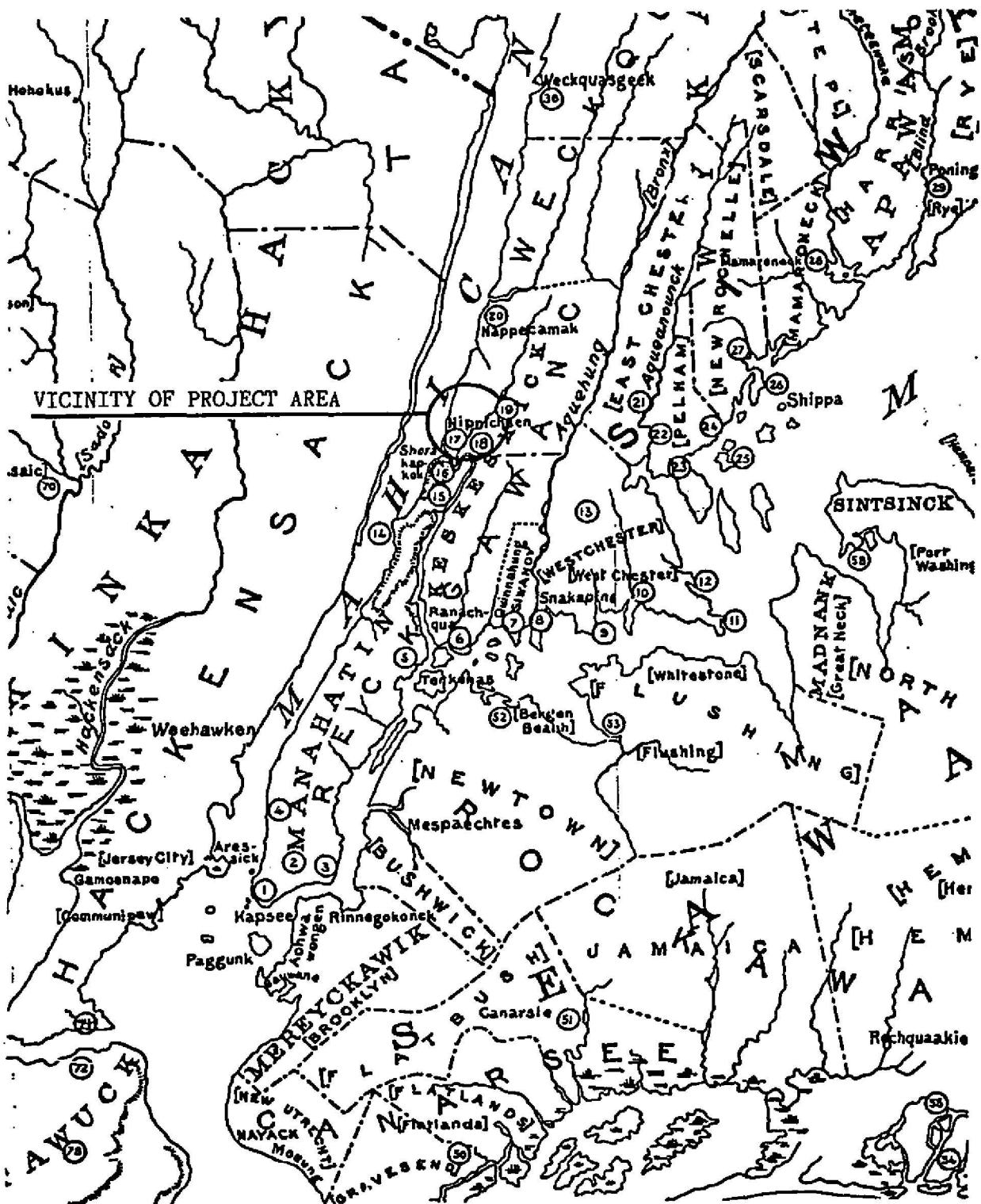


Figure 3: Map of Westchester under the Mohegan Indians, 1609.
From: Bolton, R., 1881.



developed his holdings during his two relatively short periods of residency in what is now the western section of the Bronx (Jenkins 1912).

The conflicts between the Dutch and native Indians, discussed briefly above, finally came to an end on September 6, 1664, with the English takeover of New Netherlands. "The English gradually acquired Wiechquaesgeck lands in small parcels and allowed the grantors to camp, fish, hunt, and gather at many of their accustomed locations" (Grumet 1981:62). Between 1680 and 1685, the English bought out most of their remaining holdings in Westchester (Bolton 1881 I:88). Following these sales many Wiechquaesgeck moved to settlements near Bedford, New York, while others moved north, joining their Wappinger neighbors (Grumet 1981:62). Some groups remained in Westchester, settling "in small hamlets hidden among the back lots of white farmsteads throughout the eighteenth century" (ibid.).

Organized in 1683, Westchester County constituted one of the original divisions of the state under English rule. The then relatively small community at Yonkers had been originally called by Indian names (e.g., Nepperham, Nappeckamak); its present name is of Dutch origin, meaning "young nobleman" (op.cit.:9). The name, which has taken various written forms in different periods (Younkers, Younckers, Jonkers and Yonkers), is derived from the Dutch "Jonker", "Joukheer," or "Younkher" meaning the heir of the family of a Dutch gentleman (Griffin 1946 II:10). Adopted in 1646, it was apparently "the family name of a specific 'young nobleman' who bought the land from the Indians" (ibid.). Van der Donck, who purchased his patent in that year, was probably the "young nobleman" or "master" responsible for the place name "Yonkers" (Hansen 1950).

After the British capture of New Amsterdam in 1664, one of the leading land buyers in Westchester was Frederick Philipse, who began purchasing land from the estate of Van der Donck's widow as early as 1672. Following an initial patent in 1684, Philipse' claim was formally recognized by William and Mary as the Manor of Philipsburgh on June 12, 1693. The Philipse' grant included a salt marsh at Tappan and, more importantly, the parcel bounded by the Hudson River to the west, the Bronx River to the east, Spuyten Duyvel Creek to the south, and the Croton River to the north, a total area of 90,000 acres. Settlement of the area was limited until Philipse built the first "King's Bridge" bridge to Manhattan in 1693. Upon the death of the first Lord Frederick Philipse, the Manor passed to his grandson of the same name in 1702. He, in turn, was succeeded by Colonel Frederick Philipse in 1751, a loyalist who was also unpopular as a landlord (Cornell 1932, Fein 1979, Haacker 1951).



The Philipses lived in their large New York City houses, acting, for the most part, as absentee landlords with a resident overseer handling operations (Bonomi 1971:67). The demands and restraints placed on manorial tenants discouraged settlement on the patent initially and in 1701 Philipse Manor had only about 20 families (op.cit.:195). There was, nonetheless, a substantial increase in the Manor's population during the eighteenth century, numbering over 270 families by the end of the colonial period (ibid.).

Maps showing Revolutionary War operations in the Bronx/Yonkers area do not indicate any military activities within the project area or its immediate vicinity (see Erskine 1781; Anonymous 1781). Fort Independence was located approximately 3/4 mile south of the project area. During the war both American and British troops passed through or camped at Kingsbridge, approximately 1.2 miles southeast of the project area. Troop movements were concentrated along the west side of the Bronx River and the east side of the Hudson; movement along the latter route may have affected the project area's immediate locality (Hufeland 1974).

Philipse's Tory sympathies had led him to flee to England in 1779. In 1785 the lands that made up the Manor of Philipsburgh were confiscated and ownership was transferred from New York State to sixty-four persons. Hills' 1785 map of part of the Manor of Philipsburgh shows that the Campagna Mansion project area had become part of a 267 acre tract sold to George Hadley on December 6, 1785 (see Hills 1785, Jenkins 1912:327). The following year, Hadley's brother William bought a 92 1/2 acre parcel adjoining to the south. Although there is no concrete evidence showing that the Hadley brothers had settled these tracts before their purchase in the 1780s, the literary evidence examined has shown that they had located to the Manor of Philipsburgh prior to the Revolutionary War (Haacker 1951; Tiecke 1968). George Hadley appears on the Rent Rolls of the Manor of Philipsburgh between 1776 and 1783. Though his rent is recorded as 10/0/0 or ten pounds, there is no description of the exact location of his rented tract (Haacker 1951:21).

The Hadleys were from an established farming family in southern Yonkers. A Samuel Hadley, age 28, appears on a 1710 census of able bodied men from "Phillipsburgh, Cortland and Rikes Patent" (Haacker 1951:16). Joseph Hadley is listed as holding the office of "Collector for the Yonkers" in 1720 and a "William Hadley, Yeoman" appears on a list of Westchester freeholders "in the Yonkers" in 1763 (ibid:28). The Hadley Farmhouse at 5122 Post Road, believed to have been built in ca. 1765, still standing in the early twentieth century (Cook 1913) was considered by some to be the oldest



building in the Bronx (Tiecke 1968). This structure, built prior to the Hadleys' 1785 and 1786 purchases, was associated with the William Hadley farm, established on land obtained from the Van Cortlandt family in 1761 (Jenkins 1912:327; Scharf 1886:759).

Members of the Hadley family apparently supported the patriotic cause and were moderately active politically. George, Isaac and Joseph Hadley all appear on the Rolls of the Westchester County Militia, Yonkers Precinct in 1775 (Haacker 1951:21). William Hadley submitted an affidavit on September 11, 1775 challenging the patriotism of John Cock, a Kingsbridge tavernkeeper (Tiecke 1968). In 1783, William Hadley was elected to the post of "Damage Viewer", presumably being charged with assessment of war-related damages in the Manor. He served as Supervisor of Yonkers in 1786 and 1787 (Haacker 1955:28). In June, 1784, Isaac Hadley had been a signer of a "Petition of Patriots of Philipse Manor", which asked the State Legislature to redistribute the forfeited Philipse Manor giving consideration to the economic losses of Yonkers Patriots (ibid.).

The Nineteenth and Twentieth Centuries

The literary sources examined do not all agree on the duration of the Hadleys residence on the Riverdale properties. Fein describes a relatively short tenure:

By the 1790s, the Hadley tracts were held by two farmers of Dutch ancestry from Bergen County, New Jersey, William Ackerman and John Westervelt. Property lines remained constant until the 1830s, when William Morris developed an interest in the area (Fein 1979:5).

On the other hand, Yonkers' town records indicate that George Hadley was still in the area as late as 1836: "Came into my enclosure on Fryday, Sept. 23rd, 1836, one yellow Brindle cow and calf supposed to be about 3 months old. (signed by) J.B. Town Clerk and George Hadley" (Haacker 1955:41). Furthermore, several literary sources state that William G. Ackerman purchased 100 acres of the George Hadley tract in 1843 (Edsall 1887:56; Jenkins 1912:326; Scharf 1886:759). The neighboring William Hadley property was purchased by John Delafield in 1829 (Scharf 1886:759).

The earliest nineteenth century cartographic source examined which provides property and structural information concerning the Campagna Mansion project site is Dripps' 1853 Map of Westchester County. This map places the project area within a 70 acre tract designated "Riverside" owned by a R.H. Nevins. As this map is characterized by a degree of inaccuracy, it

is difficult to determine the project area's exact location upon it. The 1853 map's poor depiction of local roadways, which does not concur with that shown on other nineteenth century cartographic sources examined, is particularly disconcerting (see Figures 4 through 8). It is possible that the road shown running through the eastern portion of Nevins' property on the 1853 map represents an early route of Riverdale Avenue, which was extended southward shortly after this map was drawn (Figure 4 and 5). In any event, certain features, shown on the 1853 map such as the stream shown running to the project area's south, local property lines, and the route of what is later West 248th Street, all suggest that the project area was in fact located within Nevins' property, near the knoll which is depicted in an exaggerated form on the 1853 map (see Figure 4).

The 1853 Dripps map depicts a 30 acre property designated "W.G. Ackerman", to the project area's northeast (Figure 4). If Ackerman's 1843 land purchase from George Hadley did indeed comprise the land covered by the project area one may assume that he sold 70 acres of his 100 acre property to Nevins some time between 1843 and 1853 (Dripps 1853). Ackerman, whose farmhouse is shown within his 30 acre property on the Dripps 1853 map, did not apparently develop the area of his original property that contained the Campagna Mansion project area. The 1853 map does not show any structures within the project area (Figure 4). William G. Ackerman is listed in the minutes of 1850 Yonkers Annual Town Meeting as an "Inspector of Elections" for District #2; in 1851 he is also listed an Assessor (Haacker 1955:34-35). R.H. Nevins does not appear in lists provided in town records and the cartographic and literary evidence indicate that he did not reside in Riverdale for more than about a decade (Edsall 1887:56; Scharf 1886:759-60; Figures 4 and 5).

The project area's general locality remained sparsely settled until the mid-nineteenth century. During the earlier part of the century the town of Yonkers was still made up by the farms owned by those who had originally bought the land after the Revolution, or their descendants. In 1844 the Harlem Railroad was built along the town's eastern boundary through the Bronx River Valley; and in 1848 the Hudson River Railroad was constructed along the Hudson River (*ibid.*). The Hudson River Railroad began operation as a single-track line on September 29, 1849. The project area's general locality witnessed immediate changes following the completion of the railroads as all the towns through which these railroads passed began to make rapid growth, indicating the immigration of a large class of former New York residents. The village of Yonkers was erected in 1855, and the city was separated from Kings Bridge and incorporated in 1872 as Yonkers (Griffin 1946 II:10). In 1874 the western part of the present Borough of the Bronx

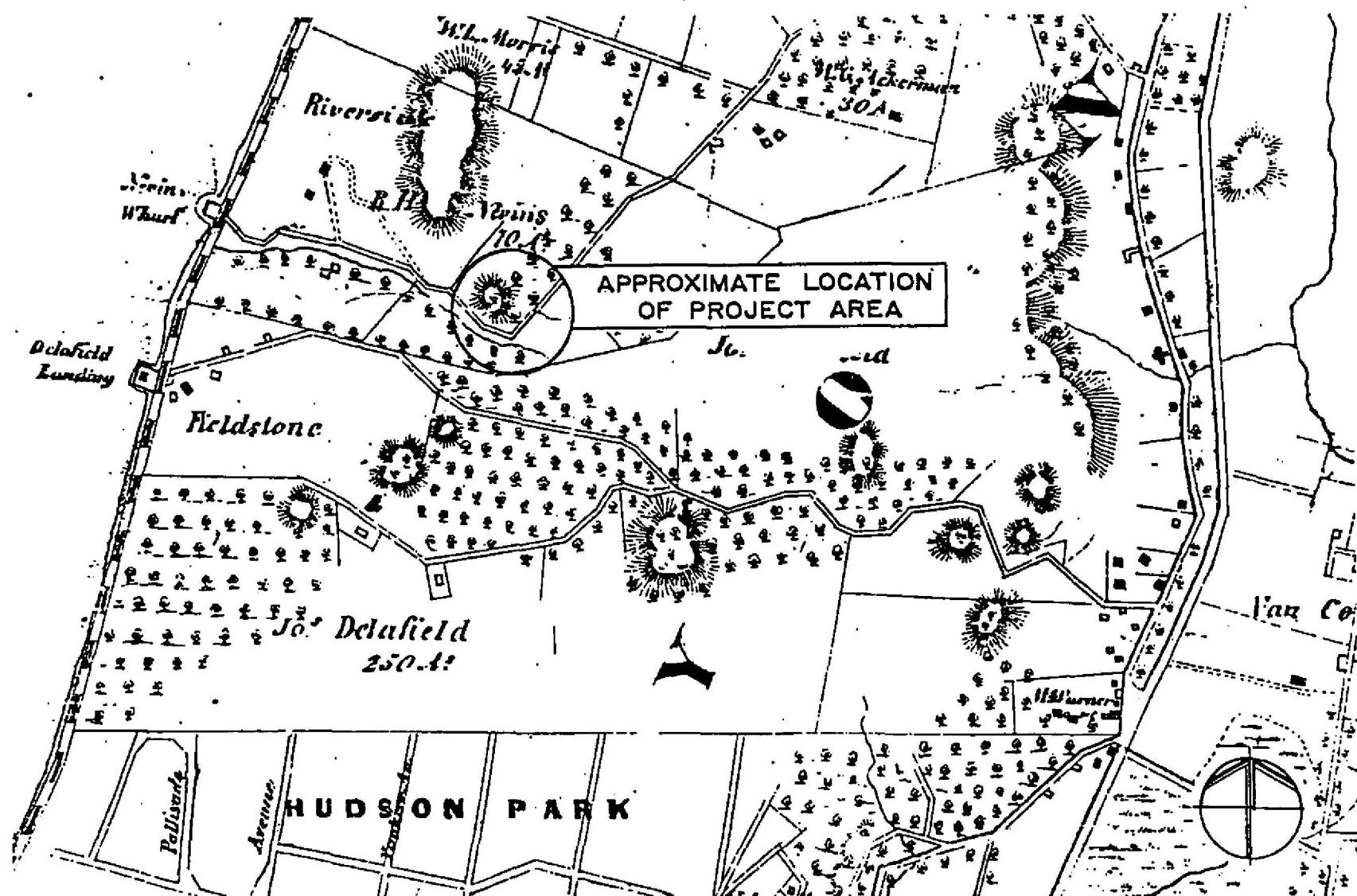


Figure 4: From Dripps' 1853 Map of Westchester County, N.Y.

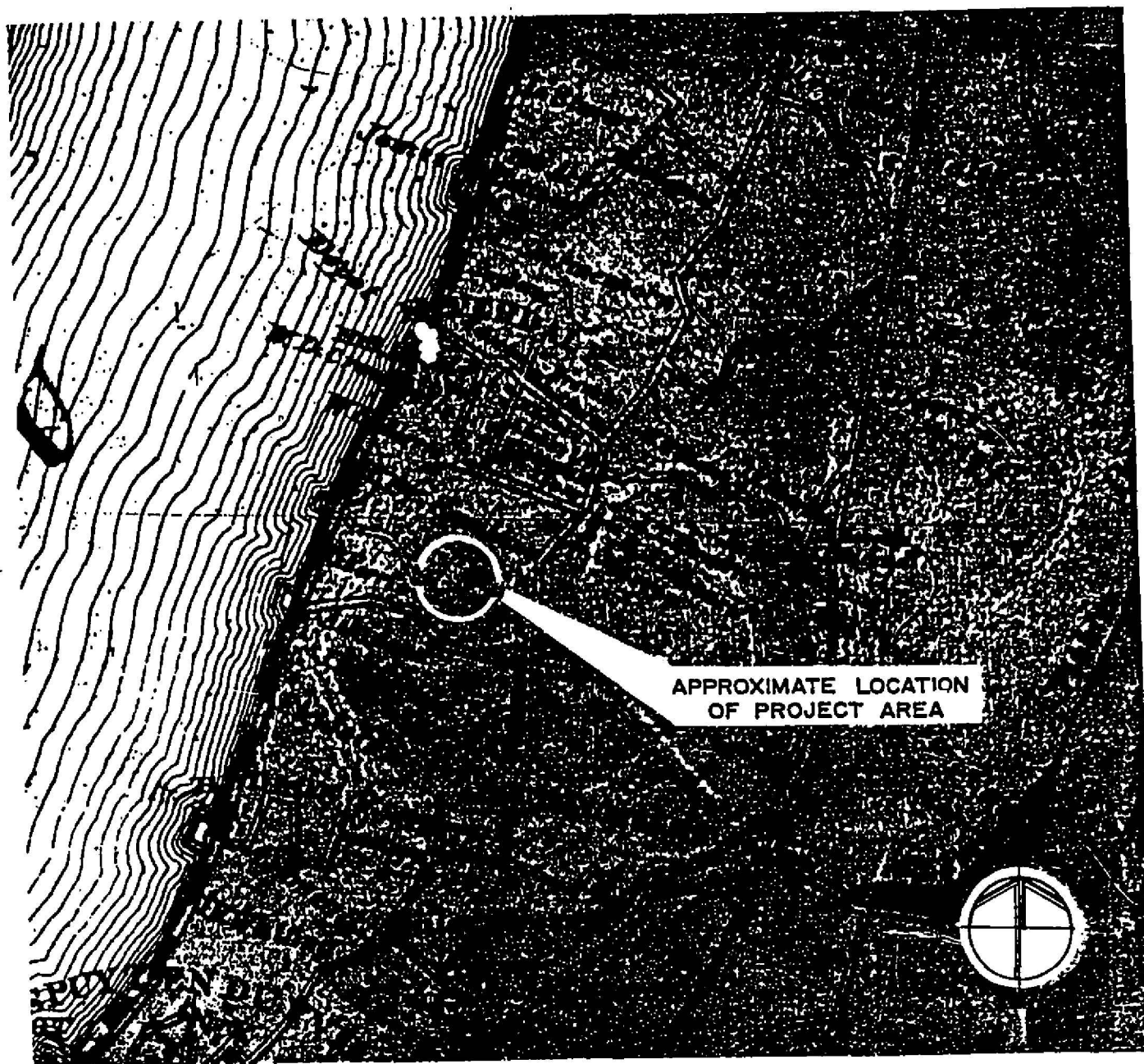


Figure 5: From Dripps' 1858 Land Ownership Maps, Westchester County, N.Y.

became part of the County of New York. In 1895 the whole section east of the Bronx River followed suit. The charter of the Greater New York went into effect on January 1, 1898, and the whole annexed section of north of the Harlem River became officially known as the Borough of the Bronx (Jenkins 1912: 7).

In 1853, part of Ackerman's 100 acre tract was purchased "by W.W. Woodworth, H.L. Atherton, Samuel D. Babcock and C.W. Faster, and laid out on the village of Riverdale" (Scharf 1886:759-760). This would appear to have comprised lands to the project area's immediate north for, in 1856, "Henry Spaulding and others laid out the land adjoining to the south as "The Park, Riverdale" (ibid.). This tract was subdivided amongst fifteen men and the parcel within which the project area is located became the property of Percival R. Pyne (1820-1895) (ibid.; see Figure 6). Pre-existing structures near the project area included the O. Ferris house (immediately northwest of the intersection of Independence Ave and 247th Street) and an unidentified building on the south side of what was to become Spaulding Lane and later 249th Street (see Figure 5). As the 1858 Dripps map is somewhat inaccurate in its depiction of this locality, it is difficult to ascertain whether this structure was located within the project area. However, what information this map does provide suggests that this structure was most probably located within the project area (see Figure 5).

The routes of present day 247th, 252nd and 254th Streets and Riverdale Avenue are shown on Beers' 1872 Map (Figure 6). What have since become Independence Avenue and 248th and 249th Streets are shown here as dotted lines, probably indicating unimproved paths. A stream is clearly shown paralleling the south side of present day 248th street (Figures 6 and 7). Neither the Beers 1872 map nor the 1873 Topographical Map show any structures within the project area (see Figures 6 and 7). The 1872 map shows the project area within an 18 acre tract, designated Percival Pyne (see Figure 6). Pyne's property is shown to extend to the project area's south and southwest and his house is shown just south of the intersection of present day 248th Street and Independence Avenue (see Figure 6). A barn or other farm-related structure is shown to the Pyne house's east (Figure 6). The main Pyne structure appears at the approximate location provided for that mentioned above is shown on the 1858 map, then designated Ferris (Figures 5 and 6). A structure is also shown at this location on the 1873 topographical map and Bromley's 1912 atlas (see Figures 7 and 9). A literary source describes this structure as a brick Victorian house subsequently owned by the Spencer and Nadleman families (Kane 1947).

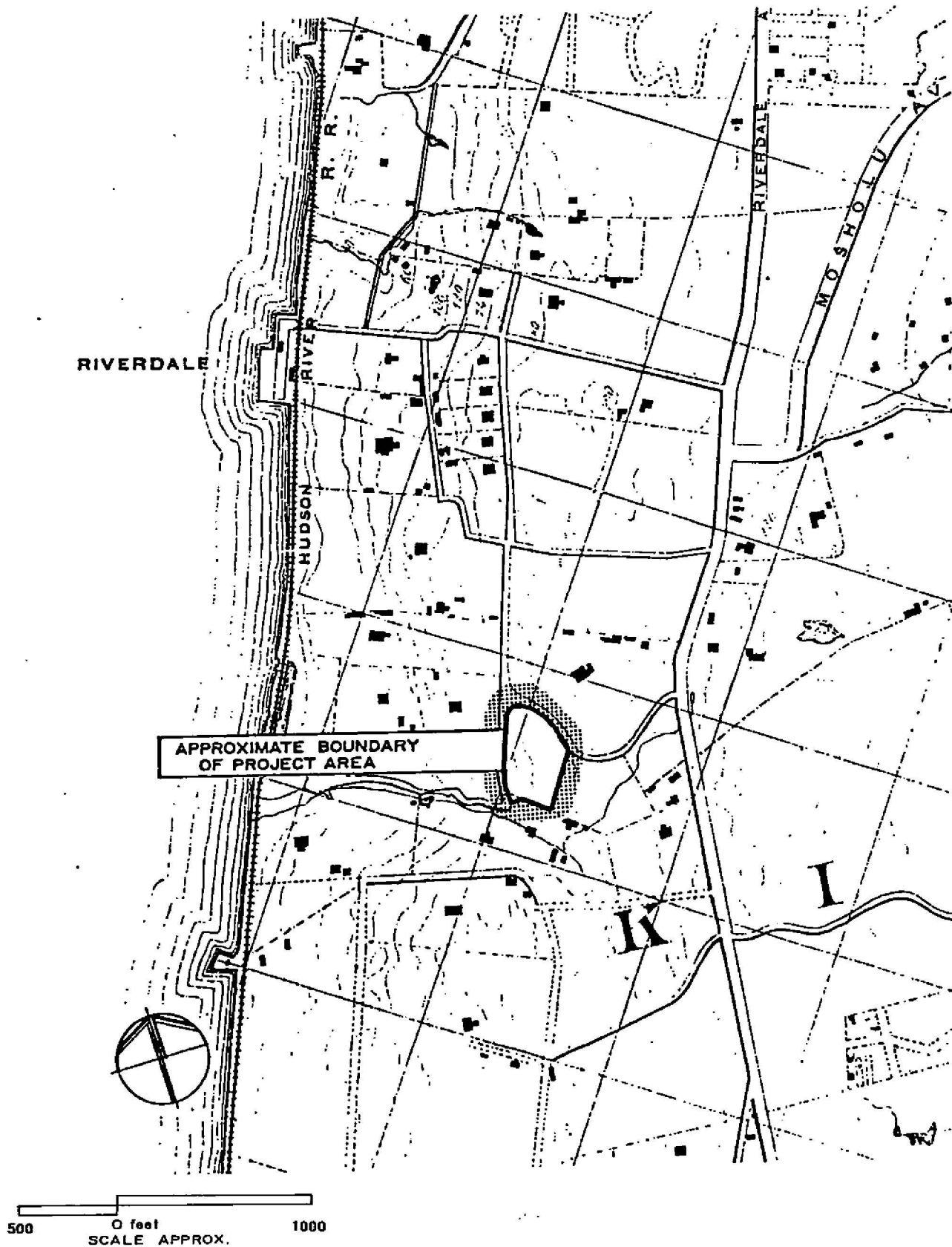


Figure 7: From an 1873 Topographical Map of the City of New York and that part of Westchester County adjacent to the City and County of New York, New York Parks Department.



The Pynes were one of Riverdale's most influential families in the late 19th century. Percival R. Pyne sponsored the Riverdale Library building and the stained glass window of Christ Church (Episcopalian), and donated the land for the Riverdale Presbyterian Church in 1863 (Tiecke, 1968). His son, P.H. Pyne, born in 1861, was a physician and collector of engravings of early New York City (Pyne 1912).

Viele's 1874 Topographical Atlas depicts a structure which appears to be located adjacent to, if not within, the project area (see Figure 8). This may correspond to that noted above as located within the project area on the 1858 map (see Figures 5 and 8). As maps dating to the earlier 1870s (Beers 1872; Parks Dept. 1873) do not depict a structure at this location, the structure shown on the 1874 map may depict a different, second structure, constructed during the year prior to Viele's 1874 map (Figures 5 through 8). The varying degree of inaccuracy which characterizes the nineteenth-century cartographic sources examined must, however, be taken into consideration. The possibility that the structure shown on the 1858 map may have remained standing throughout the latter part of the nineteenth century cannot be discounted.

Two atlases dating to 1912 (Bromley; Hyde) depict a structure within the project area (see Figure 9). These atlases describe the house as a 2½ story brick or brick and frame construction. According to a literary source, this house was built for Pyne's daughter and son-in-law, Albertina Pyne Russell and Archibald Russell (Kane 1977). The house was approached by a driveway from Spaulding Road (249th street). Both house and driveway are also indicated on the original blueprint for the Campagna Mansion as underlying and extending east of the site of the 1929 Campagna house. The orientation and location of the two buildings suggest that the Campagna construction may have utilized preexisting foundations or basement excavations of the Pyne Russell house.

In the 1920s the Riverdale area began to attract members of the wealthier classes who sought to build their mansions and town homes in pleasant surroundings. The Campagna Mansion was completed in 1929 at a cost (then) of more than two million dollars. The mansion was the property of Anthony Campagna, a successful real estate tycoon and developer. The 25-room mansion was designed by Dwight James Baum. The landscape was designed by Ferruccio Vitale and Alfred Geiffert, Jr. Both the house and landscape were based on Italian prototypes (NYCLPC 1993:8). Following Campagna's death, the mansion was purchased by the Monitor Appliance Group. It was subsequently purchased for use as a private residence.



Figure 8: From Viele's 1874 Topographical Atlas of the City of New York.

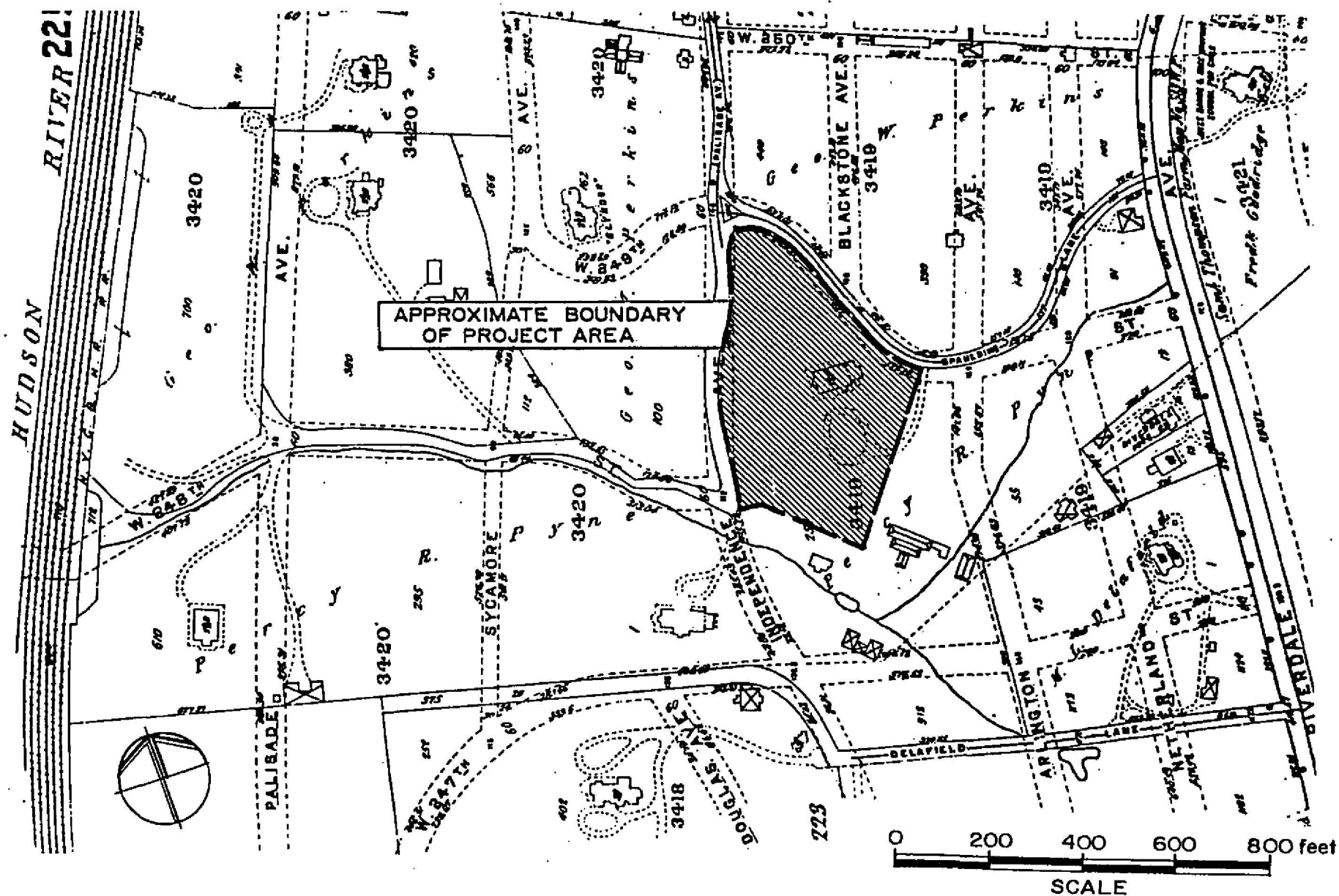


Figure 9 From Bromley's 1912 Atlas of the Borough of the Bronx, N.Y.



Evidence From Soil Borings

During early March 1998, a series of soil borings were completed on the Campagna Mansion project area. Five borings labeled B-1 to B-5 were completed east of the house and reflecting pool. Seven borings labeled A through E, X and Y were completed on the terrace surrounding the pool. See Figure 10 for the locations of the borings. Analysis of these twelve boring logs shows a difference between the borings under the terrace surrounding the pool, and those to the west of the terrace. Borings A through E show only a layer of brown topsoil or fill over decomposed rock. Boring Y shows essentially the same topsoil or fill but it extends to the bottom of the boring at 3.75 feet below grade. Boring X shows a brown sand topsoil with some silt and rock fragments. It extends to the bottom of Boring X at 2.5 feet below grade. Rock was found between 1.0 and 2.0 feet below grade in borings A through E.

Borings 1 through 5 are west and northwest of the terrace. All have a layer of brown or black topsoil or the first layer. It ranges from 0.5 to 1.0 feet thick. The second layer is a brown or light brown sand usually with some silt. Inclusions noted were gravel in B-2, B-4, and B-5; rock fragments in B-1, B-4 and B-5; and mica and roots in B-3.

In summary, Borings 1 through 5 show what appears to be relatively undisturbed natural soils, while the borings on the terrace show only topsoil and/or fill over decomposing rock.

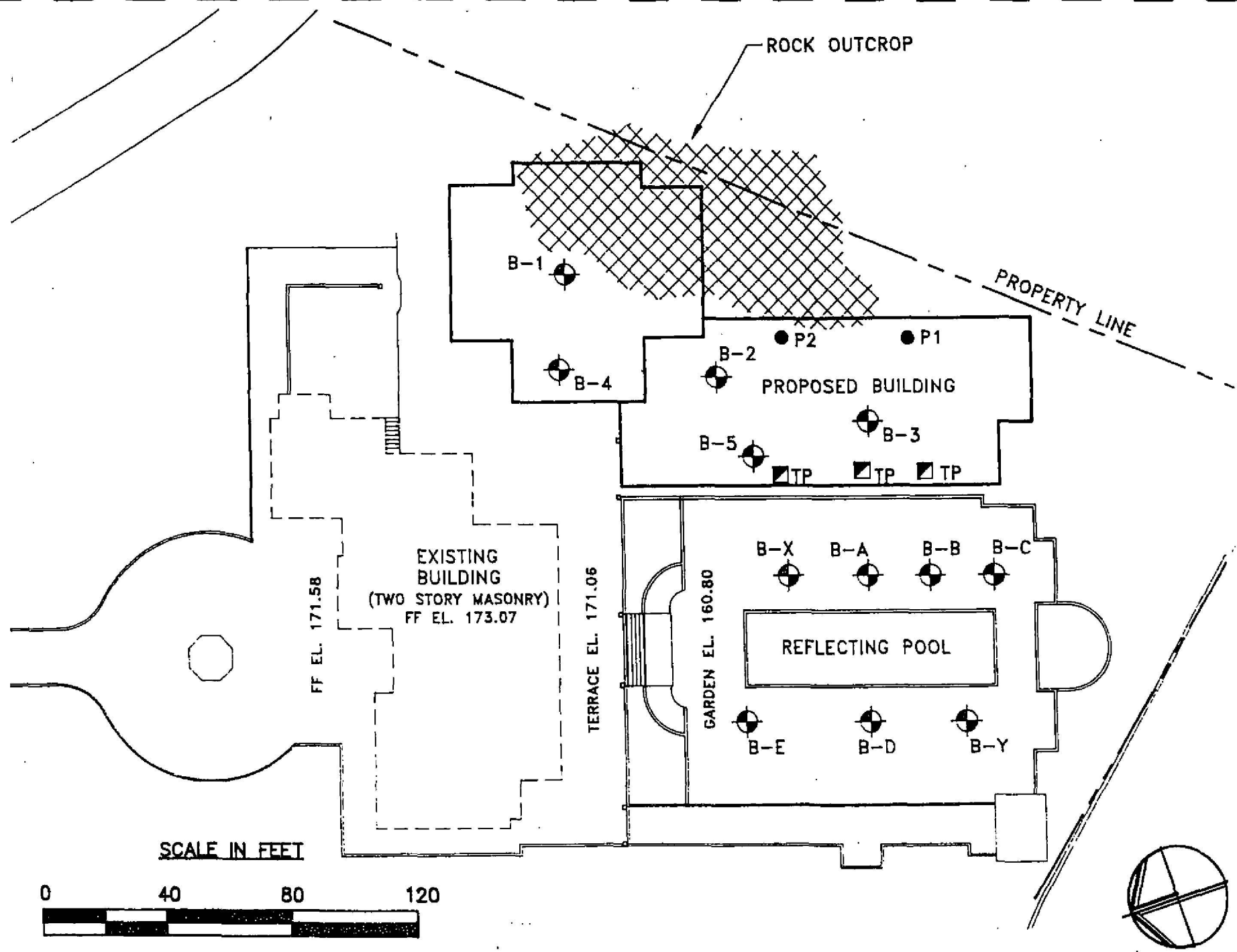


Figure 10. Locations of soil borings shown on 1998 plan by Howard F. Greenspan Associates.



CONCLUSIONS AND RECOMMENDATIONS

The above text has documented that the project area potentially may preserve archeological evidence from both the prehistoric and historic periods. This location is considered sensitive to the preservation of prehistoric archaeological remains because it is topographically similar to several locations of documented prehistoric sites. Eighteen such sites exist within a two mile radius of the project area, and nearly all are on relatively elevated land, similar to the Campagna Mansion site. Although no prehistoric artifacts have been reported from this location, it is our opinion that its physical condition would have been conducive to its use and/or occupation during prehistory, particularly in the Woodland and Archaic periods. If prehistoric remains exist here, they may have been disturbed by construction during the nineteenth and twentieth centuries.

It is also our conclusion that the project area may preserve historic archaeological evidence dating to the nineteenth century. As noted above in the historic sensitivity section, a house appears to be located within, or adjacent to the project area on an 1858 map (Figure 5). A structure known as the Pyne Russell House, is also shown within the project area on maps dating to 1874 and 1912 (Figures 8 and 9) as well as the Campagna Mansion blueprints of 1929. The present mansion lies over most of the former Pyne Russell House location.

We recommend that a Phase IB archaeological survey be undertaken to determine the presence or absence of possible nineteenth-century house remains, and any prehistoric site(s). We recommend that testing be carried out in the areas of planned construction and related subsurface activities, excepting the portions of these areas made up of rock outcrops. Testing is anticipated to consist of shovel tests in the area of shallow soil and one or two backhoe trenches in the area of deeper soil near the mansion.



Plate 1: View of a portion of the front elevation of Campagna Mansion looking southeast with the garage visible at the extreme left.



Plate 2: View of the project area looking northwest with the east side of Campagna Mansion visible in the background.



Plate 3: View of the rear elevation of Campagna Mansion looking north with portion of the project area visible to the right.



Plate 4: View of a portion of the project area looking northeast showing the ornamental well.



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