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NEW YORK
BOARD OF EDUCATION
LORING PLACE SITE
CEQR 88-^{182X}~~182X~~

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ARCHAEOLOGICAL
ASSESSMENT
REPORT 1988

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Documentary Study
of the Archaeological Potential
for the Proposed School Site Selection:
CEQR No. 88-~~152X~~ 182X
Loring Place, Block 3224, Lot 14

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INTRODUCTION AND RECOMMENDATION

In response to the City of New York's City Environmental Quality Review request for a formal documentary study of the Proposed School Site Selection, CEQR No. 88-182X: Loring Place, the archaeological firm of Historical Perspectives, Inc. submits the following report on the potential for archaeological resources on a single lot on Block 3224 in the Bronx. The individual lot in question, hereinafter called the project site, is in the Bronx Community College neighborhood and has been designated by several numbers since the block was lotted in the late nineteenth century.¹

In 1988 the project site is part of a college parking lot and is located at street level on the northern two-thirds of lot 14 on the east side of Loring Place between Hall of Fame Terrace on the south and West 183rd Street on the north (Map 1). The project site, previously called lot 15, is 50.46 ft. x 113.46 ft. and has a 50-ft. frontage on Loring Place. See Maps 1 and 7. For 60 years (1901-1961) the project site was known as lot 15, and for that reason it will be referred to as lot 15 or the project site in order to distinguish it from the larger 1988 parcel, known as lot 14, that includes former lots 14, 15, 46, 44, 42, 41, 39, 37, 36, and 34.²

Referring to the 1888 Robinson atlas (Map 3), Mark London of the Department of City Planning flagged the project site because of the wood structure that appeared immediately south of the diagonal line marked 220.6 (ft.) on the plot of land that was to become lot 15. He felt that the structure that abutted the block line on the east side of Loring Place had archaeological potential as a late 19c site and might have maintained its integrity in spite of subsequent 20c developments (Maps 5 through 7).³

Historical Perspectives, Inc.'s formal documentary study included research into deeds, census records, city directories, tax records, annual reports, and institutional histories to determine who lived in the 19c structure on lot 15. Sewer-laying and hook-up records were searched as were water-main placement and tapping records. Beyond that, 19c topographical maps and profiles were reviewed along with 20c architectural blueprints of subsequent development and redevelopment in order to understand possible surface and subsurface disturbances.

This study concludes that the location of the 19c structure is uncertain and that subsequent 19c and 20c development has, in any case, adversely affected the potential for archaeological resources at the proposed school

site. Historical Perspectives, Inc.'s recommendation is that no field work be conducted.

THE 19C NEW-YORK SKIN AND CANCER HOSPITAL PHASE

The manuscript and published materials examined for this study document that the wood structure noted on Maps 3, 9, and 10, was the eastern-most of 3 pavilions at the short-lived New-York Skin and Cancer Hospital's Country Branch in Fordham Heights. The Country Branch was a charity hospital for the chronically ill and was in existence between 1886 and 1892.⁴ Plates 1 through 5 show elevations and plan views of the wood hospital buildings, called cottages and pavilions, built on the Bronx property that had previously been owned by Loring Andrews' heirs.⁵

The 1890 federal census is not extant and there were no New York State censuses for the period 1886 through 1892.⁶ Nonetheless, the New York County "Police" Census of 1890 does give the names, gender, and ages of 6 females and 2 males at the New York Skin and Cancer Hospital in Fordham Heights.⁷ Thus, something is known about the patients and the physical plant, yet the exact placement on the landscape is in question.

Through at least 1893, Loring Place was only a "paper street," that is, it was projected, but it had not been developed before 1894.⁸ This brings into question the pavilions' location on the land as depicted in the 1888 and 1893 atlases (Maps 9 and 10). In the 1888 plate the eastern-most wood pavilion fronts at an angle on the east side of a then non-existent Loring Place. In the 1893 plate the eastern-most wood pavilion is in the roadbed of a then non-existent Loring Place.

The New-York Skin and Cancer Hospital's 1887 annual report stated that 2 pavilions had opened and were filled, and that 4 new 1-story buildings were projected. It was hoped that the structures would be in use in the early spring (1888).⁹ See Plate 4 with the 1887 plan view of the children's pavilion that roughly resembles the structure on the 1888 and 1893 atlas plates. Whether or not there were 2 or 6 wood buildings in 1888, such information conflicts with the 3 pavilions noted on the 1888 atlas plate (Map 9). The discrepancy about the number of structures coupled with the observation that the placement of the pavilions on the 1888 plate differs from their location on the 1893 map increases the ambiguity about possible site location.

This confusion is further compounded when the hospital's 1889 annual report is compared with the 1893 atlas plate (Map 10). The annual report stated that the hospital's joint

departments in Manhattan and the Bronx offered public charity, and at the Country Branch in Fordham Heights:

already there are five cottages and ward pavilions, and a well-appointed operating cottage recently erected. These afford a capacity of fifty-five beds, while at the City Hospital there are twenty-five beds.¹⁰

Plates 1 through 5 are line drawings of a cottage pavilion, a children's pavilion, and the Cutting Pavilion. While the 1887 plan view of the children's pavilion approximately conforms to the configuration of the wood structure on the 1893 atlas plate, there is a disparity between text and map in respect to the number and types of structures.

If the circa 1886-1894 wood structure actually were placed within the 60-ft. strip where Loring Place was eventually laid out, then the pavilion would have been disturbed not only during road construction, but also in 1897 when the sewer was put in along Block 3224's length of Loring Place.¹¹ The following year a 6-in. water main was laid along the same block.¹² In 1904 the "old 6-in. main" was replaced by another 6-in. water main.¹³ In 1980 the 6-in. water main was replaced by an 8-in. one.¹⁴

If the circa 1886-1894 wood structure actually were placed within the boundary of Block 3224, it would be on the project site. At the very least, the footing or foundation would have been truncated by the single-family dwelling listed in the 1900 tax assessment for lot 15 on Block 3224 and also signified on the 1901 atlas (Map 5).¹⁵ Both the 1901 map and the 1910 tax assessment noted that the house had 2 1/2 stories, which according to a 1915 blueprint (Map 15) was a 2-story and attic frame dwelling.¹⁶

THE 20C DOMESTIC HOUSEHOLD PHASE

Although placing the 19c wood structure on the landscape is difficult, locating Block 3224's lot 15 and the 20c structure associated with it is aided by the diagonal line that runs northeast to southwest from the west side of Andrews Avenue to the east side of Loring Place on Maps 9 through 12. The diagonal line bisects the east side of Loring Place at the northwest corner of lot 15. By extending the diagonal line in one's mind's eye for Maps 4 through 6 and 13 and 14, it becomes apparent that if the 1888 Robinson atlas (Map 9) were correct for the placement of the 19c wood pavilion, then the 1900 house overlay the hospital ward building.

The 1915 blueprint of contiguous lot 17 (Map 15) outlined not only a 2 1/2 story dwelling noted on the 1901

atlas (Map 5) that underlay a 5-story brick tenement noted on the 1924 atlas (Map 6), but it also placed lot 15's frame dwelling on the landscape and further corroborated turn-of-the century surface disturbance.

Sewer hook-up records go back only to the 1960s for Block 3224, and the oldest tapping card extant for lot 15 was dated November 22, 1912.¹⁷ The 1912 card noted that the dwelling had 3 stories, that is, it specified 2 stories and a basement. Therefore, by 1912, the basement and tapping activities for lot 15 had created subsurface disturbances both beneath and in front of the house as it faced Loring Place.

On the other hand, with water service having first been installed in 1912, there would have been a dozen years in which the household would have had to procure potable water through some other means, perhaps by digging a well, which could have further disturbed any 19c archaeological evidence. In turn, the subsequent parking lot redevelopment by New York University in the 1960s probably adversely affected any previous 19c and 20c archaeological materials. See Maps 19 and 20 that showed the excavation, land fill, and water runoff drains approved for Block 3224's lot 15.

There is little likelihood that the real estate developers at the end of the 19c would have provided the same amenities for Block 3224's 50-ft. lots that Lucy Schwab White described for her family's home. Lucy Schwab's childhood home was built on top of a dismantled Revolutionary War Fort Number Eight and was located two estates south of Loring Andrews' country home. The Andrews' heirs sold the 16-acre estate to the New-York Skin and Cancer Hospital's Country Branch in 1885. Nonetheless, the Schwab home, like the Andrews' country estate, was in the Fordham Heights neighborhood, and it is instructive to know how a North German Lloyd executive's family with 10 children solved washing and drinking water problems on a 14-acre estate.¹⁸

White described the construction, in 1857-1858, of the year-round family home and the

...practical devices then just coming into use: a tank under the roof, fed by rain water, and by a pump from a well under the cellar; a boiler in the kitchen with a hot water system through the house; gas pipes laid in the wall for the use in eventual home manufacture of gas, stationary tubs in the laundry....foresight of an alert and progressive mind.¹⁹

As for drinking water, White related that before

Dashwood Brook was destroyed as a result of putting through Sedgewick (sic) Avenue

The brook supplied the water for several houses, being connected with a ram near the outlet of the pond. During the dry weather, the supply was scant, and we were brought up never to waste a drop...Later on we were able to connect with the Croton water supply, and our worries in that respect were over.20

Even though the occupants of Block 3224's lot 15 probably solved their water needs in another manner, the "foresight of an alert and progressive mind" might have informed George B. Butler who, early in the Civil War, built the stone mansion that Loring Andrews bought in 1864. See Plates 6 and 7. This 48 ft. x 46 ft., 3-story, stone house and 16 acres was purchased in 1885 by the New-York Skin and Cancer Hospital and sold to Henry Mitchell MacCracken (New York University) in 1893. The Loring residence has been called MacCracken Hall ever since then.21

There is a possibility that the banker and leather merchant Loring Andrews would have resolved his water-supply needs much the way his shipping-executive neighbor to the south had done. In line with the innovative nature of the Country Branch Hospital's pavilion system, it might be expected that the medical and surgical staff and the Matron, too, would have relied not on in-ground cisterns and wells, but rather on running streams and tapping into the Croton Aqueduct. If that were the case, there would be little likelihood for the presence of 19c below-ground features that could have been adaptively reused for refuse in the vicinity of the 19c wood pavilion that the 1888 atlas placed on what was to become the project site.

Lucy Schwab White did not mention how her family dealt with sewage, but in 1891 a municipal document reported that

The old time nuisance of the privy vault has been nearly abolished whereas there had been 15,000 such vaults in the city in 1875, the number was now less than 1000 and these were "almost entirely in the annexed district and where sewers had not been constructed as yet so as to permit their abolishment."22

Fordham Heights and the rest of the Bronx west of the Bronx River had been annexed as part of New York City in 1874, so that the municipal report described the project area before 1897 at which time a sewer was run along Loring Place and could conceivably have been hooked up to any of the individual dwellings being built as a result of the property

auctions and the real estate brochures that appeared circa 1894-1899 (Maps 11 and 12).

Since the Borough of the Bronx's Sewer Department records date back only to the 1960s, there is no way of telling when the project site was first hooked up to the sewer along Loring Place. In all probability it was related to the initial tapping into the water main in 1912. Therefore, for at least 12 years the single-family residence on lot 15 at 2216 Loring Place used a privy.

George Arthur Bergen, born in 1893 in the Kingsbridge section of the Bronx not more than 2 mi. northwest of the project site, remembered growing up among frame houses along electric-light lit, unpaved city streets. Bergen, son of a stable keeper, also reminisced about outhouses at the turn of the century:

These unspeakable, but ever welcome, necessities were located in a far corner of the backyards...as a rule, there was more than one seat, with lower and smaller ones for the little tots. They were treated with lime, and once a year, men wearing rubber aprons and rubber gloves came around and, with big long-handled dippers, cleaned out the pits. The contents was poured into wooden casks with screw tops. These were carted away to no one knew where.²³

Bergen recalled the "honey dippers'" rounds when the privies were in use, but were the outhouses routinely cleaned out after the household had installed indoor plumbing or did the privy vaults become time capsules of discarded material culture?

Archaeological investigations in New York City attest to the preference for the privy to be placed as close as possible to the back yard lot line. The Telco block and Sullivan Street sites come particularly to mind. As for the project site, in the last years of the 19c the rear lot line for the project site sloped downward from south to north (Maps 16 and 17). There was also a 10-ft. drop between the southwest and northeast corners of Block 3224. This drop in elevation seems to have been exploited during the planning for water run-off on the 1967 street-level asphalt parking lot (Maps 19 and 20).

The redevelopment of the project site as part of a parking lot took advantage of the slope and placed a drain in the northeast and lowermost corner of the lot, where possibly a privy might have been placed so that it would drain down to the north beyond the property line. The mid-20c drain at

that spot would certainly have an adverse impact on any archaeological remains.

Upon examination of the 1915 blueprint, a further case might be made for the lower-corner privy placement (Map 15). There in the lower and northeast corner of lot 17 was a notation, "pile of broken stone," that could have represented merely a boundary marker or a collapsed privy foundation or a percolation device.

In the event the lower elevation at the northeast corner of the project site accumulated standing water, another site for the privy on lot 15 could have been at the higher and southern end of the rear property line. If that were the case, the outhouse would have been placed not far from where, in 1988, is a large and verdant tree whose roots probably run deep. An archaeological excavation in such a situation would be difficult and might damage the mature tree.

THE 20C PARKING LOT PHASE

The mature tree survives in 1988 and is surrounded by the off-campus, sloping, asphalt parking lot for 138 cars. All the same, the late 19c and early 20c archaeological remains probably have not survived the land filling and grading that went on in preparation for the combined lot 14's redevelopment as an on-grade accessory parking lot for faculty, students, and staff (Map 19). According to tax assessment, block and lot, and water supply records the 2-story, 38 ft. x 50 ft. frame house with attic and basement stood on lot 15 between 1900 and 1961 when it was demolished. Although the project site seems to have been one of the lots that was not mechanically excavated, it was probably graded during the lot's conversion from an vacant parcel of land to the driveway entrance for the parking lot.24

In 1967 the project site was at a higher elevation than two other lots on which the 2 1/2 story frame houses were demolished and their foundations cut 2 ft. below the new grade. See the demolition plan on Map 19 and compare it to Maps 16 through 18. In order to level the driveway entrance, the project site most likely was scraped. Besides which, the architectural plans called for uprooting and relocating all trees growing on the property (Map 19). The removal of the "root balls" as well as the grading would have disturbed the integrity of both 19c and 20c subsurface deposits of material culture.

SUMMARY

Late 19c atlases and institutional annual reports provided conflicting information on the exact location of the

wood hospital buildings called pavilions and cottages. If, in fact, a children's ward pavilion was built on the project site some time between 1887 and 1889, it would have been razed before Block 3224 was lotted and developed as 50 ft. x 100 ft. residential building lots between 1894 and 1899.

A single-family, frame dwelling, 38 ft. x 50 ft., was constructed on the project site by 1900. The activities involved in digging a basement and connecting the household to the New York City water main in front of the residence on Loring Place would have adversely affected the integrity of any subsurface material remains.

A privy was probably in use into the second decade of the 20c, at least; yet its location on the land is in doubt. Sewer hook-up records are not available for the pre-1960 period. Further, it is not known whether the annual privy-vault cleaning extended beyond the time when the residence was hooked up to the New York City sewer system. If the outhouse were to be located and if it contained disposed household refuse, it could reflect some years' worth of the living patterns of a 20c family, who, according to tax assessment records, lived on the project site, 2216 Loring Place, between 1910 and 1950.

Even if that category of cultural remains were considered significant, there is little chance for archaeological resources to have remained intact as a result of the demolition of the house in 1961 and the subsequent uprooting of trees, land filling, and grading that accompanied the conversion of the residential area into an off-campus parking lot beginning in 1967.

1. The project site on Block 3224 in the Bronx Community College section of the Bronx has been given the following lot numbers:

1877	neither blocked nor lotted
1880	neither blocked nor lotted
1888	block (234), but not lotted
1893	block (234 and 3224), but not lotted
1894-	
c.1896	not blocked, portions of lots 71, 72, and 73
1897	block (234 and 3224), portions of lots 35 and 38
1901	block 3224, lot 15
1924	block 3224, lot 15
1967	block 3224, lot 14
1987	block 3224, lot 14

Sources: For full citations see the individual map captions. 1877 Beers is Map 2. 1880 Census Enumeration Districts Index is Map 8. 1888 Robinson are Maps 3 and 9. 1893 Bromley is Map 10. 1984-c.1896 Real Estate Brochures are Maps 11 and 12. 1897 Bromley are Maps 4 and 13. 1901 Hyde is Map 5. 1924 Bromley is Map 6. 1967 NYU Blueprint is Map 20. 1987 REDI/Sanborn is Map 1. Maps 1-7 were part of the early spring 1988 Historical Perspectives, Inc. report and are included in this report using their original map number designations. Maps 8-20 are part of the June 1988 report only.

2. According to the Borough of the Bronx Water Register records, the dwelling on lot 15 was demolished in 1961 (May 18, 1988). There are no records extant in either the active or the obsolete files in the Borough of the Bronx Water Supply Department-Tapping Section (May 23, 1988). Mr. Anthony Staiano of Department of Environmental Protection-Manhattan, Mapping/Records Section, 44 Beaver St., said that the only repository for such records was the Bronx Tapping Section at 1932 Arthur Ave. (May 24, 1988). According to the Borough of the Bronx Building Department's Block and Lot files for any of the lots that became lot 14, there are no records prior to 1967. Mr. Silver, File Manager of Blocks and Lots, explained that some demolished buildings' records have been discarded (May 18, 1988).

Some time between 1961 and 1967 the several lots were combined into one parcel and purchased by NYU for use as a street-level parking lot. The transaction did not seem to turn up in the Borough of the Bronx City Register's grantor-grantee books for Block 3224 in either the 1931-1962 or 1963-1965 volumes. The 1966-1976 volume noted that NYU was the

mortgagor and the Dormitory Authority of the State of New York was the mortgagee as of July 30, 1973. The computer print-out showed that as of May 18, 1988 the Dormitory Authority was the present owner of the parking lot.

3. Correspondence dated April 11, 1988 from Mark London, Department of City Planning, to Jim King, AKRF, Inc.

4. For information on the New-York Skin and Cancer Hospital, see their Annual Reports 1-12, 1884-1894, on file at the New York Academy of Medicine Library. Between 1884 and 1884 the benefactors of the charity hospital rented a building at 243 East 34th Street, Manhattan, in addition to which they purchased the former Loring Andrews estate in 1885. New-York Skin and Cancer Hospital operated their Country Branch on Fordham Heights from 1886 to 1892. For 1886, see the third annual report, pp. 7-9. See also the fourth annual report (1887), pp. 7-8; fifth annual report (1888), p. 10; sixth annual report (1889), pp. 8-9; seventh annual report (1889), p. 9; tenth annual report (1892), pp. 7-8; and eleventh and twelfth annual report (1893-1894), pp. 9-11.

City directory listings for Loring Andrews and the New-York Skin and Cancer Hospital's Fordham Heights facility are in fairly close accordance with citations in city register and tax assessment manuscripts as well as in a land-owner chronology published in a history of New York University [Theodore Francis Jones, compiler, New York University: 1832-1932 (New York: New York University Press, 1933, p. 428)].

See also General Joshua L. Chamberlain, editor-in-chief, Universities and Their Sons: New York University-Its History, Influence, Equipment and Characteristics (Boston: R. Hernden Company, 1901).

Loring Andrews (1799-1875) was last listed in a Trow's City Directory of 1874-1875 (there was no copy of the 1874-1875 directory on the N-YHS shelf). Andrews' name did not appear in the 1875-1876 volume, which, thus, acknowledges a close correspondence with his death date. Both his business and home addresses listed in Longworth's 1832 and 1842, as well as in Trow's 1852, 1862, 1870, 1872, and 1873-1874 directories, were in Manhattan. None listed his Fordham Heights estate address. In all probability his family would have been picked up at their Fifth Avenue address in the 1890 "Police" Census.

During the same time period that 8 people were registered at the "Skin and Cancer Hospital Fordham Heights NY" in the 1890 "Police" Census, the Trow's City Directories list the Country Branch in Fordham Heights, beginning in 1886 and continuing through 1895. While the 1886 date can be corroborated through deeds and annual reports, the 3-year extension to 1895 is at variance with the municipal records and institutional reports.

5. The following chronology relates the Country Branch Hospital's building program, capacity in terms of the numbers of beds, and reasons for abandoning the facility. The information is taken from the annual reports, 1886-1894. For a fuller citation for the annual reports, see endnote 4.

1886 Country Branch Hospital of cottage pavilions opened with 2 cottage pavilions

1887 2 pavilions opened and filled. 4 new 1-story buildings projected to be in use in spring (1888)

1888 Cutting Pavilion and operating pavilion opened

1889 5 cottages and ward pavilions and well-appointed operating cottage in use with a 55-bed capacity

1889 28 cases treated coming from the upper wards. 160 visits made to the Hospital...beneficial to the poor of that locality

1889 no new cottage buildings erected. 6 cottages and pavilions already erected with a total of 55 beds

1890 no mention of the Country Branch

1891 donations are down, new Manhattan hospital needs to be built

1892 lack of funds and regret closing the Fordham Heights hospital

1893 reasons for abandoning Fordham Heights include general economic climate, the distance the medical and surgical staff must travel from the city [the Fordham Heights neighborhood was approximately 12 miles from City Hall (Lucy Schwab White, Fort Number Eight: The Home of Gustav and Eliza Schwab (privately published, 1925, p. 16)], dire need for finding and funding a larger building in Manhattan to be located so that the poor have easy access, and a new medical theory that solid buildings within a city "compare favorably with those of any location; a country hospital now possessing little practical advantage other than a sentimental one" (p.9).

6. Marilyn Douglas and Melinda Yates, compilers, New York Census Records, 1790-1925: Bibliography Bulletin 88 (Albany: The State Education Department, 1981).

7. New York County "Police" Census 1890, 24th Assembly District, 36th Enumeration District, Book 942, no page number given. Microfilm of the manuscript census is available at the Municipal Archives. The 1890 "Police" Census listed the following people under the "Skin and Cancer Hospital Fordham Heights NY":

Name	Gender	Adult	Minor
Harry Holliday	Male	26	
Hannah Bunker	Female	25	
Jane Kelly	Female		19
Bridget Conury	Female		20
Annie C. Lewis	Female	47	
Sarah M. Lewis	Female	46	
Christopher Kelkin	Male	37	
Nellie Shukey	Female		19

8. The notation at the bottom of a 1894 blueprint of a map of University Heights North stated:

Of the streets shown on this map: Sedgwick Avenue and Hampden Street have been legally owned. Macombs Dam Road is an old road not recognized by the department maps. The other streets and Avenues shown on this map have been laid out in conformity with the wishes of the Department of the 23rd and 24th Wards, with the intention that they may be adopted when this district shall be finally laid out by the department, but it is not intended by showing these streets and Avenues on this map to dedicate them or any portion thereof to public use.

Source: "Map of University Heights North Surveyed by Geo. C. Hollerith, No. 55 Liberty St., New York, April 7, 1894. Filed Oct. 10, 1894 as No. 20 in Register's Office, N.Y. County." Reduced portions of this blueprint appeared in real estate promotional brochures and are included in this report as Maps 11 and 12. The blueprint and the real estate brochures are filed in the NYU Archives as part of the Henry Mitchell MacCracken Administration Records, RG 3.0.3, from Box 18, folder 6, o/s blueprints.

9. The Fourth Annual Report of the New-York Skin and Cancer Hospital, No. 243 East 34th Street [and] Country Branch Hospital for Chronic Care Fordham Heights New-York 1887, pp. 7-8.

10. The Sixth Annual Report of the New-York Skin and Cancer Hospital, No. 243 East 34th Street [and] Country Branch Hospital for Chronic Cases Fordham Heights New-York 1889, p. 8.

11. Map No. 1635, the Bronx Bureau of Sewers, 1932 Arthur Ave.

12. Volume B, p. 995 of records filed with DEP Water Supply, Mapping/Record Section at 44 Beaver, Manhattan. Mr. Anthony Staiano of that Section kindly found the volume and relayed the information in a telephone conversation on May 24, 1988, after an initial visit could not turn up the book.

13. Contract dated Nov. 26, 1904, "For Furnishing, Delivering and Laying Water Mains in Andrews...181st...Loring...(Loring Pl. Abandoned)," in Volume II, p. 207, filed in the Mapping/Record Section of DEP Water Supply, 44 Beaver St., Manhattan.

14. Map No. 721, the Bronx Bureau of Water Supply, 1932 Arthur Ave.

15. Annual Record of the Assessed Valuation of Real Estate in the Borough of the Bronx The City of New York Sec. 11 Vol. 5 Blocks 3142-3245 Maps 8, 9 & 10 1900, p. 100. The occupant/owner is listed as F.S. Wells, on a lot 50.46 ft. x 106.66 ft., with a single 38 ft. x 50 ft. house 2-stories high.

16. Annual Record of the Assessed Valuation of Real Estate in the Borough of the Bronx The City of New York Sec. 11 Vol. 7 Blocks 3124-3245 Maps 8-9-10 1910. J. Ohmeis is the occupant/owner and other than the 2 1/2 stories the lot and house sizes remained the same. The only changes were in the occupant/owner changed in 1900, 1910, 1920, 1930, 1940, and 1950 tax assessments. Neither additions to the existing dwelling nor construction of out buildings was noted in the tax records. The occupant/owner listed for lot 15 in 1900 was F.S. Wells; in 1910 and 1920, J. Ohmeis; in 1930, a blank space; and in 1940 and 1950, J. Ohmeis.

17. Information on the availability of pre-1960 sewer hook-up records came from Mr. Anthony Staiano of DEP-Manhattan, Mapping/Records Section, 44 Beaver St. The Bronx Bureau of Water Supply files at 1932 Arthur Ave. provided the records that documented that water service for Block 3224's lot 15 went in during 1912, and that the building was demolished in 1961.

18. Lucy Schwab White, Fort Number Eight: The Home of Gustav and Eliza Schwab (privately published, 1925, pp. 16 ff). A copy of the book is available at the New-York Historical Society.

19. White (1925), p. 17.

20. White (1925), p. 19.

21. What follows is a chronology of the transfer of ownership of the land that included the 16 or so acres that was purchased by the New York Skin and Cancer Hospital and later Henry Mitchell MacCracken and New York University. Block 3224's lot 15 was part of this parcel. The 18c and 19c transactions were taken from Theodore Francis Jones, compiler, New York University: 1832-1932 (New York: New York University Press, 1933, p. 428). The 20c data were in Grantor-Grantee and Conveyance Indexes prepared by the WPA and computer print-out on file at the Borough of the Bronx City Register Office, 1932 Arthur Ave.

1765 from George von Alst to Nicholas Berrian
1836 from Nicholas Berrian to William Beach Lawrence
1845 from William Beach Lawrence to George B. Butler
1864 from George B. Butler to Loring Andrews
1885 from Loring Andrews' heirs to New-York Skin and Cancer Hospital
1893 from New-York Skin and Cancer Hospital to the Ohio Associates
1894 from the Ohio Associates to Henry Mitchell MacCracken (New York University)

specifically lot 15 on Block 3224:

1900 from Henry Mitchell MacCracken to Charles L. Tiffany
1923 from Charles L. Tiffany to John Ohmeis
1950 from John Ohmeis et al to George P. Neckles
1957 from George P. Neckles to New York University
1973 from New York University to the Dormitory Authority of the State of New York

A copy of a Contract for Property, dated January 1900, between Henry M. MacCracken and Catherine H. MacCracken (his wife) and Charles L. Tiffany stated that:

...the vendee will not erect or permit to be erected upon said premises or any part thereof any building or structure other than dwelling houses, each of which shall be for the use of one family only, [then handwritten in-"and private stables"]

...said dwelling houses shall be used as private residences only.

...there shall not be permitted or carried on upon the premises above described any dangerous, noxious or

offensive trade or business or anything that will render the surrounding lots undesirable for private residences.

The above covenant shall run with the land until Jan. 1, 1940, when it shall cease and terminate.

Source: Henry Mitchell MacCracken Papers, RG 3.0.3, Box 22a, folder 8, NYU Archives.

22. Anne S. Loop, History and Development of Sewage Treatment in New York City (New York: Department of Health, City of New York, 1964, p. 16). There is a copy of this book in the reference library of the Municipal Reference and Research Center.

23. George Arthur Bergen, "Kingsbridge at the Turn of the Century," in a collection of reminiscences in Lloyd Ultan and Gary Hermalyn, The Bronx in the Innocent Years, 1890-1925, written in collaboration with The Bronx County Historical Society (New York: Harper & Row, Publishers, 1985, p. 15).

24. Alteration No.-734-67 filed in Block 3224, lot 14 folder in the Borough of the Bronx Department of Buildings, 1932 Arthur Ave. Alteration No.-734-67 is for a "Department of Buildings Excavation Approval," dated August 13, 1968. Excavation was approved for lots 14, 34, 39, 41, and 46. Lot 15 was 1 of 3 lots for which there seems to have had no excavation work done in preparation for the parking lot.

ARCHIVES

Borough of the Bronx

- Buildings, Blocks and Lots
- City Register
- Sewers
- Water Register
- Water Supply

Department of Environmental Protection-Manhattan

- Mapping/Records

Municipal Archives

- "Police" Census
- Tax Assessments

Municipal Reference and Research Center

New York Academy of Medicine Library

New-York Historical Society

- Manuscript Collection
- Library

New York Public Library

- Economics
- Local History & Genealogy
- Manuscript Census on microfilm
- Maps
- Special Collections

New York University Archives

Personal Communication

- Joan Geismar, archaeologist
- Bert Hansen, professor, History Department, NYU
- Jean Howson, archaeologist
- Lloyd Ultan, historian, Bronx County Historical Society

MAPS

- Map 1: 1987 REDI Map
- Map 2: 1877 Beers
- Map 3: 1888 Robinson
- Map 4: 1897 Bromley
- Map 5: 1901 Hyde
- Map 6: 1924 Bromley
- Map 7: 1909/1969 Hyde
- Map 8: 1880 Census Map
- Map 9: 1888 Robinson
- Map 10: 1893 Bromley
- Map 11: circa 1894-1896 Real Estate Brochure
- Map 12: circa 1896 Real Estate Brochure
- Map 13: 1897 Bromley
- Map 14: 1899 Auctioneer's Map
- Map 15: 1915 Blueprint
- Map 16: 1892 Topographic Bureau Map
- Map 17: 1895 Topographic Bureau Map
- Map 18: 1897 Sewer Profile
- Map 19: 1967 Parking Lot Profile
- Map 20: 1969 Parking Lot Plan View

EW CROTON
AQUEDUCT

HALL OF

LORING

PLACE NORTH

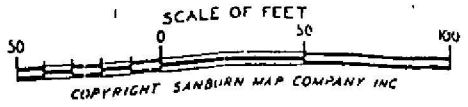
STR

NEW CROTON AQUEDUCT

183RD WEST

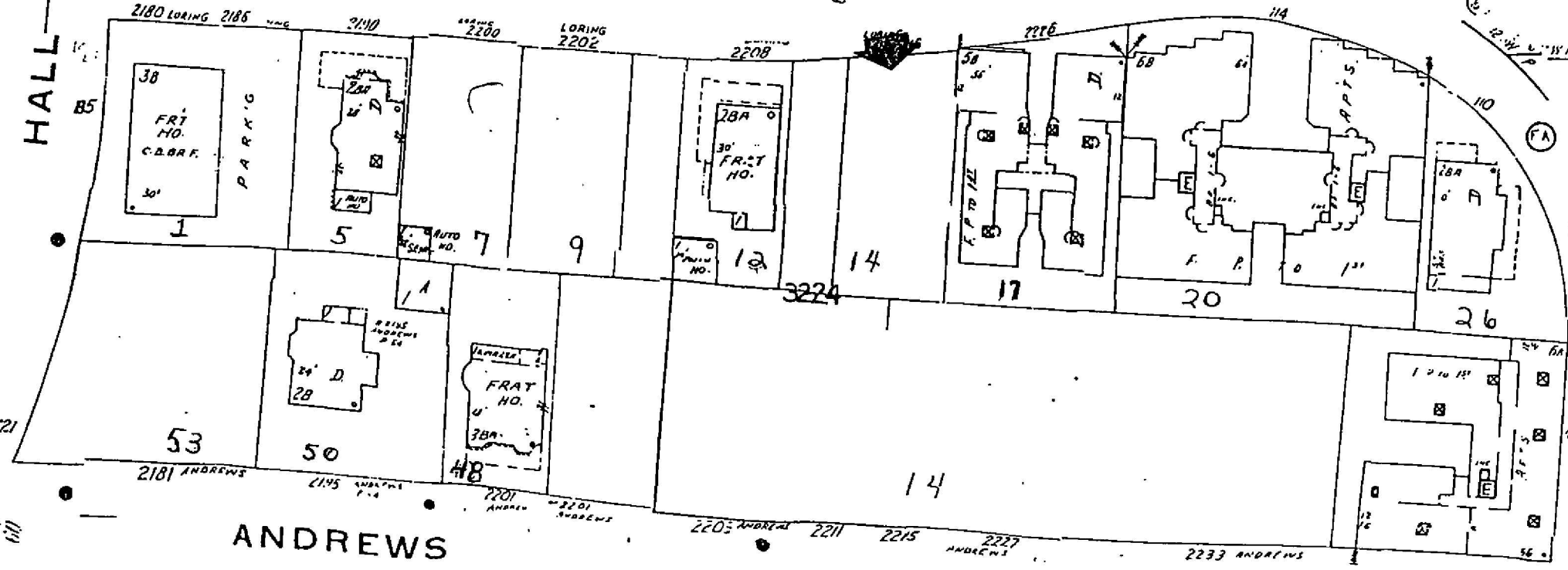
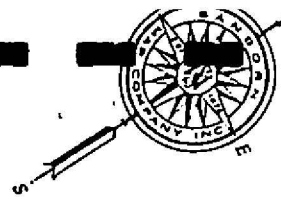
ANDREWS

AVENUE NORTH



55

Map 1





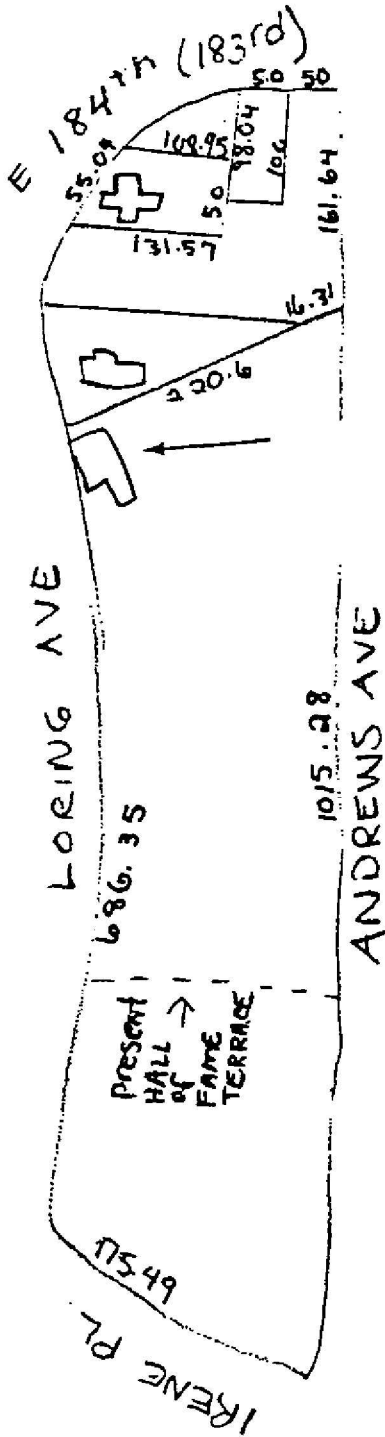
NOT
TO
SCALE

NO BLDGS IN
PROJECT AREA

1877 Beers Atlas Map of
New York City. Southern
Half of 24th Ward. Vol.2
Beers & Co., New York.
Plate H. (Sketch)

ATLAS OF NEW YORK
1888

NEW CROTON AQUEDUCT



WOOD BLDGS

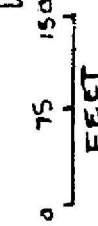


PLATE 7

1888 Atlas of the City of
New York, 24th Ward. Vol. 6
E. Robinson, New York.
Plate 7. (Tracing)



ATLAS OF THE
CITY OF NEW YORK
1897

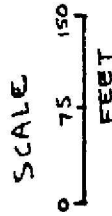
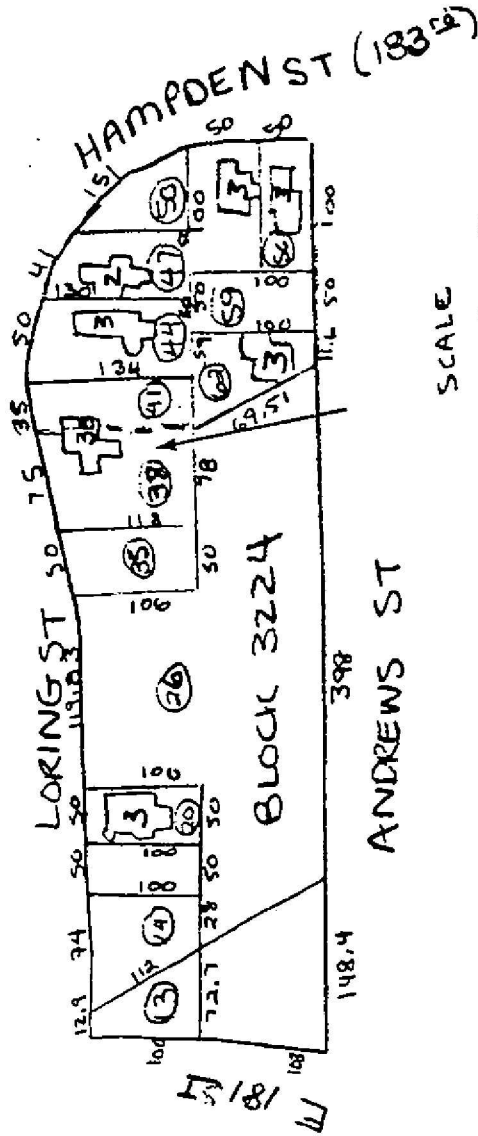


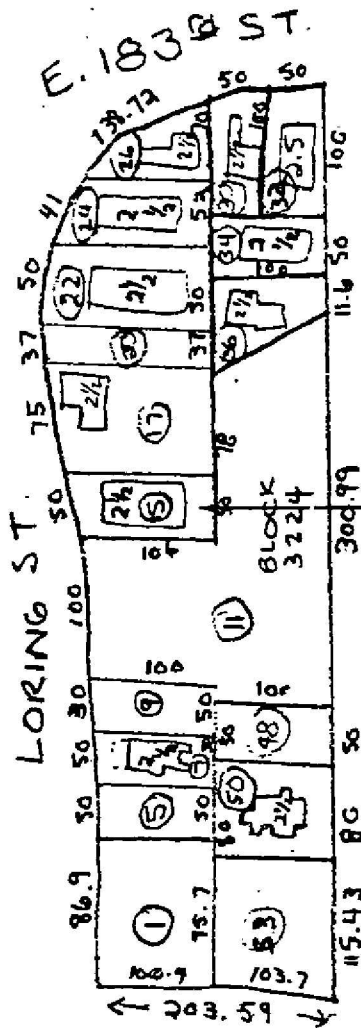
PLATE 25

1897 Atlas of the City of
New York. 23rd and 24th
Wards. Bromley & Co., PA.
Plate 25. (Tracing)



HYDE ATLAS OF THE
BRONX 1901

UNIVERSITY AVE.



ANDREWS ST.
VOL. 2, PLATE 25

1901 Atlas of the Borough
of the Bronx, City of New
York. Vol.2. Hyde & Co.,
N.Y. Plate 25. (Tracing)

ATLAS OF NY
1924

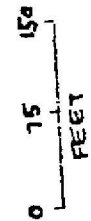
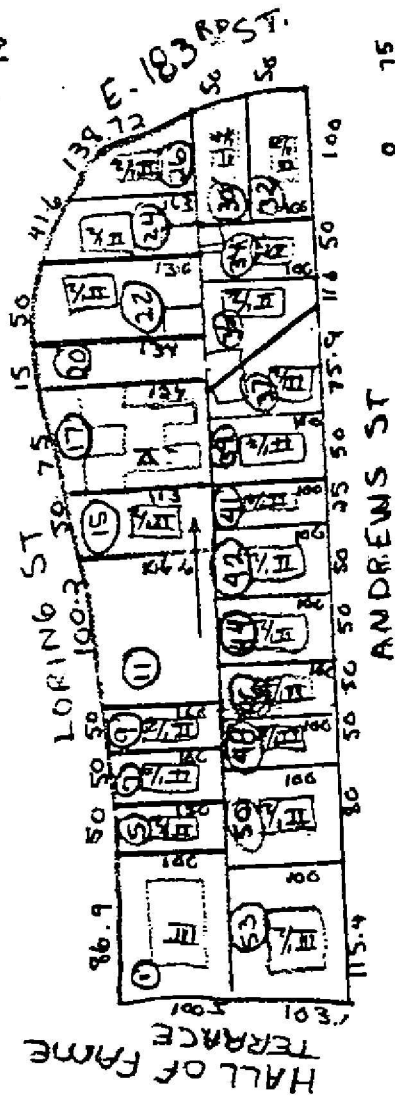


PLATE 14

HALL OF FAME
TERACE

1924 Atlas of the City of
New York, Borough of the
Bronx North of 172nd Street.
Bromley & Co., PA. Plate 14.
(Tracing)

ATLAS OF NY. 1969

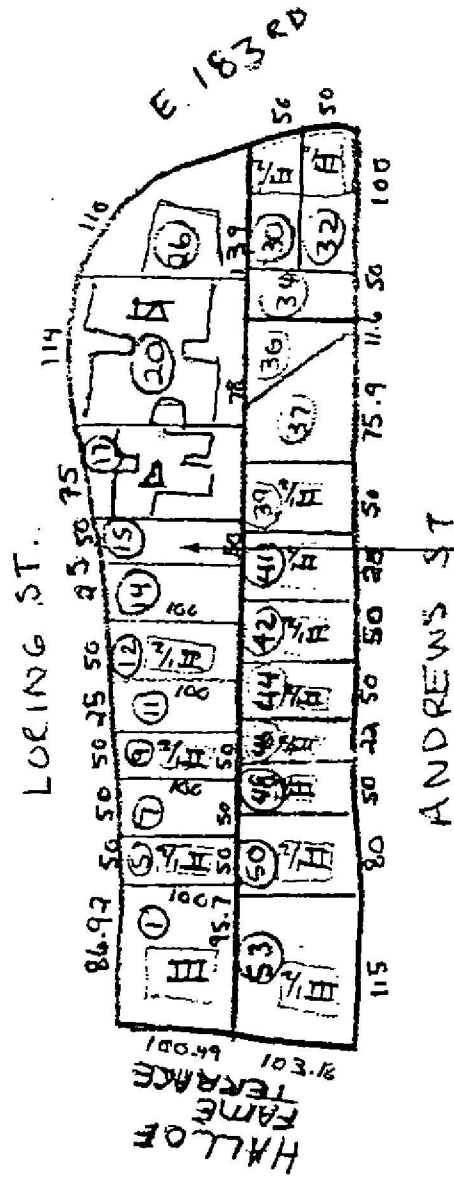
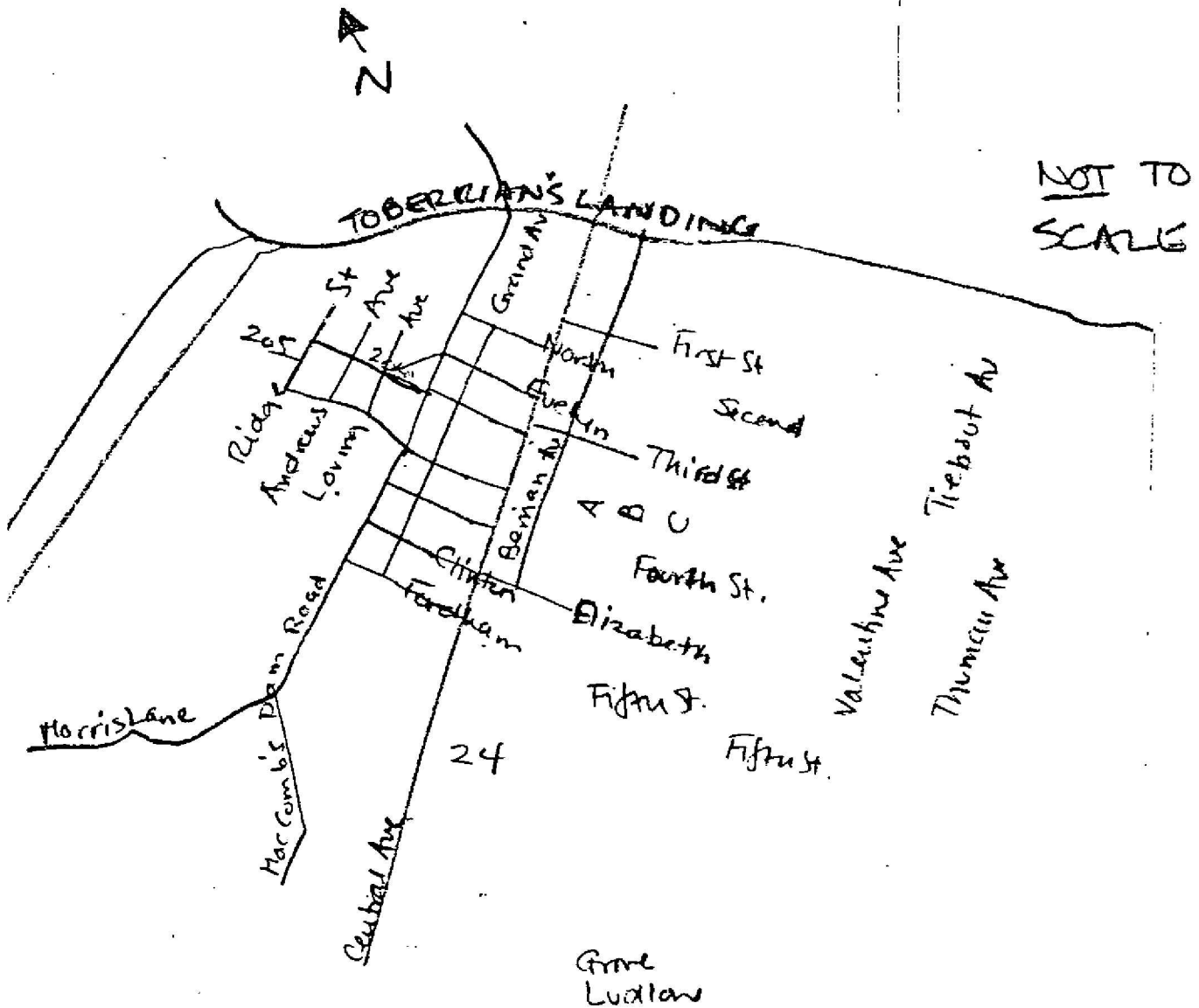


PLATE 25

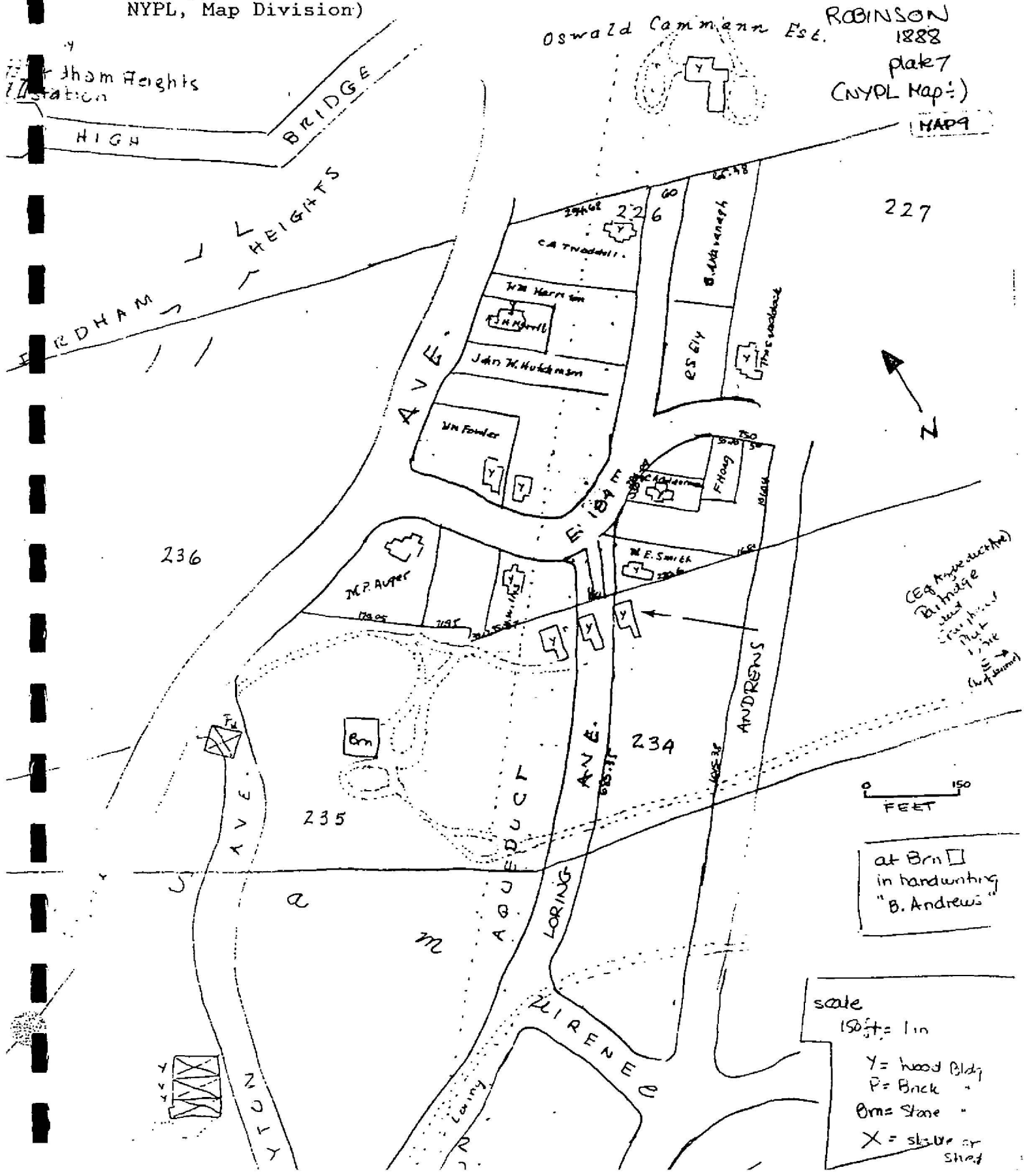
1909 Atlas of the Borough
of the Bronx. Vol.2. Hyde
& Co., New York. Plate 25.
Corrected to 1969.
(Tracing)

Map 8
1880 Census Map

Map 8: An adaptation of an 1880 map used for locating enumeration districts for the 24th assembly district for the 1880 federal census. In Gunther E. Pohl, Guide to the Use of the United States Census Office 10th Census 1880 New York City, prepared in 1963. (Source: New York Public Library (NYPL), Local History & Genealogy. Typescript and published maps.)



Map 9: A tracing from Robinson, E., 1888 Atlas of the City of New York (New York), Vol. 6, 24th Ward, plate 7. (Source: NYPL, Map Division)



ROBINSON
1888
plate 7
(NYPL Map:)

MAP 9

227

236

235

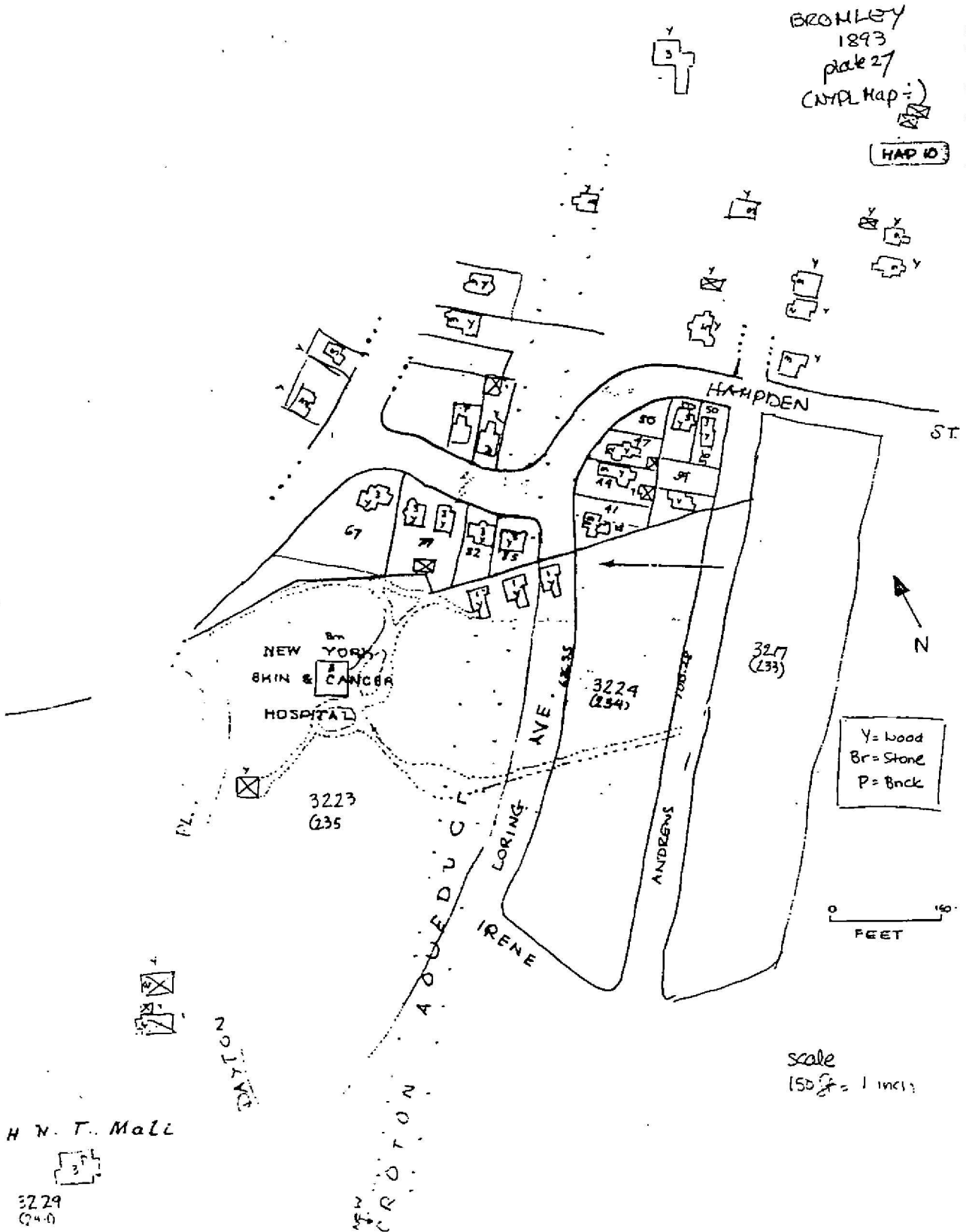
234

0 150
FEET

at Bm in handwriting
"B. Andrews"

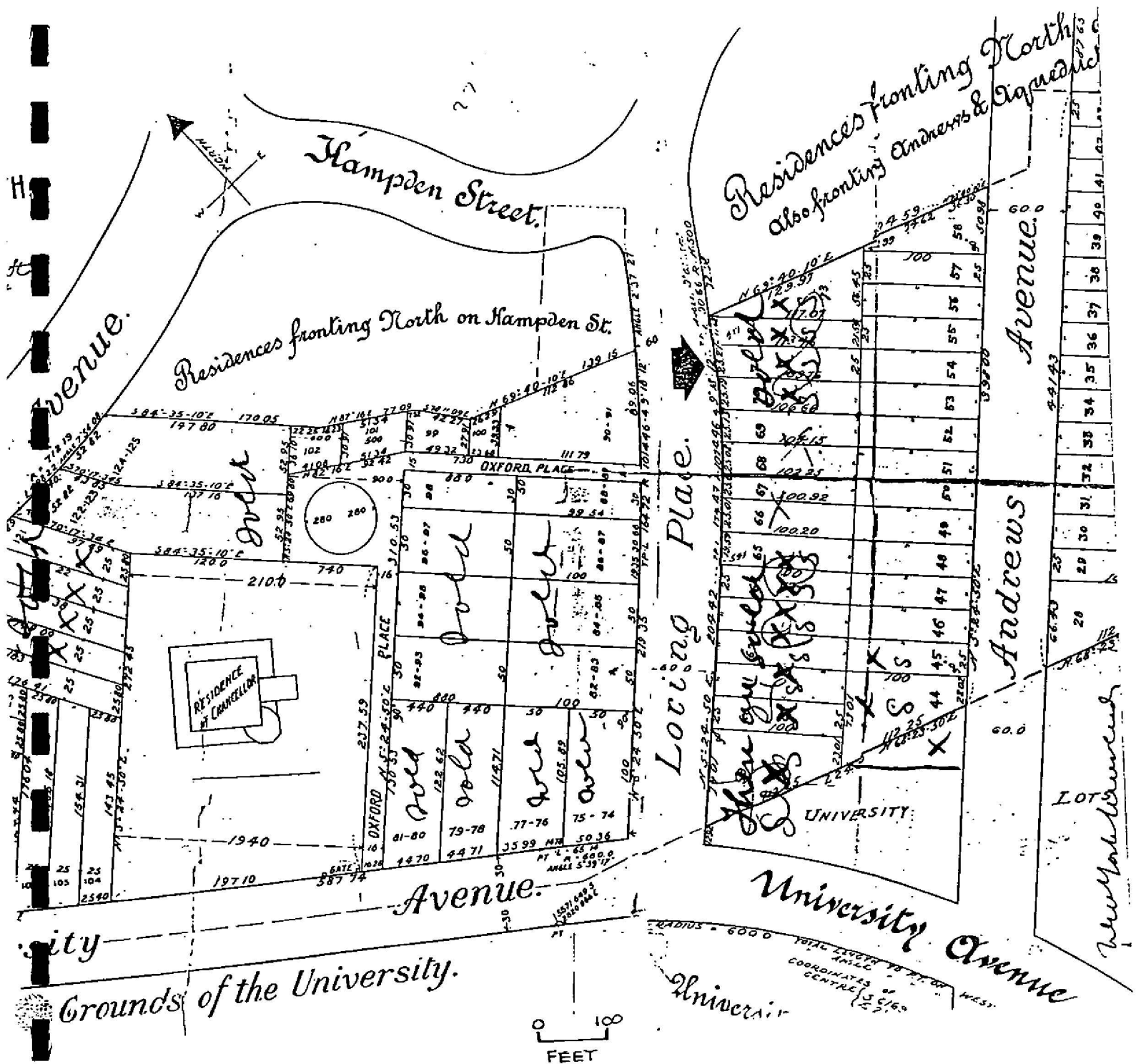
scale
150 ft = 1 in
Y = hood Bldg
P = Brck
Bm = Stone
X = sk. or shed

Map 10: A tracing from G.W. Bromley, 1893 Atlas of the City of New York, 23rd and 24th Wards (Philadelphia), plate 27.
(Source: NYPL, Map Division)



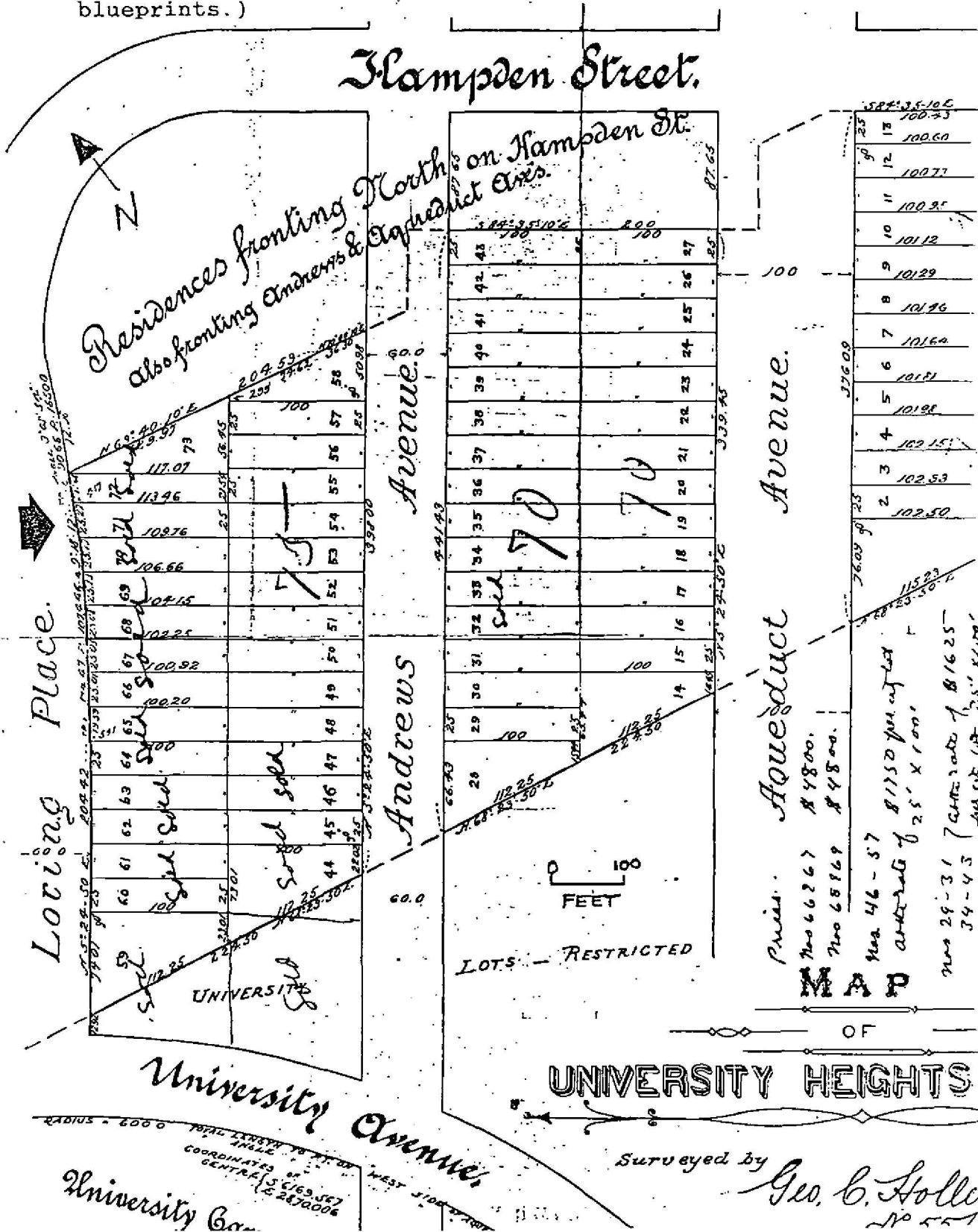
Map 11
 Map circa 1894-1896 Real Estate Brochure

Map 11: A xerox copy of a section of Hollerith, George C., surveyor, "Map of University Heights North Surveyed by Geo. C. Hollerith, No. 55 Liberty St., New York, April 7, 1894. Filed-Oct. 10, 1894 as No. 20 in Register's Office N.Y. County." (Source: New York University (NYU) Archives. Henry Mitchell MacCracken Administrative Records, RG 3.0.3, from Box 18, folder 6, o/s blueprints.)



Map 12
circa 1896 Real Estate Brochure

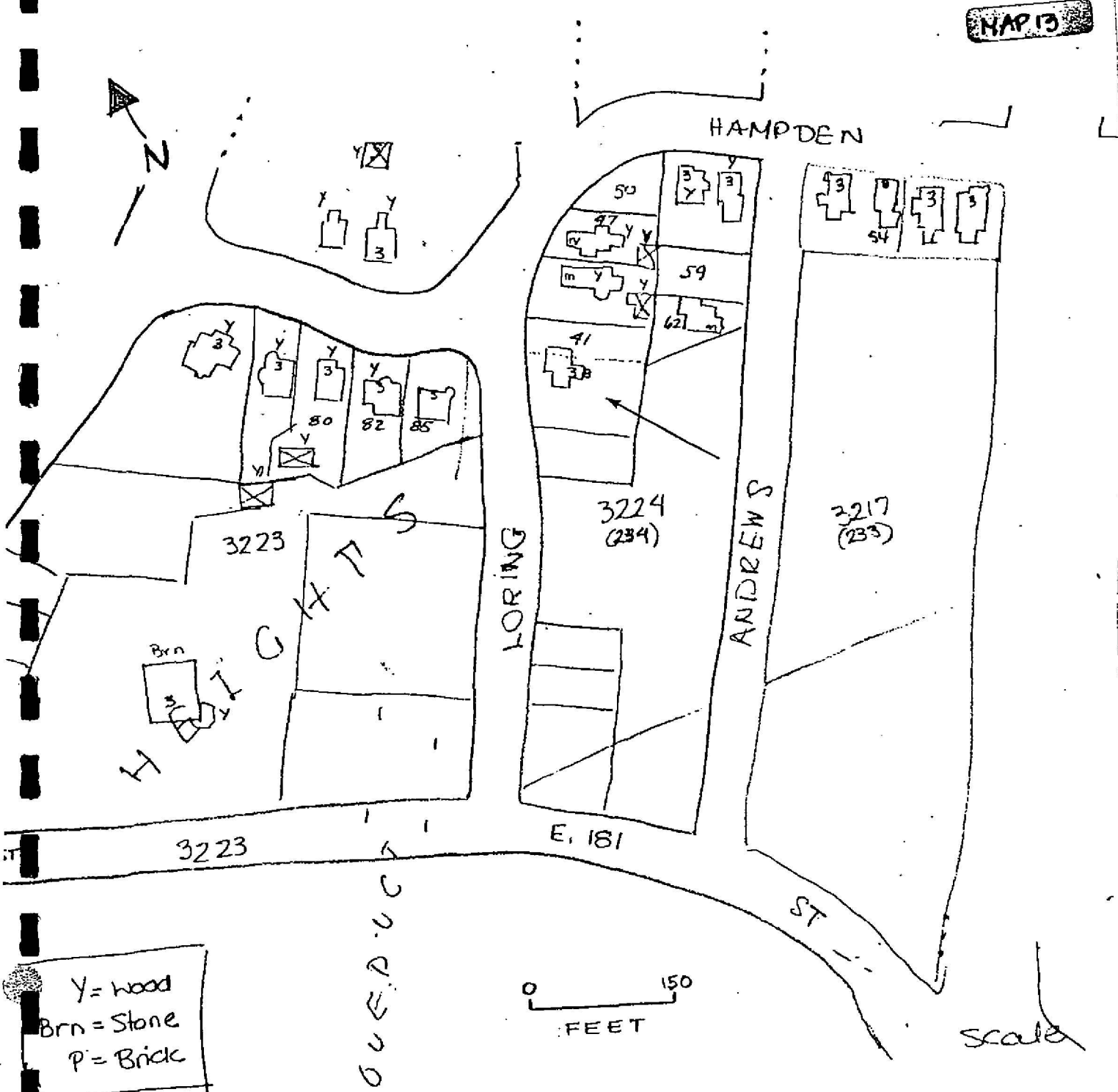
May 12:- A xerox copy of a section of Hollerith, George C., surveyor, "Map of University Heights North Surveyed by Geo. C. Hollerith, No. 55 Liberty St., New York, April 7, 1894. Filed-Oct. 10, 1894 as No. 20 in Register's Office N.Y. County." (Source: NYU Archives. Henry Mitchell MacCracken Administrative Records, RG 3.0.3, from Box 18, folder 6, o/s blueprints.)



Map 13: A tracing from G.W. Bromley, 1897 Atlas of the City of New York, 23rd and 24th Wards (Philadelphia), plate 25. (Source: NYPL, Map Division)

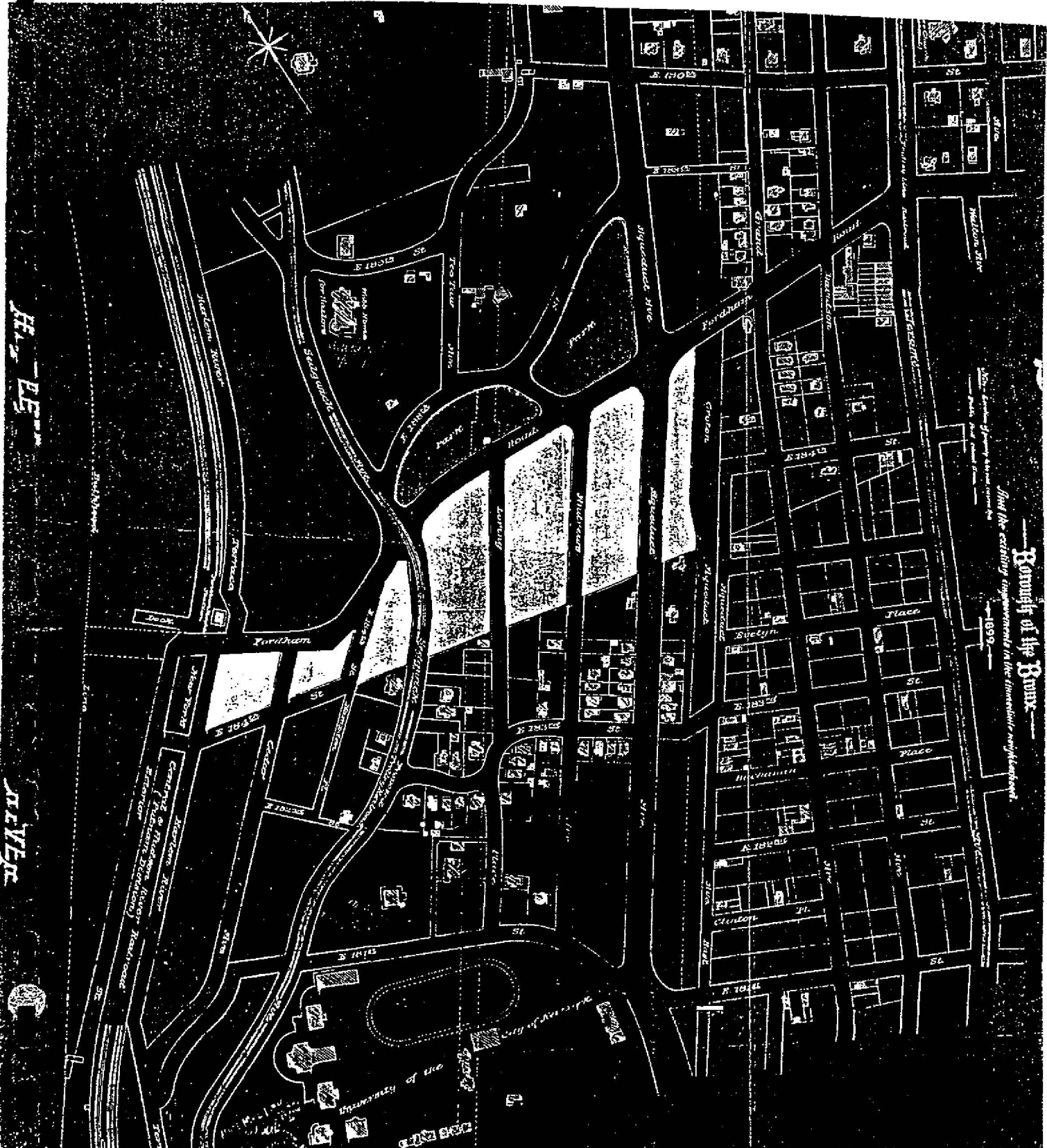
BROMLEY
1897
plate 25
(NYPL Map ÷)

MAP 13



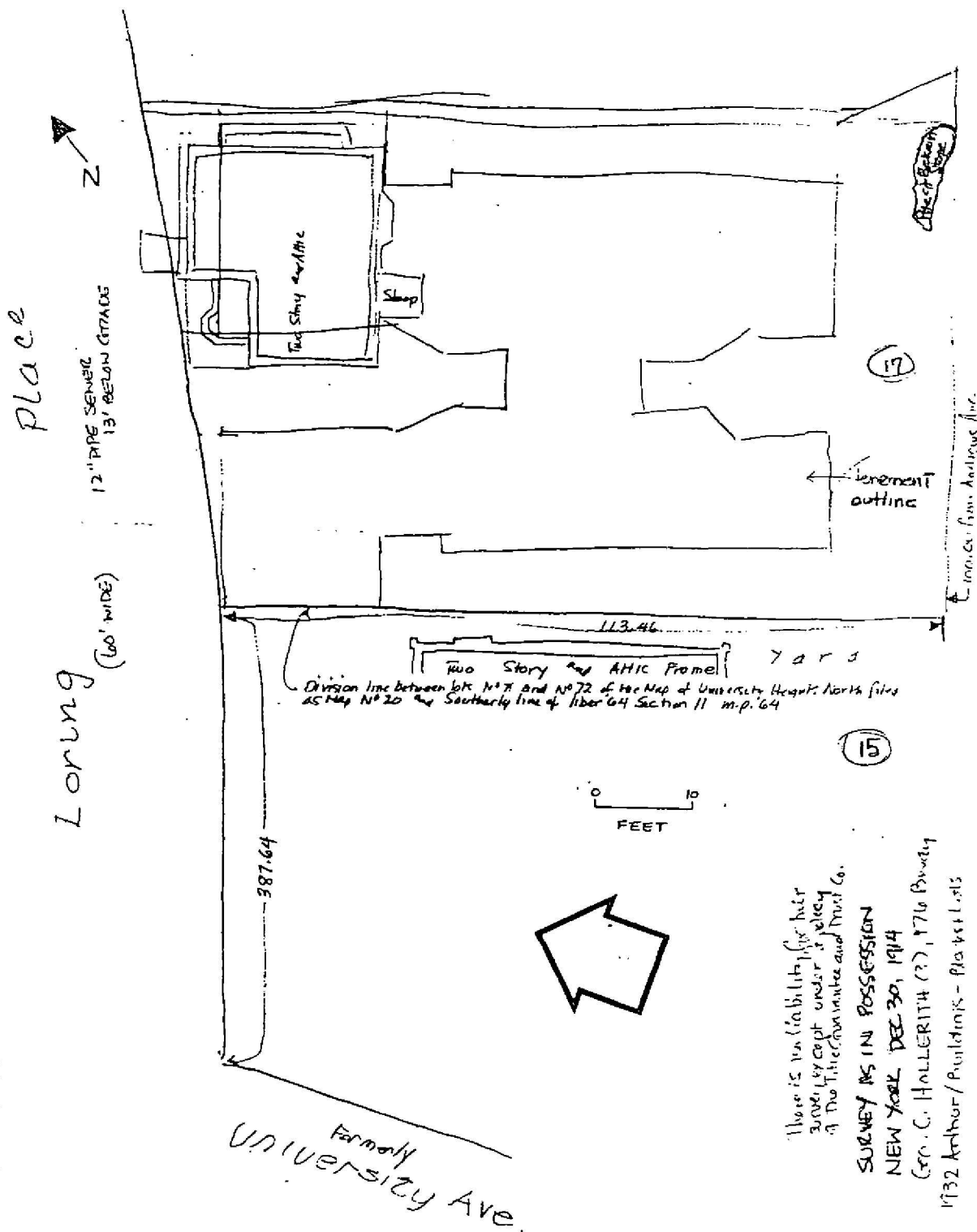
Map 14
1899 Auctioneer's Map

Map 14: A xerox copy of Wm. M. Ryan, auctioneer, "Map of Property of the Cammann Estate at Fordham Heights Borough of the Bronx And the existing improvements in the immediate neighborhood, 1899." (Source: NYU Archives. Henry Mitchell MacCracken Administrative Records, RG 3.0.3, removed from Box 18, folder 6, o/s maps, diagrams, sketches.)



Map 15: A tracing from Geo. C. Hollerith, "Survey as in Possession New York, Dec. 30, 1914, Geo. C. Hollerith, 176 Bway." (Source: Bronx Department of Buildings, Blocks and Lots, Block 3224, Lot 17. Blueprint with tenement outline added, attached to "Report of Examination of Bottoms and Foundations, Nov. 16, 1915.)

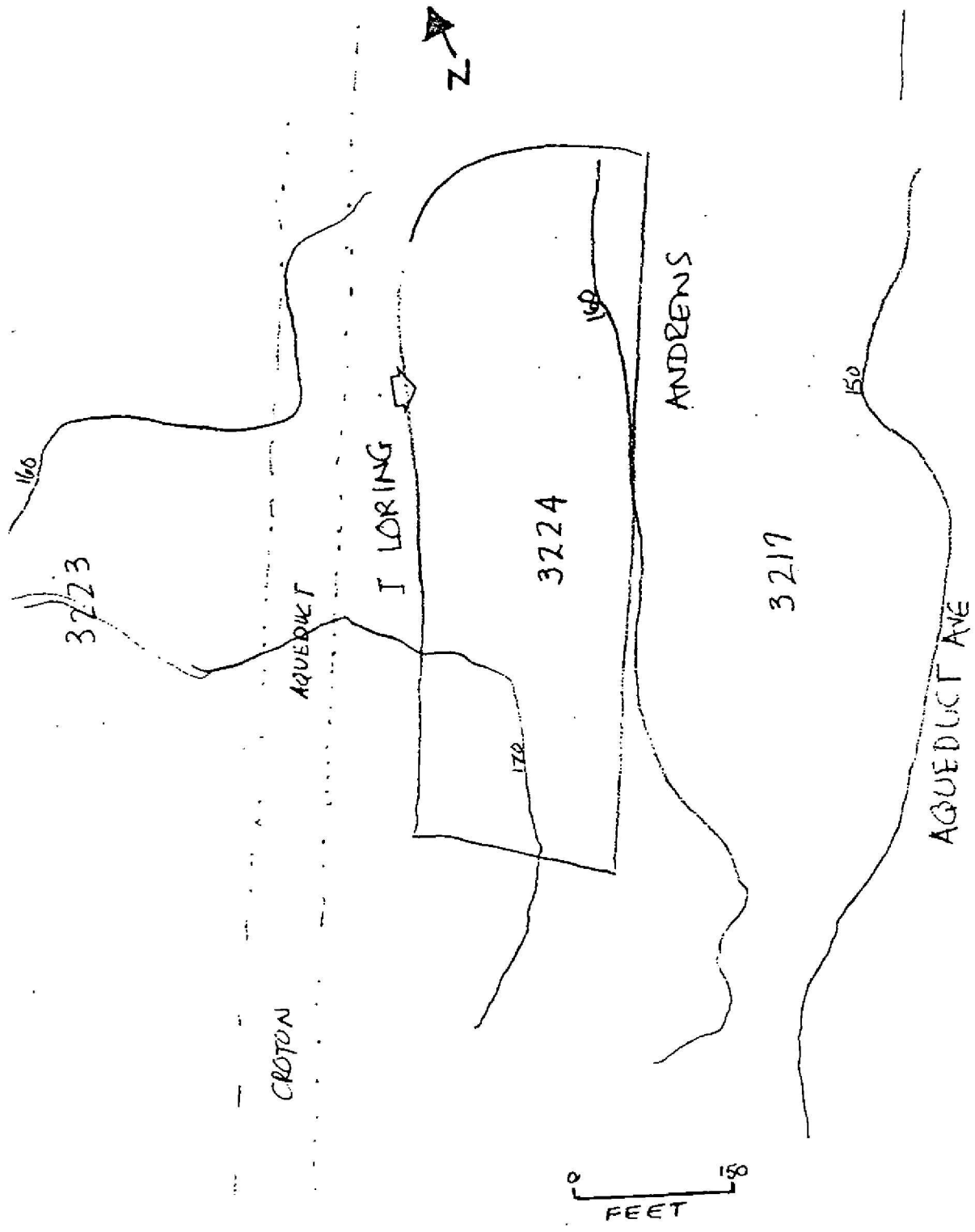
Attached to
Report of Examination of
Bottoms and Foundations
Nov. 16, 1915



There is no liability for their
survey except under a policy
of The Lithographing and Print Co.

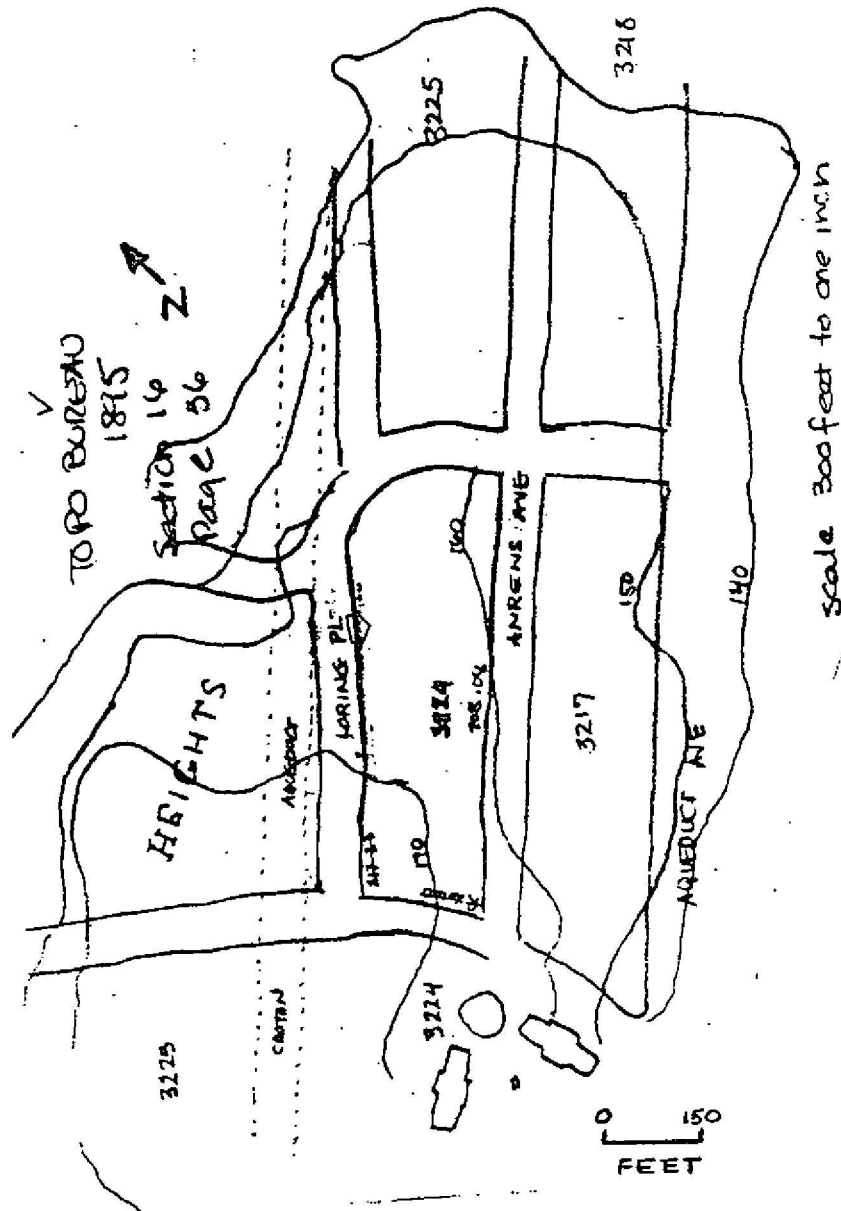
SURVEY AS IN POSSESSION
NEW YORK DEC 30, 1914
Geo. C. HOLLERITH (?), 176 Broadway
1732 Author / Buildings - Blocks & Lots

Map 16: A tracing from "Maps or Plans and Profiles with Field Notes and Explanatory Remarks Showing the Location, Width, Grades, and Classes of Streets, Roads, Avenues, Public Squares and Places located and laid out by the Commissioner of Street Improvements of the 23rd and 24th Wards of the City of New York, Dec. 8, 1892, Section 16, p. 56." (Source: NYPL, Map Division)



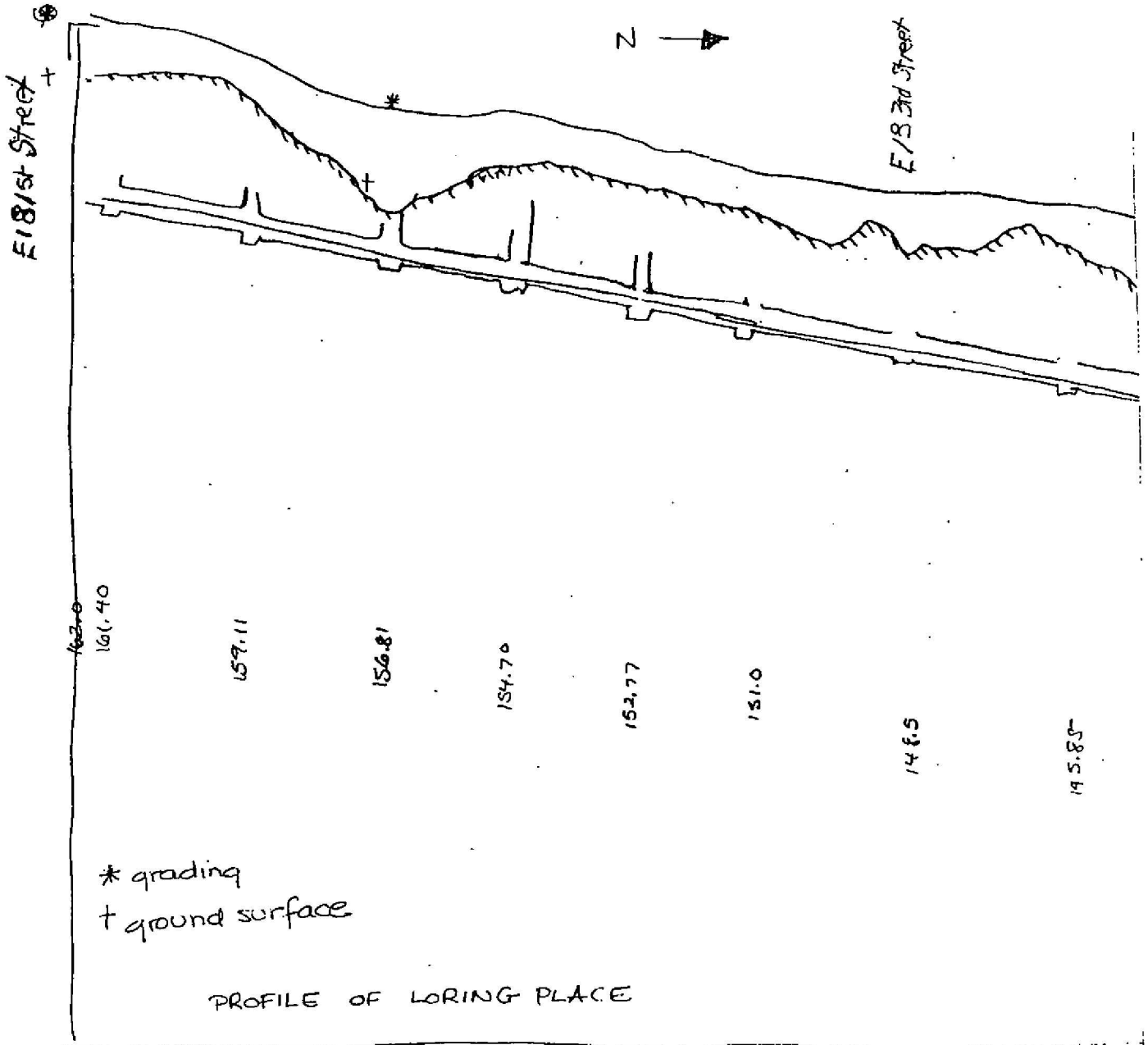
Map 17
1895 Topographic Bureau Map

Map 17: A tracing from "Maps or Plans and Profiles with Field Notes and Explanatory Remarks Showing the Location, Width, Grades, and Class of Streets, Roads, Avenues, Public Squares and Places located and laid out by the Commissioner of Street Improvements of the 23rd and 24th Wards of the City of New York, Dec. 31, 1895, Major Plan of Section 16, p. 56."
(Source: NYPL, Map Division)



Map 18
1897 Sewer Profile

Map 18: A tracing from "Office of the Commissioner of Street Improvements of the 23rd and 24th Wards, Sewers and Appurtenances...and in Andrews Avenue from existing sewer in Fordham Road to E. 181 St. and in Loring Place from existing sewer in Fordham Road to E. 181 St., April 30, 1897." Map No. 1635. (Source: Bronx Bureau of Sewers)



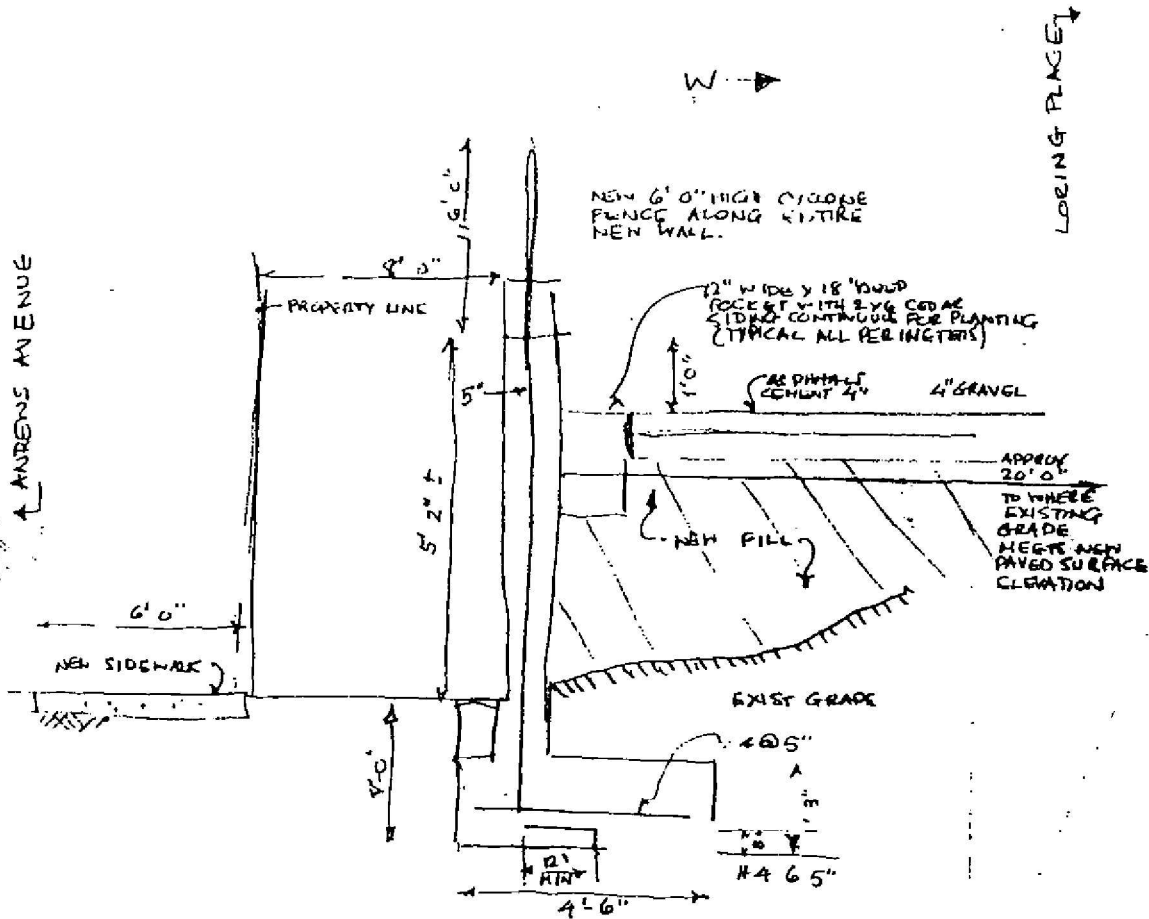
PROFILE OF LORING PLACE

Profile

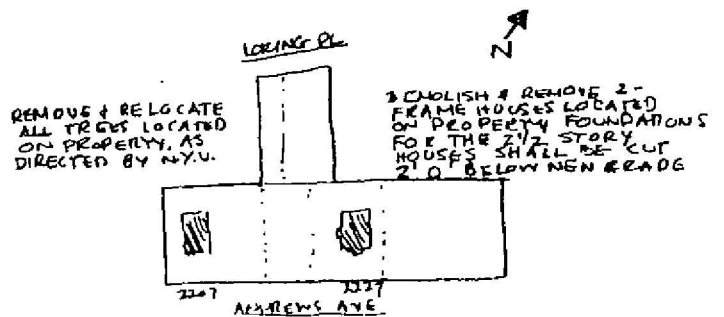
J.P.

Map 19
1967 Parking Lot Profile

Map 19: A tracing from "New York University, Job No. 68-39, Oct. 30, 1967, New Parking Lot Off Heights Campus, 2207 Andrews Avenue - and 2210-2216 Loring Place, Block 3224, Lot 14." (Source: Bronx Department of Buildings, Blocks and Lots, Block 3224, Lot 14)



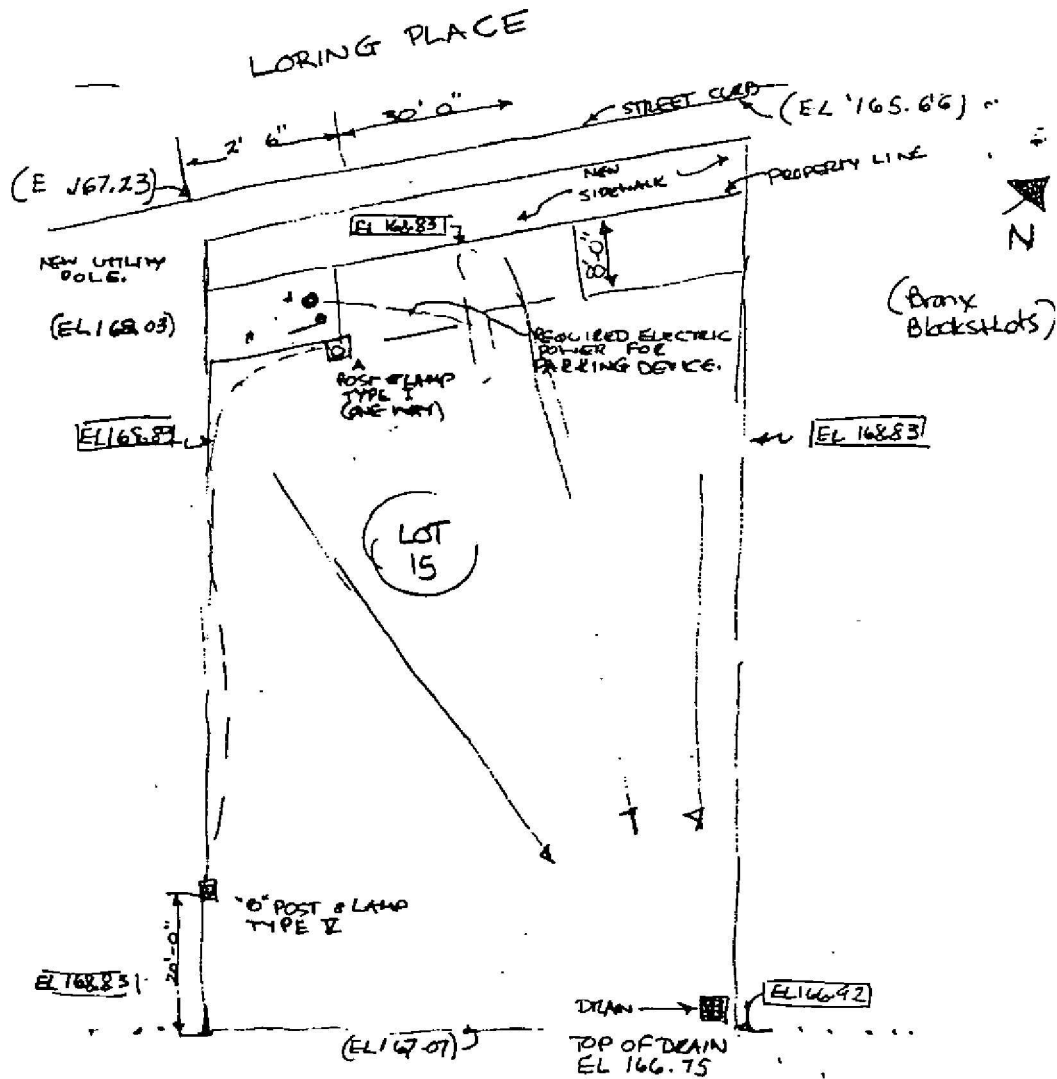
SECTION THRU RETAINING WALL
SCALE: 1/2" = 1'-0"



DEMOLITION PLAN
NO. SCALE

Map 20
1969 Parking Lot Plan View

Map 20: A tracing from "New York University Design Office, Department of Plant and properties, New Parking Lot, Lighting & Drains, Andrews Avenue & Loring Place, Job No. 68-39, Oct. 30, 1969." (Source: Bronx Department of Buildings, Blocks and Lots, Block 3224, Lot 14)



LIGHTING AND DRAINS LAYOUT

SCALE: 1" = 20'-0"



NEW YORK UNIVERSITY
DESIGN OFFICE
DEPARTMENT OF PLANT AND PROPERTIES
NEW PARKING LOT

LIGHTING & DRAINS
ANDREWS AVENUE & LORING PLACE

DRAWN BY JS DATED 10-30-69 SCALE NOTED

PLATES

Plate 1: 1886 Cottage Pavilion Facade

Plate 2: 1886 Cottage Pavilion Plan View

Plate 3: 1887 Children's Pavilion Facade

Plate 4: 1887 Children's Pavilion Plan View

Plate 5: 1888 Cutting Pavilion Facade

Plate 6: post 1894, formerly Loring Andrews' home after it
became MacCracken Hall

Plate 7: post 1894, formerly Loring Andrews' home after it
became MacCracken Hall

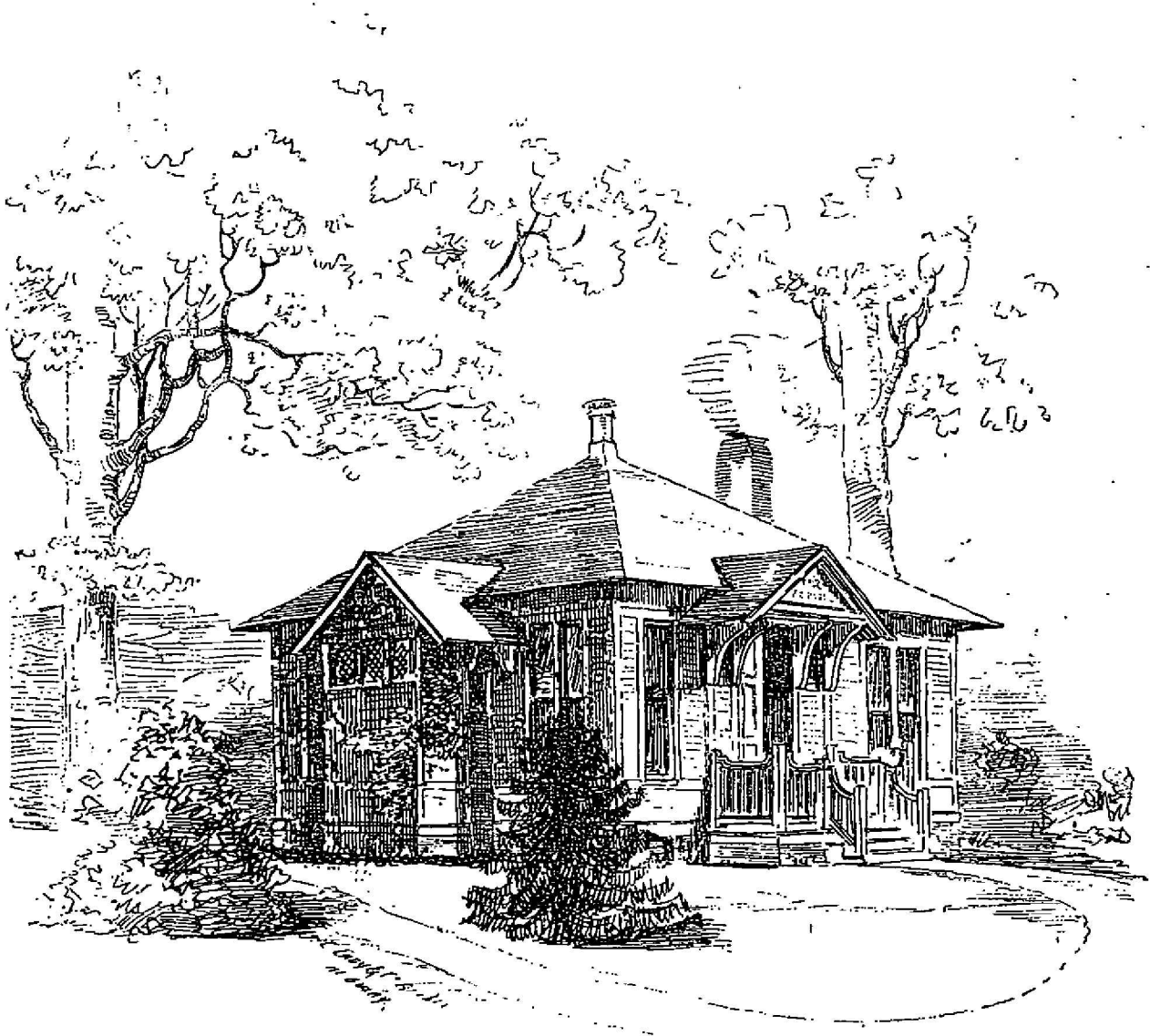
Plate 8: May 1988: Tree

Plate 9: May 1988: Drain

Plate 10: May 1988: Elevation

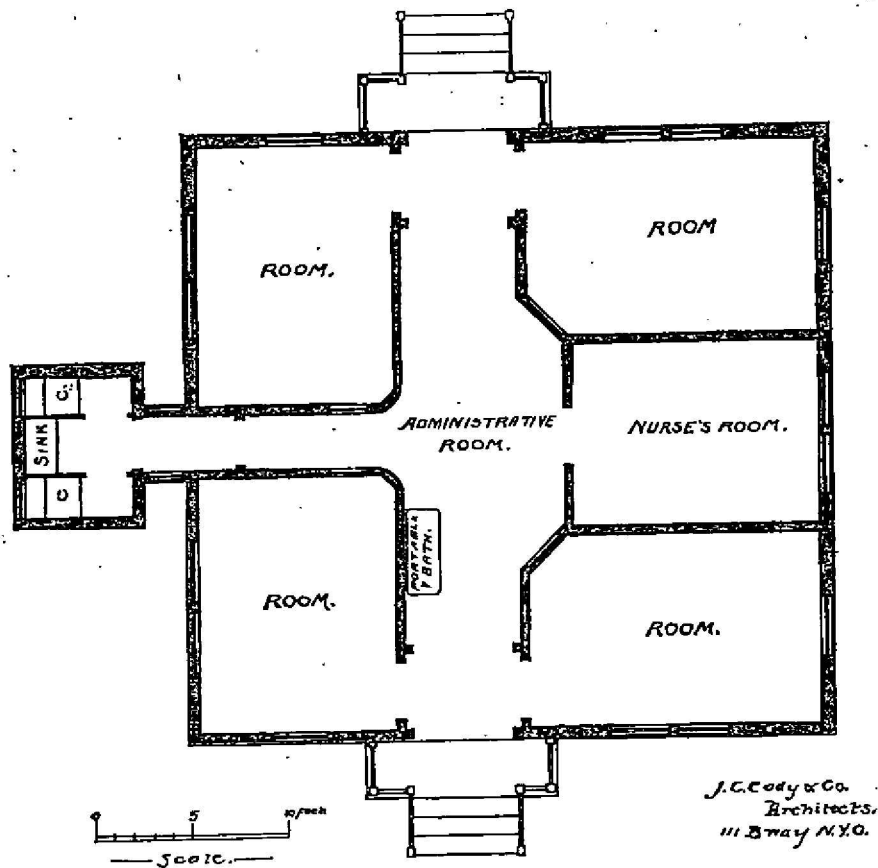
Plate 11: May 1988: Eastern Section of Parking Lot

Plate 1: One of the Cottage Pavilions, New York Skin and Cancer Hospital, Fordham Heights in The Third Annual Report of the New-York Skin and Cancer Hospital, No. 243 East 34th Street. Country Branch for Chronic Cases, Fordham Heights, New-York, 1886, frontispiece. (Source: New York Academy of Medicine Library)



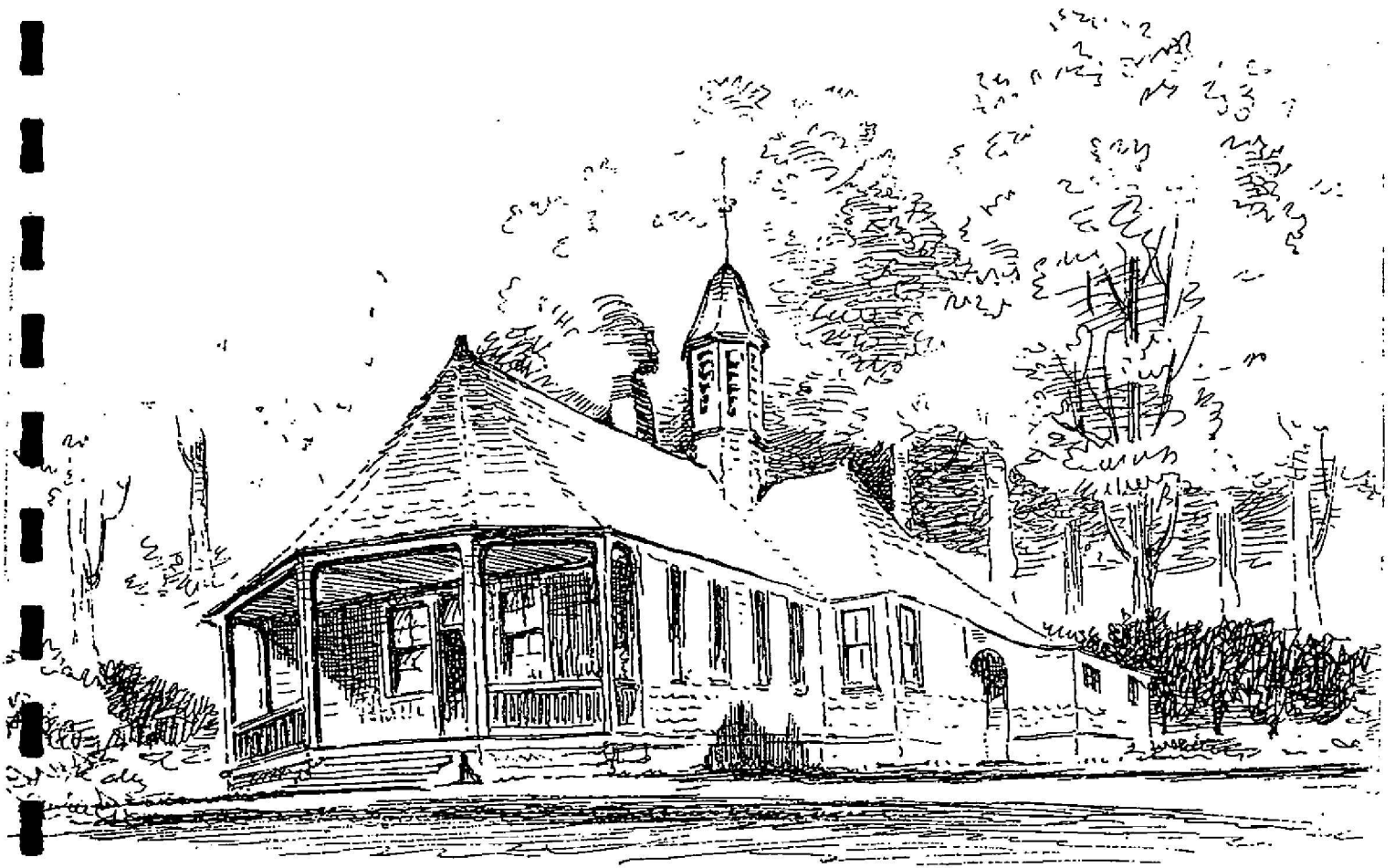
ONE OF THE COTTAGE PAVILIONS
N.Y. SKIN & CANCER HOSPITAL
FORDHAM HEIGHTS

Plate 2: Ground Plan of One of the Cottage Pavilions, New-York Skin and Cancer Hospital in The Third Annual Report of the New-York Skin and Cancer Hospital, No. 243 East 34th Street. Country Branch for Chronic Cases, Fordham Heights, New York, 1886, frontispiece. (Source: New York Academy of Medicine Library)



GROUND PLAN OF ONE OF THE
COTTAGE PAVILIONS
N.Y. SKIN AND CANCER HOSPITAL

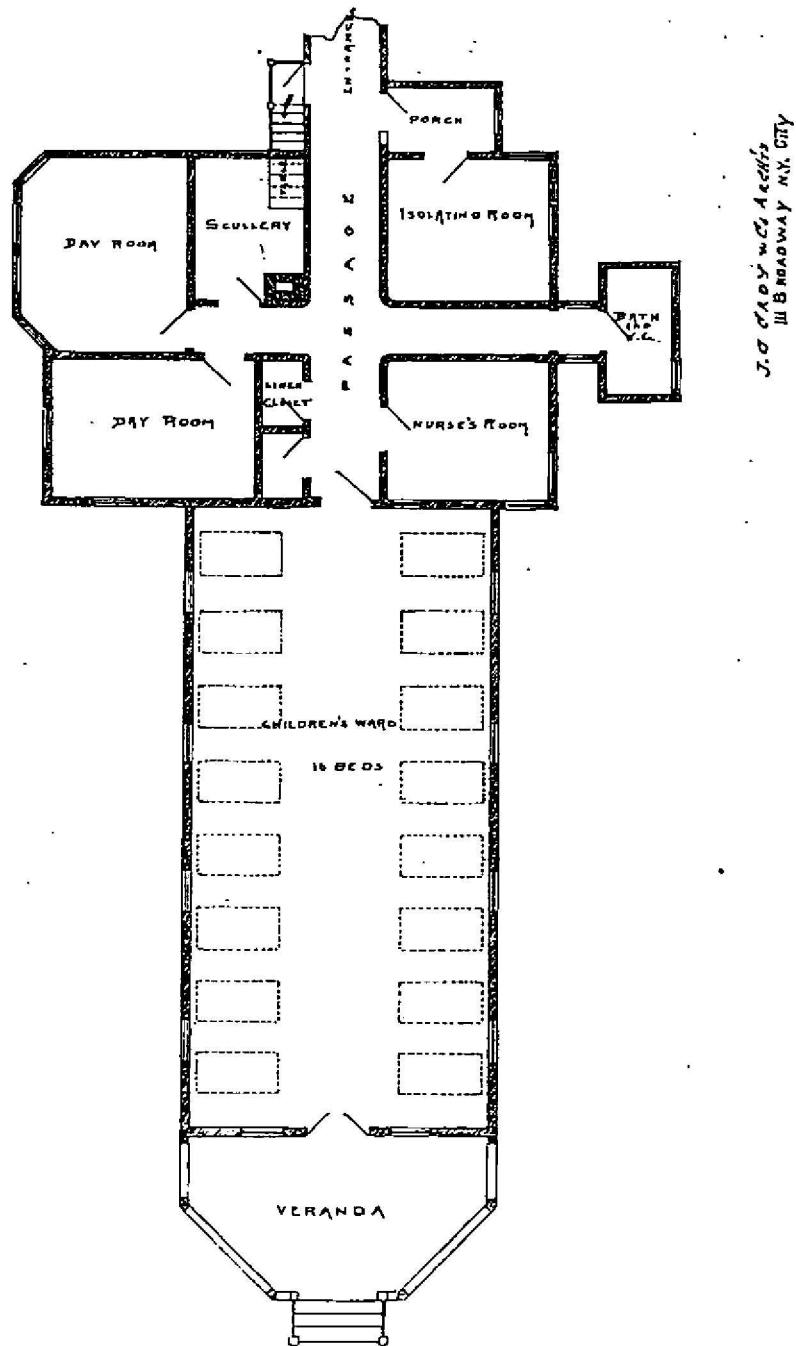
Plate 3: Children's Pavilion (now being erected) in The Fourth Annual Report of the New-York Skin and Cancer Hospital, No. 243 East 34th Street. Country Branch Hospital for Chronic Cases, Fordham Heights, New York, 1887, frontispiece. (Source: New York Academy of Medicine Library)



J. C. Cady & Co., Arch'ts
111 Broadway, N. Y.

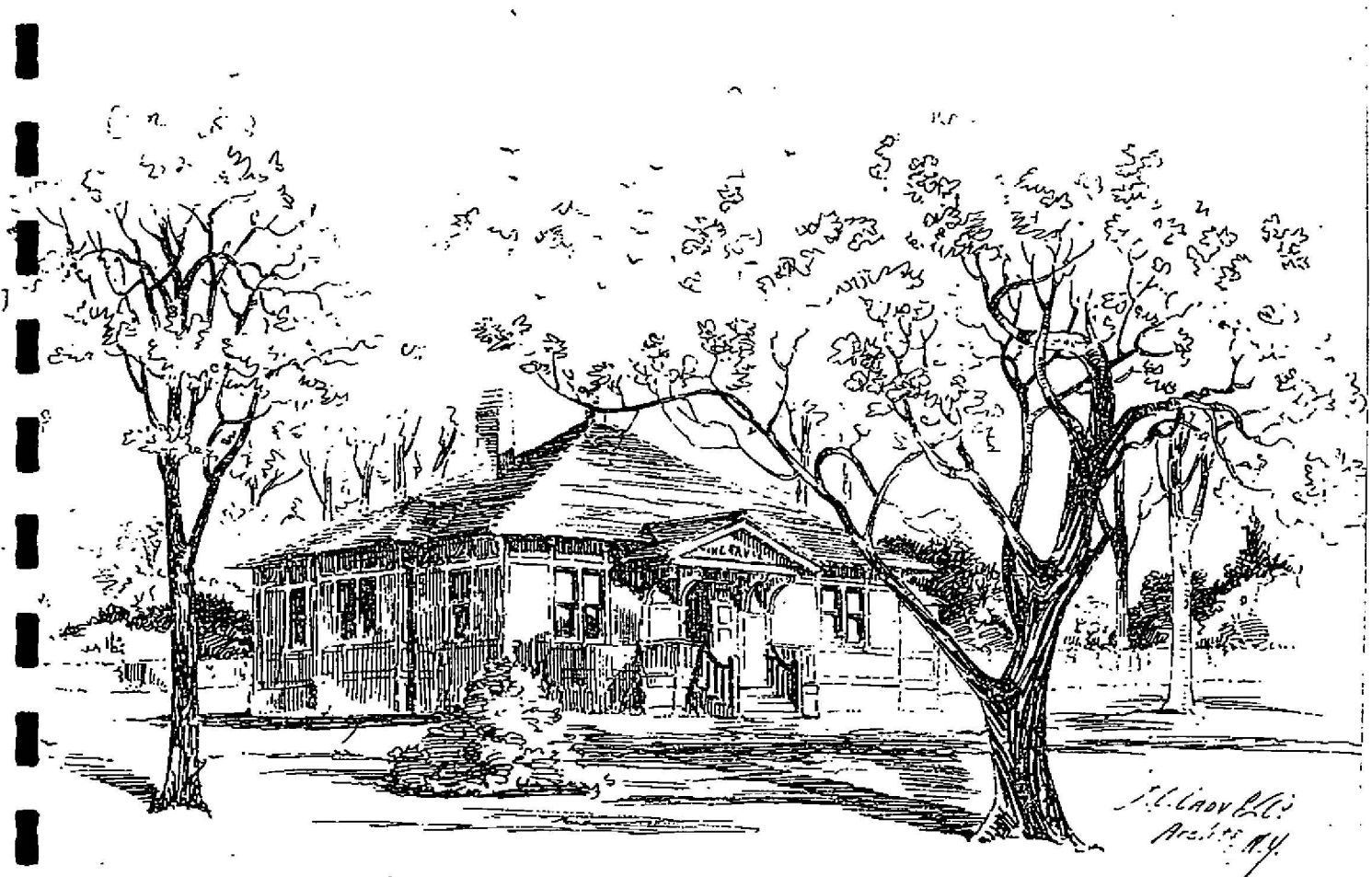
CHILDREN'S PAVILION,
(ABOUT BEING ERECTED)
NEW-YORK SKIN AND CANCER HOSPITAL,
FORDHAM HEIGHTS.

Plate 4: Ground Plan of the Children's Pavilion in The Fourth Annual Report of the New-York Skin and Cancer Hospital, No. 243 East 34th Street. Country Branch for Chronic Cases, Fordham Heights, New York, 1887, frontispiece. (Source: New York Academy of Medicine Library)



GROUND PLAN OF THE CHILDREN'S PAVILION.

Plate 5: Cutting Pavilion, donated by Mrs. R. Fulton Cutting in The Fifth Annual Report of the New-York Skin and Cancer Hospital, No. 243 East 34th Street. Country Branch Hospital for Chronic Cases, Fordham Heights, New York, 1888, frontispiece. (Source: New York Academy of Medicine Library)



CUTTING PAVILION.

DONATED BY MRS. R. FULTON CUTTING.

Plate 6
post 1894

Plate 6: Looking northeast toward the former Loring Andrews country home, later named MacCracken Hall. The two houses in the background to the right are on Block 3224. Compare this photograph with the 1899 Auctioneer's Map (Map 14). (Source: NYU Archives, folder "University Heights MacCracken Hall-(Graduate Hall)")

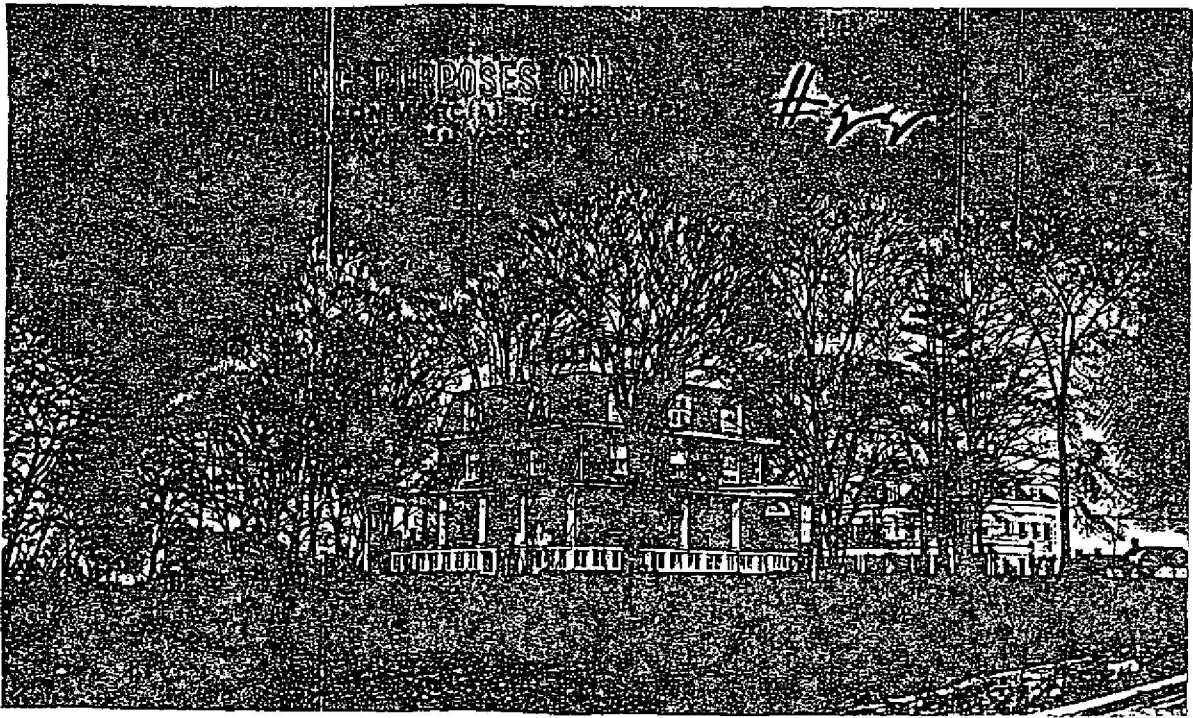


Plate 7
post 1894

Plate 7: Looking northwest toward the former Loring Andrews country home that was later bought by New York University Chancellor Henry Mitchell MacCracken. (Source: NYU Archives, folder "University Heights, MacCracken Hall-(Graduate Hall)")

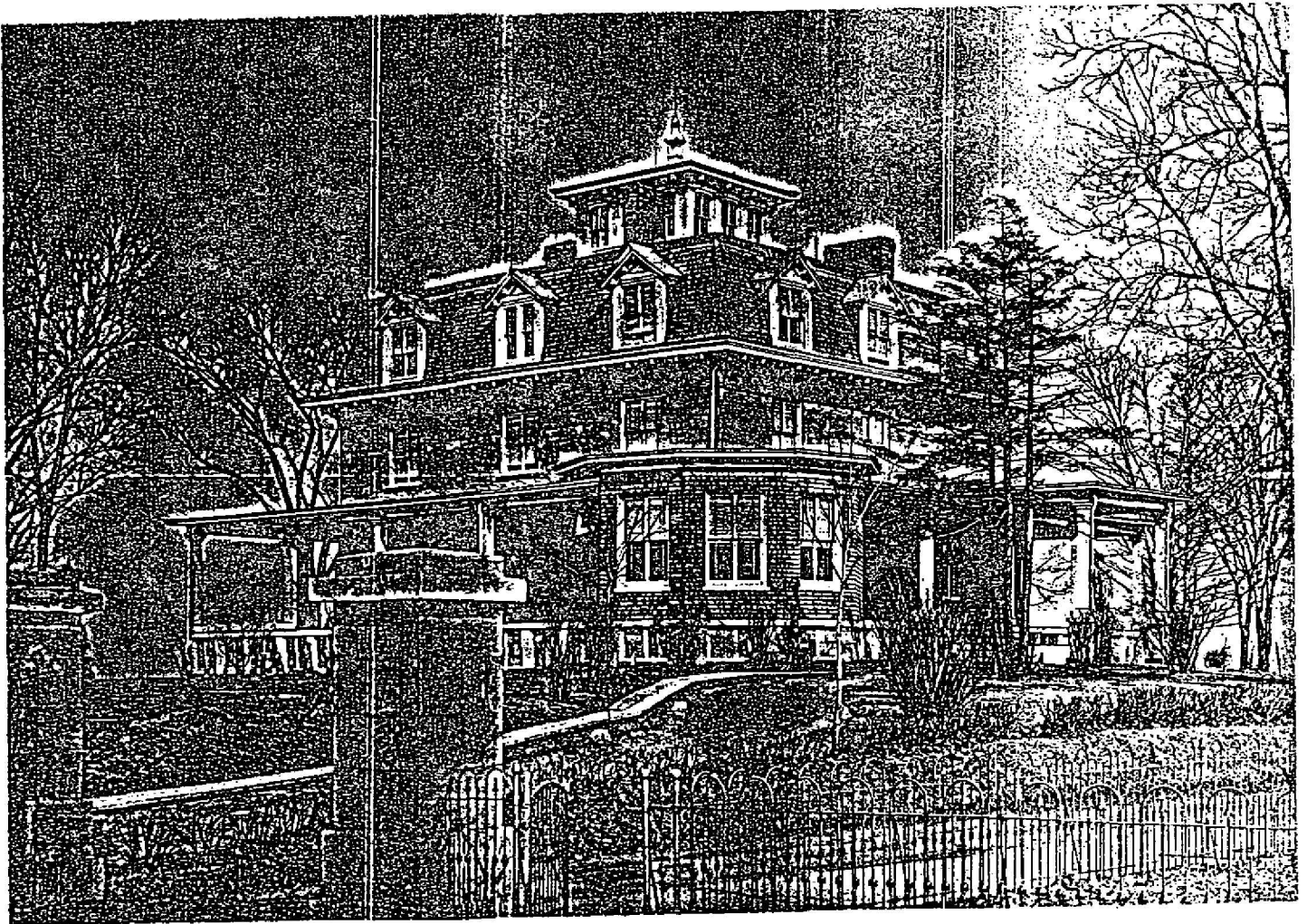


Plate 8: (Top) Looking southeast from the west side of Loring Place. This photograph shows the driveway entrance to the off-campus parking lot at 2216 Loring Place (1988's lot 14), the mature tree just outside the back yard fence of 2208 Loring Place (lot 12), and the top-stories of the dwellings on the east side of Andrews Avenue. (Bottom) Looking east from west side of Loring Place. This photograph shows the 5-story tenement at 2226 Loring Place (lot 17) as well as the mature tree. The tree stands within the project site. See also Map 1.

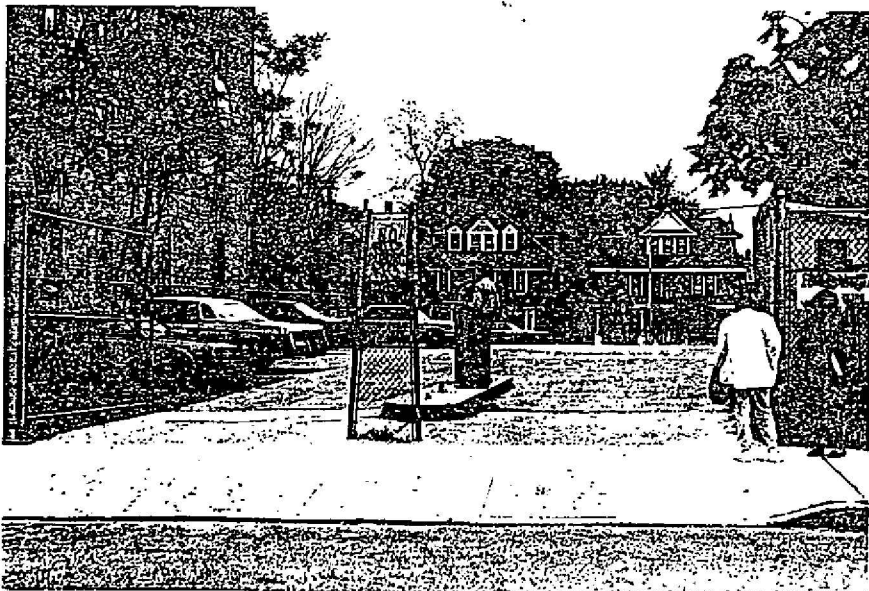


Plate 9
Drain: May 1988

Plate 9: (Top) The surface-run-off drain on 1988's lot 14, just east of the property line between 2216 Loring Place on the south and 2226 Loring Place (lot 17) on the north. See also Maps 1 and 20. (Bottom) The drain is just out of the picture to the lower right so that the fence corner and Audi provide bearings when comparing the bottom and top photographs. This photograph shows the relative elevations of 1988's lot 14 and lots 17 and 20 to the north. See also Maps 1 and 16 through 18.

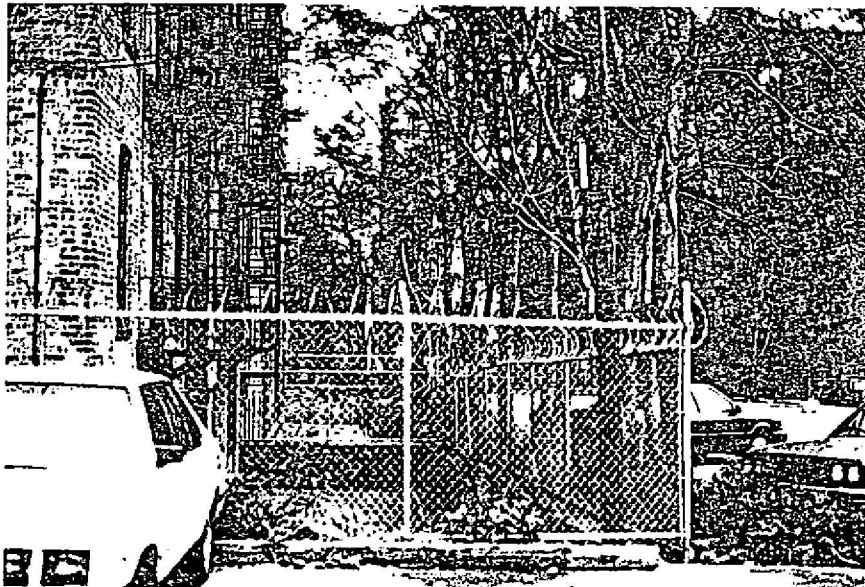


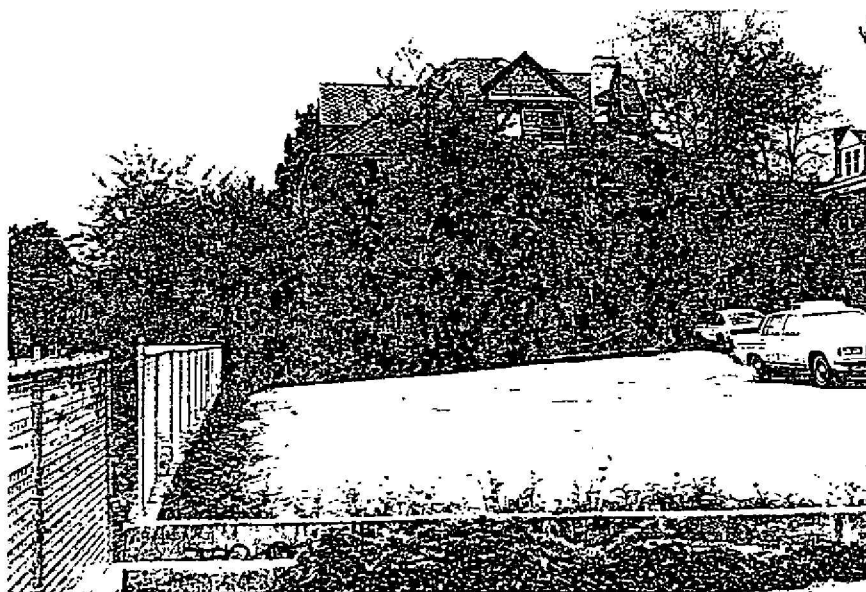
Plate 10
Elevation: May 1988

Plate 10: Looking west from the west side of Andrews Avenue toward Loring Place. The apartment complex in the right background is on the west side of Loring Place. The mature tree is on the left at mid-ground. In the foreground is the stairway that takes one from street level on Andrews Avenue to the parking-lot level that slopes up gradually to the west to Loring Place. For the location of the stairway on Andrew Avenue, see Map 1, approximately where "2211" is. See also Map 18.



Plate 11
Eastern Section of Parking Lot: May 1988

Plate 11: (Top) Looking south along the Andrews Avenue side of the parking lot. This photograph was taken looking south from the north side of the stairway on Andrews Avenue toward 2201 Andrews Avenue (lot 48). (Bottom) Looking north along the Andrews Avenue side of the parking lot. This photograph was taken looking north from the south side of the stairway on Andrews Avenue toward an apartment building that fronts on West 183rd Street (No. 108). See also Map 1.



APPENDIX A:
HISTORICAL CONTEXT

HISTORICAL CONTEXT

The history of land use between 1850 and 1950 in Fordham Heights paralleled that of upper Manhattan and many other suburban areas. Colonial farms were being broken up and interspersed with country estates by mid-19c. Toward the end of the century, the estates were either combined into larger complexes as New York University's University Heights campus was, or else they were subdivided for single- and multiple-family residential use as a portion of the Loring Andrews/New York Skin and Cancer Hospital property was.

Along with this real estate development and influx of native-born and immigrant-Americans, clusters of commercial, social, and religious activities increased along main transportation routes and at crossroads. Yet, in the Bronx, as elsewhere, there was still a sense of neighborhood and community within various sections of the townships.

Fordham Heights, on the western-most ridge above the east side of the Harlem River, was part of the original West Farms township, and it was annexed to New York City in 1874 as was the rest of the Bronx west of the Bronx River. Merchant, banker, and philanthropist Loring Andrews died the following year, leaving his country estate to his family, who sold it to the New York Skin and Cancer Hospital in 1885.

For six years (1886-1892) the Country Branch of the New York Skin and Cancer Hospital provided medical and surgical care to people who could not afford to pay for the treatment of chronic skin disorders and cancer. The medical and surgical staff received no payment for their charity work. Many other hospitals in New York City would not accept cancer patients, so this specialized hospital provided for the patients' needs as well as it provided a teaching and research environment for the medical and surgical staffs. Besides that, the care giving and fund raising activities provided a sense of community for the benefactors and an outlet for their managerial skills.

As a part of the general reform movement of the 19c, the pavilion system at the Country Branch Hospital represented a unique moment in the history of medicine (Bert Hansen, personal communication, May 27, 1988). Between 1870 and 1890, as medical thinking was shifting to the modern germ theory, the pavilion system of housing patients reflected a response to the previous medical theory that held that diseases were transmitted from person to person through the air and could permeate solid walls. Thus, the walls could exude diseases and infect anyone living within those rooms. By building well-ventilated wood hospital pavilions and cottages that could be burned if they became contaminated,

the medical opinion of the time thought the spread of diseases could be minimized.

Modern germ theory held that each contagious disease was caused by a specific microscopic plant or animal, and that an increase in personal and public hygiene would help prevent the spread of communicable diseases. Solid hospital buildings, then, returned to favor at the same time as the New York Skin and Cancer Hospital outgrew its rented building at 243 East 34rd St., and suffered a decline in funds. The suburban property in Fordham Heights was sold at a profit in 1893 just as the individual-lot, residential real estate market was taking off, thus providing capital for the purchase of land for Manhattan's New York Skin and Cancer Hospital and the possibility of home ownership for the people moving up to the Bronx.

Chancellor Henry Mitchell MacCracken, in a complicated series of transactions, purchased the Loring Andrews/New York Skin and Cancer Hospital property for the University Heights campus of what became New York University. In turn, MacCracken and NYU subdivided a portion of the property and began selling off individual plots to the north and east of the center part of the campus. By 1900 there was a freestanding, frame dwelling on the project site on the residential Block 3224's lot 15. Therefore, the project site represented the results of both the accumulation of country-estate property and the subdivision of property owned by tax-exempt medical and educational institutions. Thus, the project site is typical of land development of Fordham Heights and many other suburban places between 1850 and 1950.

APPENDIX B:
LORING PLACE PRELIMINARY REPORT

PROPOSED SCHOOL SITES

NEW YORK CITY BOARD OF EDUCATION

INTRODUCTION

The New York City Landmarks Preservation Commission has requested a preliminary review of certain parcels selected by the Board of Education for possible development. These particular parcels have been flagged because they may possess archaeological potential. A full Phase IA study might not be necessary if a preliminary review of the parcel's subsurface construction history indicates that the proposed building's footprint does not encroach on those areas of the site that might be undisturbed and, therefore, possibly contain archaeological resources.

As defined by the scope of the preliminary review, the following analysis of the site has been, primarily, a comparative study - both horizontally and vertically - of past, present, and proposed building footprints. Due to the nature of record keeping and permit requirements prior to the twentieth century, there are noticeable gaps in the data available for this review.

LORING PLACE SITE

School District 10

Block 3224 Lots 1,5,9,12,14,17,48,50,53

BOUNDED BY: Andrews Avenue North to the east, Loring Place North to the west, Hall of Fame Terrace on the south, and lots fronting on West 183rd Street to the north.

CURRENT CONDITIONS: Five substantial brick buildings, interspersed with parking lots and vacant areas, currently occupy the project site. Approximately one quarter of the block, on its northern end, is outside the project parcel and hosts apartment buildings. (See photographs with identifying Lot numbers and Map 1.)

LAND USE HISTORY: The Loring Place site lies in the southwest Bronx, not far from the Harlem River, in what was the old manor of Fordham granted to a Dutchman by Governor Lovelace in 1671. It was part of an area whose early use was typical of the the pre-twentieth century Bronx: farmer's country dotted with estates of the wealthy. The project parcel is located directly north of the University Heights campus of New York University, now the Bronx Community College. The campus "buildings include several old mansions and stables acquired from previous estates and altered to fit educational purposes...The campus has expanded to an area of about fifty acres since the first eighteen acres were acquired in 1891. Here, during the Revolution, stood British Fort Number 8 which defied assault until the end of the war." (WPA GUIDE TO NEW YORK. 1939. New York:Pantheon. p.521-522.)

Prior to development, the area in which the Loring Place site is situated was used as farmland by the Chrystie family. (Beers ATLAS 1877, Vol.2, Plate H - See Map 2) The first evidence of development within Block 3224 was in 1888 when three wood buildings appeared in the northern section. (Robinson ATLAS, Plate 7 - See Map 3) By 1897, the block hosted a number of buildings, most of them in the northern third. (See Map 4)

Early maps and atlases on file at the New York Public Library provide information on development prior to 1905. After that time, records from the Bronx Department of Building's Block and Lot files also provide data. Numbers given to lots have changed through time, so the 1969 lot numbers will be used to avoid confusion. (See Map 7) A comparison of the 1969 map with the Sanborn map (Map 1) showing the current configuration may be made.

Development on Lot 1 is first evidenced by the 1924 Bromley ATLAS which depicts a three story wood building (Plate 14). No evidence of a basement is given. Blueprints for a proposed Residence Hall (1960), and boring tests conducted prior to its

construction suggest the presence of a two story brick building with an attic and basement in the same spot. Boring tests in 1959 revealed that while some portions of the lot remained undisturbed, others yielded fill material up to 5½ feet below surface. (See blueprint-illustration) In 1960 a three story Residence Hall was constructed with a basement floor eight feet below the ground surface and footings going down an additional foot (NB 561). The multipurpose basement measured the full size of the building. The 1909 Hyde ATLAS corrected to 1969 continues to show a three story building on the lot which is still in place today.

Construction on Lot 5 began in 1905 when a two story residential building was erected. The building, measuring 28x49 feet had a full basement which measured to a depth of 4'6" below surface. The footings were laid on sandy clay (NB 1280). In 1912 a 32' wireless transmission tower was built on the lot with four posts going 5½ feet below the surface (ALT 580). The 1924 Bromley ATLAS shows a 2½ story brick building, as does the 1969 Hyde map (corrected from 1909). The building still stands and is now the Latvian Cultural Institute.

Lot 7, formerly Lot 20 and now part of Lot 9, exhibited a three story wood building in 1897 (Bromley ATLAS), but was demolished sometime between the recording done in 1924 and 1969. A 1911 application for building on Lot 9 indicates that both Lots 7 and 9 were owned by A. Page. Construction on Lot 9 in 1911 consisted of a 2½ story brick building measuring 26x49' with a full basement averaging six feet below surface (NB 465). The building continued to exist in 1969, but has since been removed.

The Buildings Department's file for Lot 12 is missing. Lot 12 also contains Lot 11. Neither were constructed upon according to the 1924 ATLAS, but there is evidence of a 2½ story brick building existing in 1969. A 2½ story brick building with a basement currently stands on this lot.

Lot 14 (1969 - Map 7) shows no evidence of house construction. However, c. 1967 together with a number of other lots (#15, 34, 36, 37, 39, 41, 42, 44, 46), it was turned into a parking lot. Disturbances caused by this included the installation of post lamps with bases 5 feet below surface, drain pipe installation, and grading activities (ALT 734). Former Lot 15 is now part of Lot 14. It was first built upon by 1888 when an undescribed wooden structure was shown straddling what in 1969 was the northwest portion of Lot 15 and the southwest portion of Lot 17. It had disappeared by 1897. In 1901 (Map 5) a 2½ story house was depicted. It was also shown on a 1924 map (Map 6), but no longer exists in the 1969 atlas (Map 7). Aside from the original Lot 14 which had no previous sursurface disturbances, and Lot 15 which hosted at least two structures over time, the other lots

now encompassed by Lot 14 have had alterations. Lot 36 first shows a three story house of unknown size in the 1897 Atlas map. By 1901, Lot 34 also appears to have a building, an unspecified 2½ story brick building. By 1924, Lots 34,36,37,39,41,42,44, and 46, all currently Lot 14, each had a 2½ story building with a basement. Average basement depth was 4-6 feet below surface grade. In 1969 only lots 39,41,42,44 and 46 still had houses. Each of these was removed for the purpose of parking lot construction.

Lot 17 (formerly Lot 38) shows its first structure to exist in 1888 when a wooden undescribed house appeared. The house was located partially in the southwestern corner of Lot 17 and partially in Lot 15 (see paragraph above), and no longer appears in 1897. Also partially sited in the northwest portion of what would become Lot 17 was a wooden building according to the 1888 Atlas. It may have been incorporated into or replaced by a three story brick house shown on the 1897 Atlas. A 1915 application for the construction of a five story multi-family residence shows a 2½ story building existing in the north corner of the lot (NB 579). An attic or basement may have accounted for the discrepancy between the number of floors reported in the building between 1897 and 1915. The newly constructed apartment building measured 77x95 feet and had a full basement approximately 5-6 feet below ground surface. The previous building was removed at this time. The apartment building appeared in the 1969 Atlas and still exists today. It covers most of the lot.

Lot 48 was first developed in 1910 with the construction of a brick building to be used as a clubhouse. The 34x40 foot house had a full basement approximately four feet below ground surface (NB 992). In 1940 a two car driveway was added to the house, with no apparent subsurface alteration. In 1958 an application for six additional parking spaces was approved to accommodate the number of occupants (ALT 4-56). The application indicated that the building was being used by a fraternity at this time. The house continued to exist through 1969 and is still standing.

The Buildings Department file for Lot 50 only consisted of 1948 plans for alterations to an existing residence. The residence, a 2½ story buick building, first shows on a 1901 Atlas. It exists on the 1924 map, and in 1948 had a basement four feet below grade which measured 44x32 feet. New porches added to the house left the area under the porches unexcavated with the exception of the locations of the footings. With the addition of the porches the house measured to 53x41 feet (ALT 77). The structure continued to exist through 1969 and is still standing.

Lot 53, now a vacant lot, was first developed in 1909 with the construction of a clubhouse owned by NYU (NB 322). The 55x36

building had a full cellar measuring between 4-5 feet below surface. The construction of the building required that subsurface rocks be levelled. The building was later turned into a fraternity house in 1950 (CO 8280). The building continued to exist in 1969, but has since been demolished.

Lots 20, 26, 30, and 32 (as designated in 1969 and added to today's map - see Maps 1 & 7) are not part of the project parcel. One of the 1888 wooden buildings was shown in what became Lot 26. Another one, discussed above with Lot 17, was located partially in Lot 17 and partially in Lot 20.

POTENTIAL SENSITIVITY: Three wooden buildings, presumably dwellings, were erected in Block 3224 sometime between 1877 and 1888. Features associated with late-nineteenth century house-holds, such as privies, wells, cisterns, or trash pits, could be of archaeological interest. All three buildings were located in the northern portion of the block. One of them, as well as the lot on which it stood, was completely out of the project parcel in what is now Lot 26. Another building and lot were largely in what became Lot 20, covered by a six story apartment building with basement and also outside the project site. The small amount of the original lot and building which would have been in what is now Lot 17 would almost certainly have been obliterated by the construction of the five story (with basement) apartment building which currently occupies the space. Part of the last of the buildings and its lot were in the southwest portion of the aforementioned Lot 17 and would have been irrevocably disturbed by construction activity. The other part of the building and presumably its lot (note that there are no lot lines south of the building on the 1888 map) would have occupied what was Lot 15 in 1969. The 1880's wooden structure itself was in the western extremity of Lot 15; a 2 story building with basement stood in the middle section during part of the twentieth century leaving only about fifteen to twenty feet in the rear of the lot which might contain nineteenth century backyard archaeological deposits. This possibly sensitive zone would be approximately 30 to 35 feet wide along the eastern border of what is now Lot 14 into which Lot 15 was incorporated.

RECOMMENDATIONS: According to the building plan provided by Jack L. Gordon, Architects, there will be a thirty foot wide driveway, parallel to the south boundary of Lot 17, running from Loring Place North to the southeast corner of Lot 17 where it turns left (north). If there is no subsurface disturbance from construction of the drive, it should avoid impact on, and in fact be protective of, the small possibly archaeologically sensitive zone in Lot 14. But the question next arises as to what would be a safe depth of subsurface construction disturbance if it should be necessary. There is

no way to tell for certain without exploratory subsurface testing; soil borings logs would note only "fill," and the fill could itself represent the cultural resource. Therefore other considerations become more important when assessing whether or not, or how, to address the issue of possible archaeological remains. Of especial significance is the tenuous nature of the data and the small size of the purported sensitive zone. The largest the area could be, based on known disturbance, is 20 x 35 feet, and it is 60 to 75 feet away from the 1888 house. This same small plot would have served as the backyard for the 2 story (with basement) structure which stood on Lot 15 from at least 1900 to 1924. It may well have been altered significantly during that quarter century, obliterating earlier deposits. If 19th century resources still exist, there is no way to tell without excavating the entire sensitive zone which is so small that sample testing would be absurd. And even if 19th century remains should be intact, they probably represent little more than a decade of late occupation since it is known that the dwelling was built after 1877 but before 1888 and was gone before 1897. In addition, neither of the two buildings still stand and the lots have been combined into one large lot (14) so there are few physical landmarks by which to judge if one has found the exact parcel. And finally, it is likely that there are extant specimens of late 19th century houses and yards in their original configuration in the Bronx that could be investigated with a better chance of finding intact deposits. We feel that there is a strong possibility that data that might be retrieved would not be commensurate with the necessary effort and expenditure and therefore recommend that no further archaeological consideration is needed.

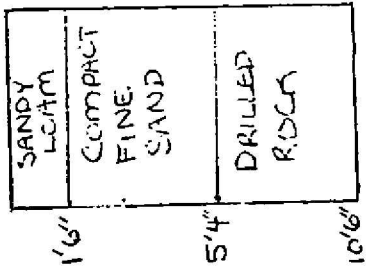
***NOTE: Since this report was prepared, the configuration of the school project parcel has been changed to exclude Lots 1 and 17. (See Map 1)

AUGUST 1959

TEST BORINGS FOR PROPOSED DEVELOPMENT

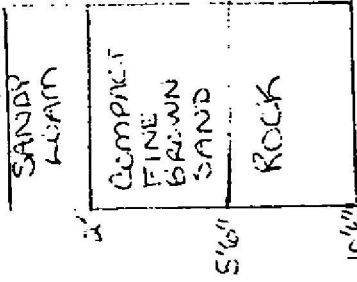
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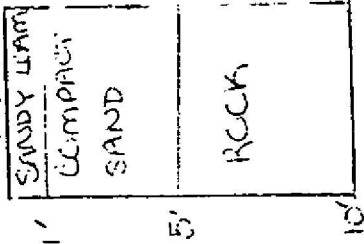
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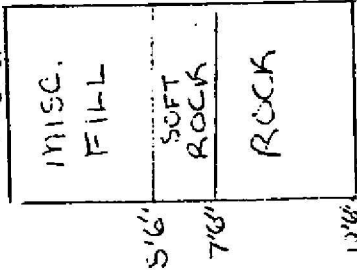
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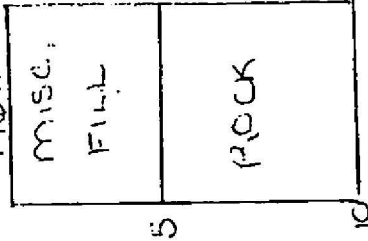
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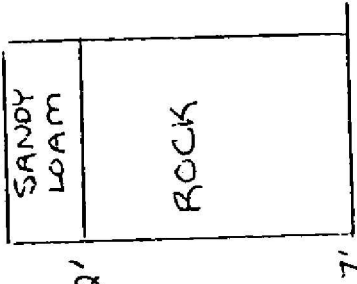
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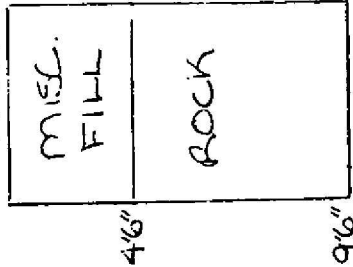
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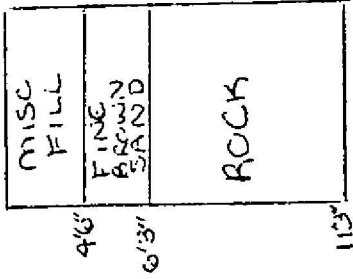
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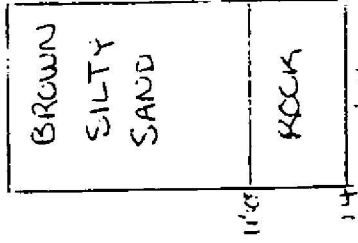
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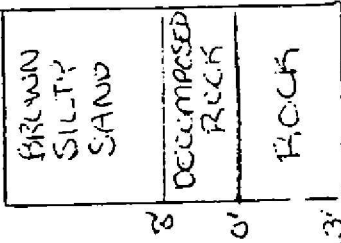
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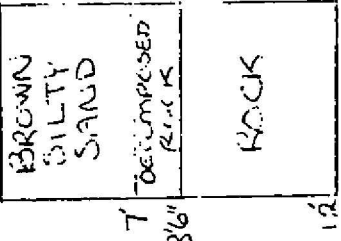
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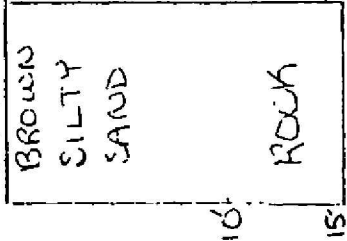
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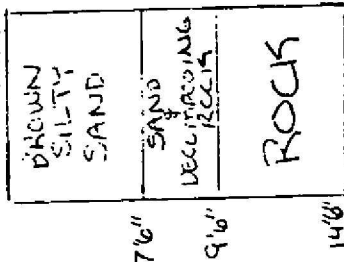
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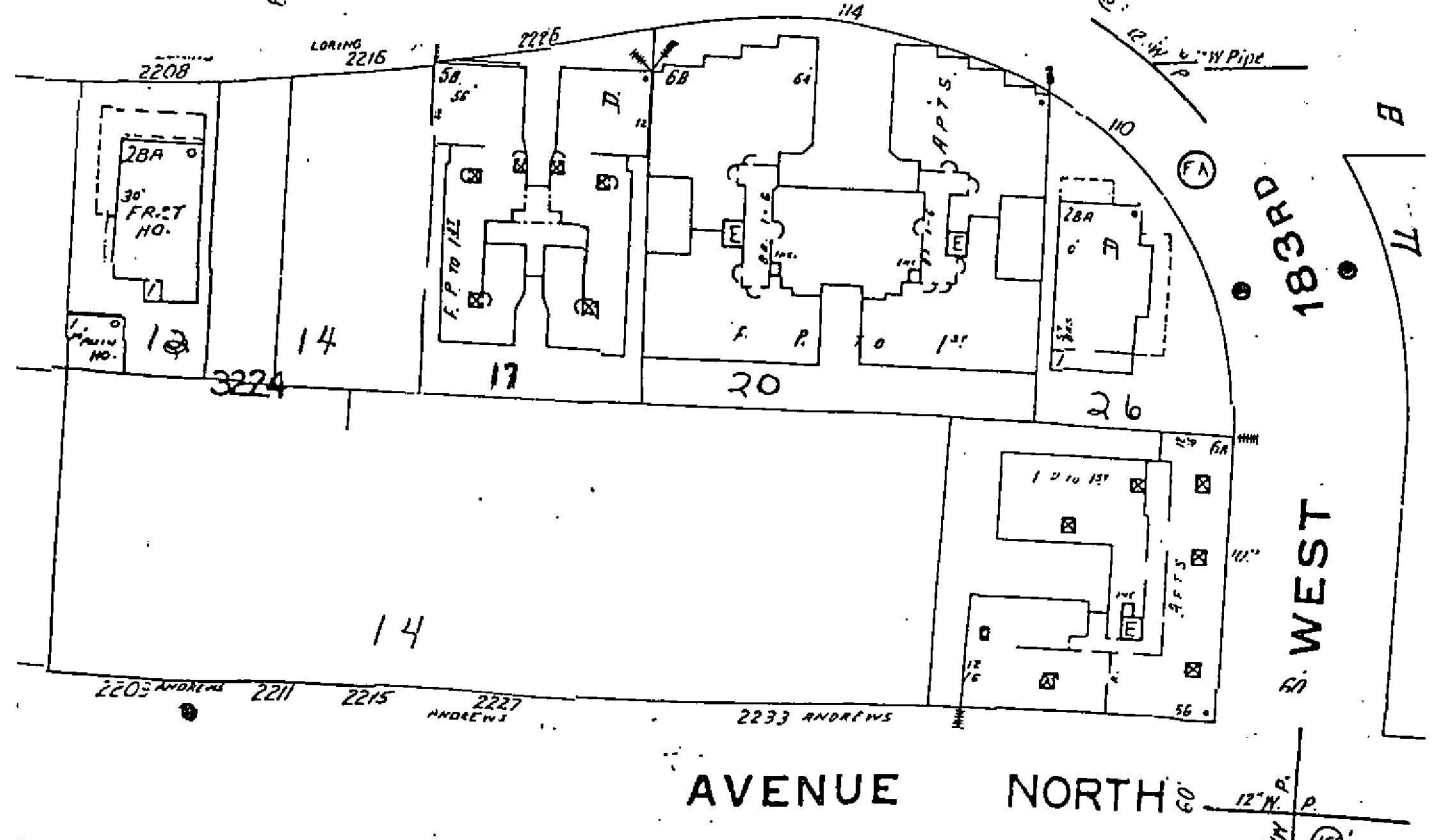
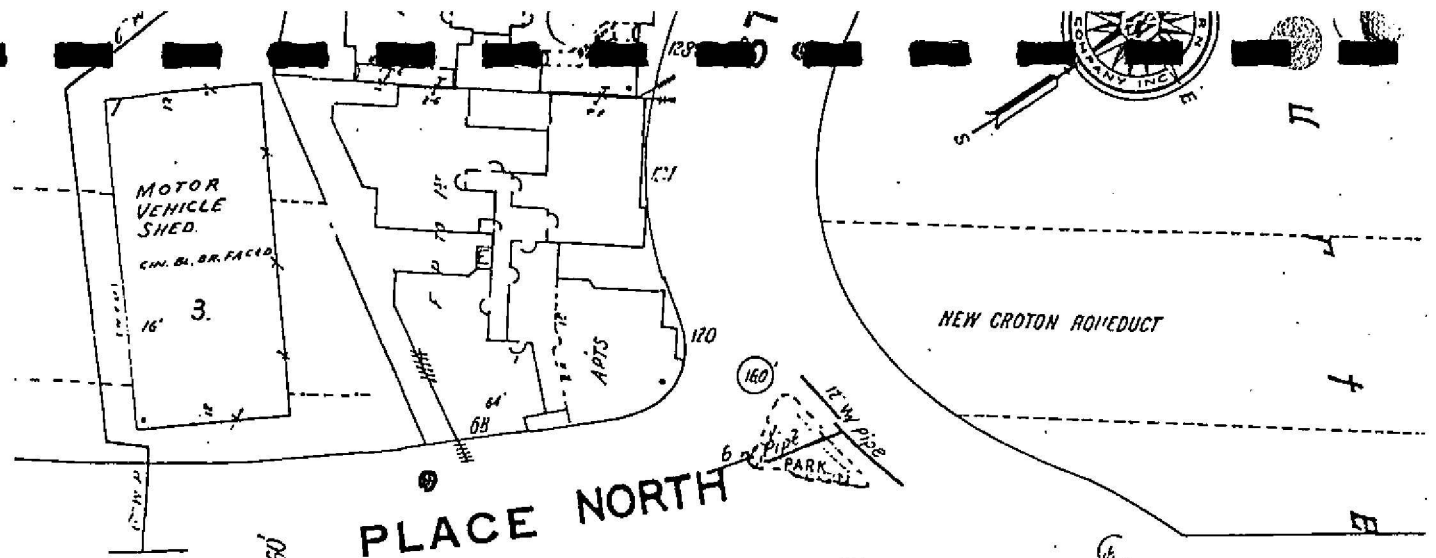
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173.6



18

* NOT TO SCALE



55

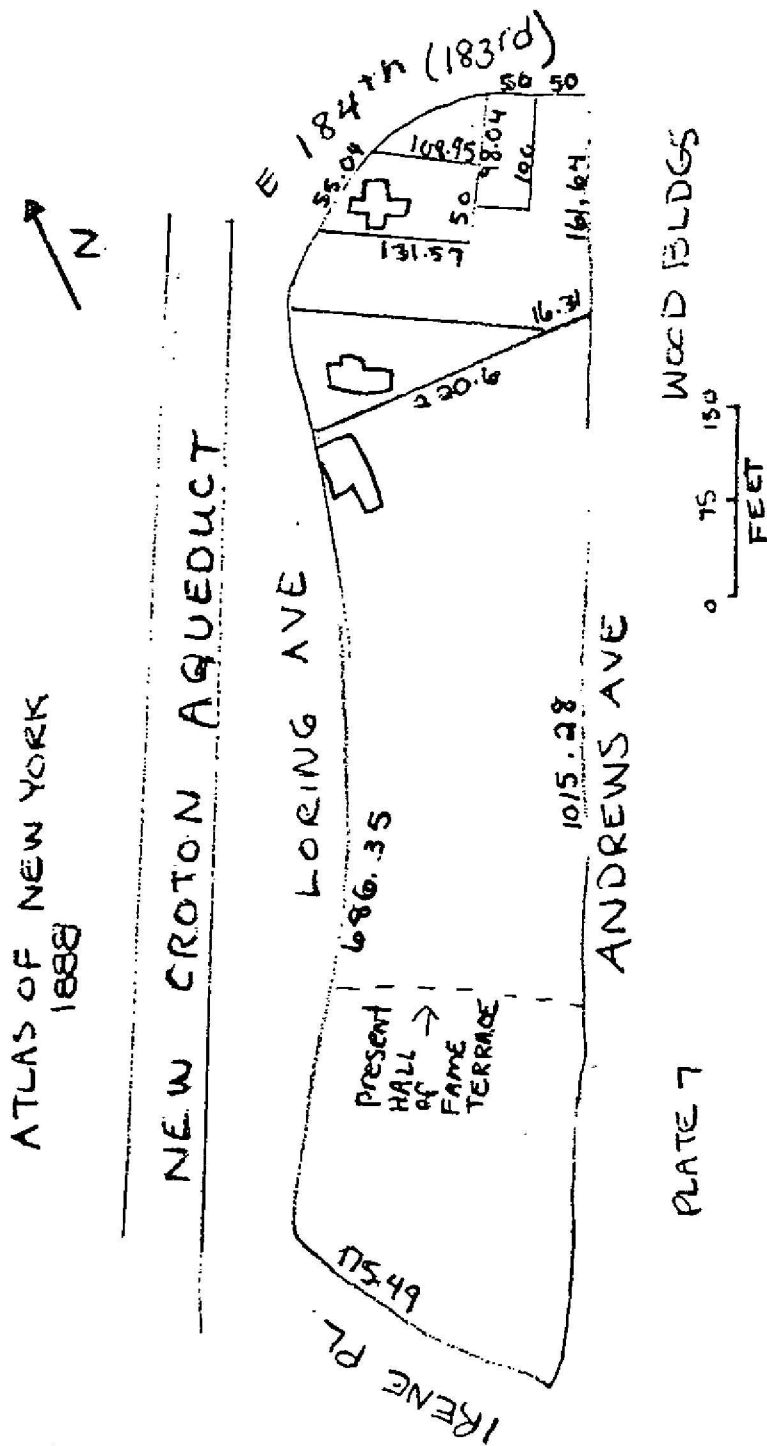
Map 1



NOT
TO
SCALE

NO BLDGS IN
PROJECT AREA

1877 Beers Atlas Map of
New York City. Southern
Half of 24th Ward. Vol.2
Beers & Co., New York.
Plate H. (Sketch)



1888 Atlas of the City of New York, 24th Ward. Vol.6 E. Robinson, New York. Plate 7. (Tracing)



ATLAS OF THE
CITY OF NEW YORK
1897

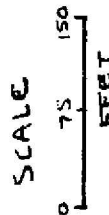
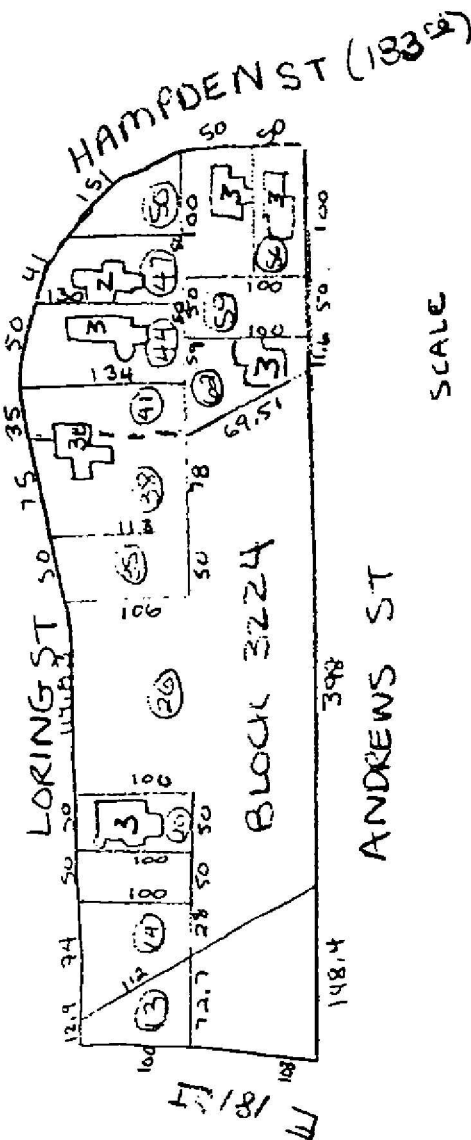
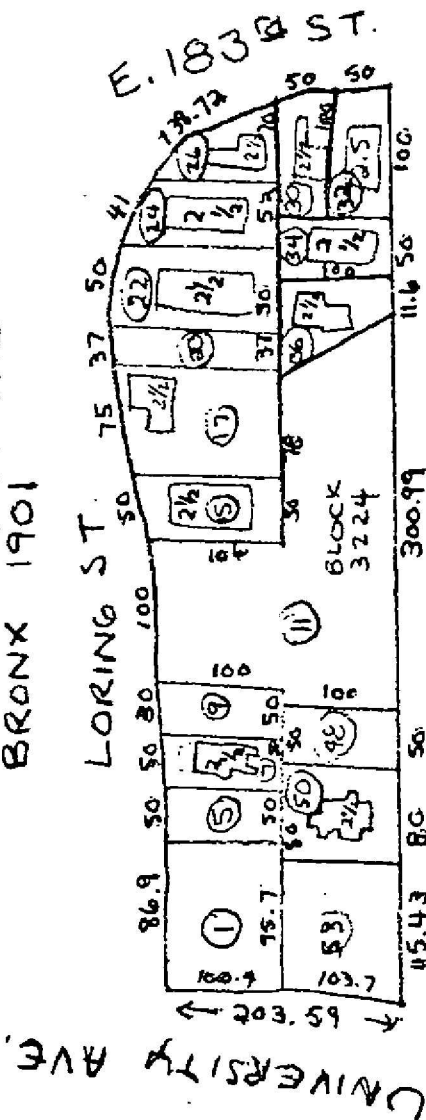


PLATE 25

1897 Atlas of the City of
New York. 23rd and 24th
Wards. Bromley & Co., PA.
Plate 25. (Tracing)



HYDE ATLAS OF THE
BRONX 1901



ANDREWS ST.

VOL. 2, PLATE 25

ATLAS OF NY
1924

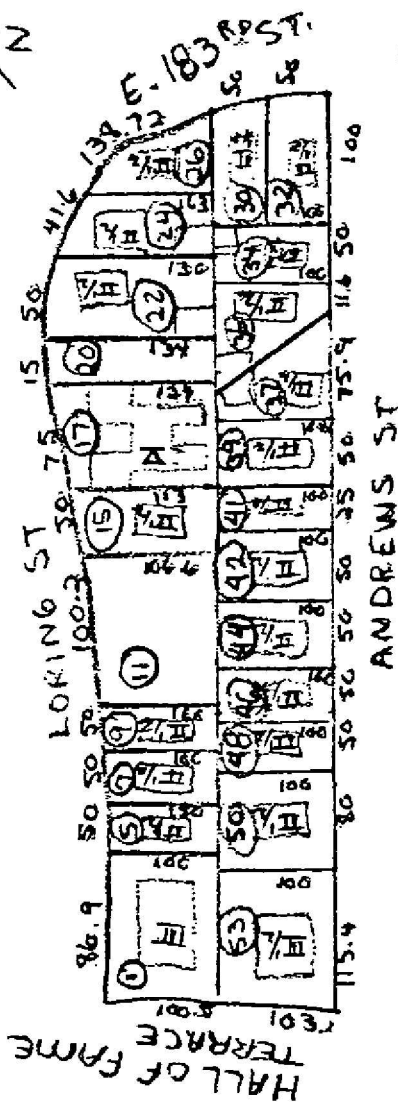


PLATE 14

1924 Atlas of the City of
New York, Borough of the
Bronx North of 172nd Street.
Bromley & Co., PA. Plate 14.
(Tracing)

ATLAS OF NY. 1969

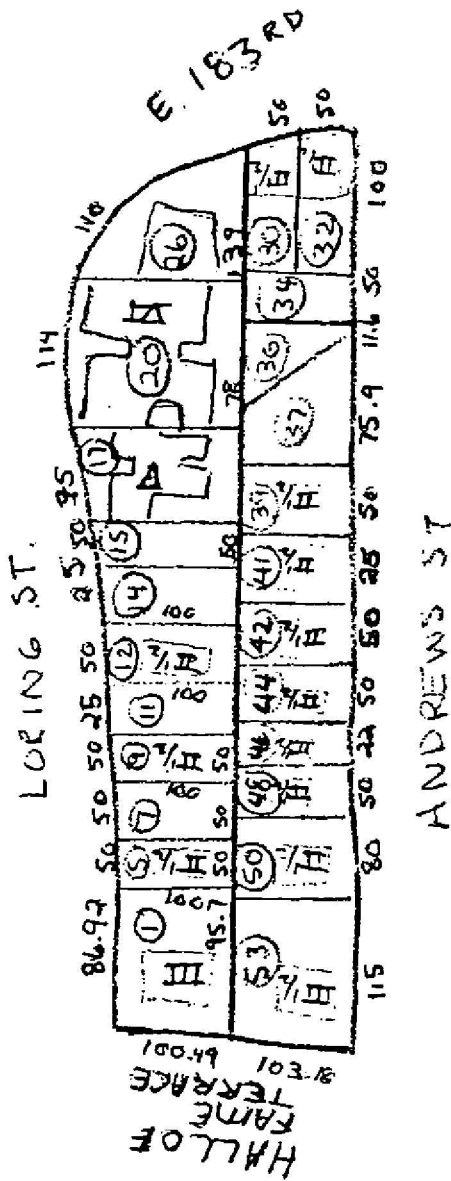
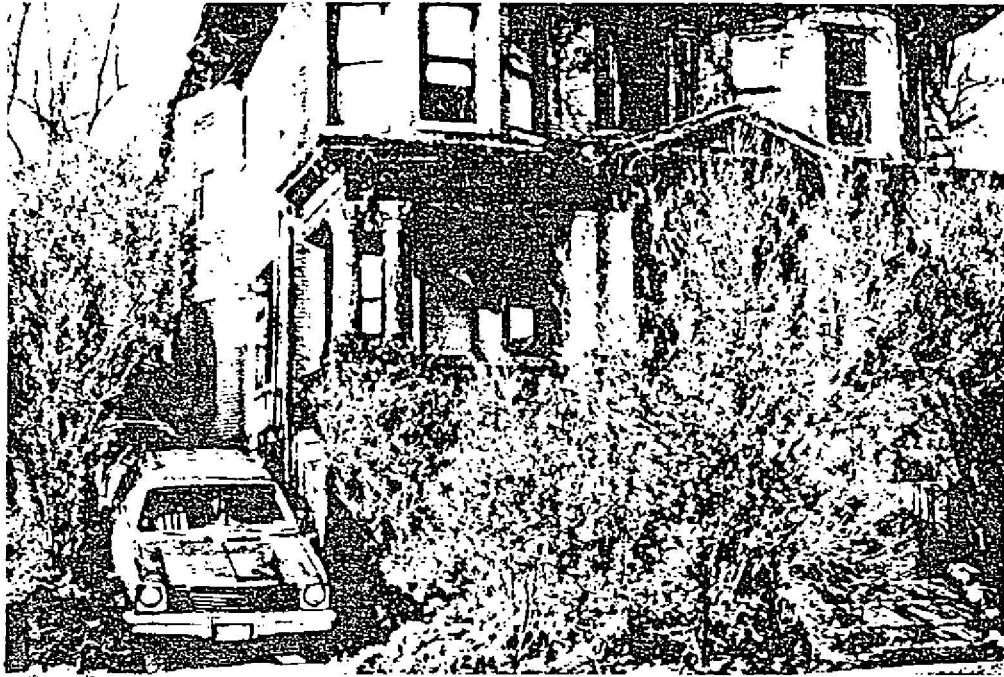


PLATE 25

1909 Atlas of the Borough of the Bronx. Vol.2. Hyde & Co., New York. Plate 25. Corrected to 1969. (Tracing)



Photo 1:
Andrews Avenue. Looking
West. Parking Lot.
Lot 14.



ABOVE Photo 2: Lot 48
Andrews Avenue
Looking west



RIGHT Photo 3: Lot 48
Andrews Avenue
Looking west

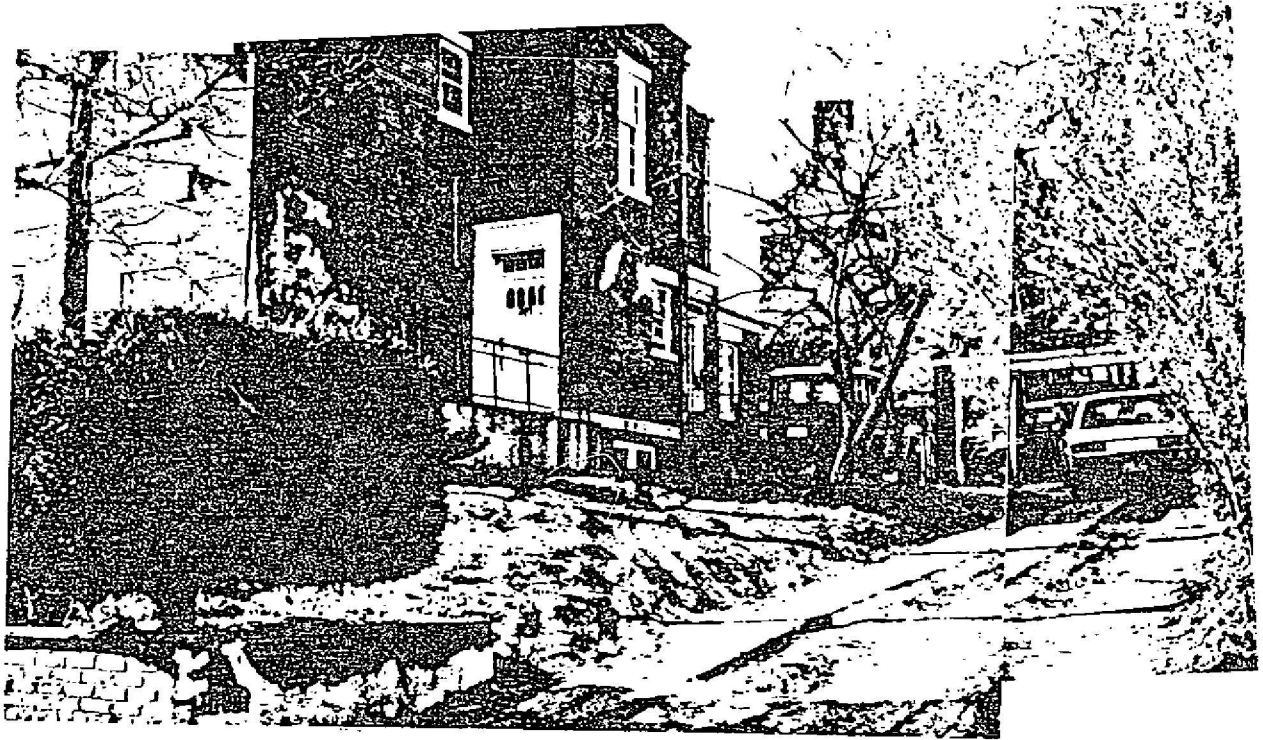


Photo 4: Lot 50 Andrews Avenue Looking southwest

Photo 5: Lot 50 Andrews Avenue Looking west





Photo 6: Lot 53 Vacant lot corner of Hall of Fame Terrace and Andrews Avenue

Photo 7: Lot 53 Vacant lot corner of Hall of Fame Terrace and Andrews Avenue





Photo 8: Lot 1 Hall of Fame Terrace Looking north

Photo 9: Lot 1 Hall of Fame Terrace Looking east





Photo 10: Looking northeast from Hall of Fame Terrace
along Loring Place

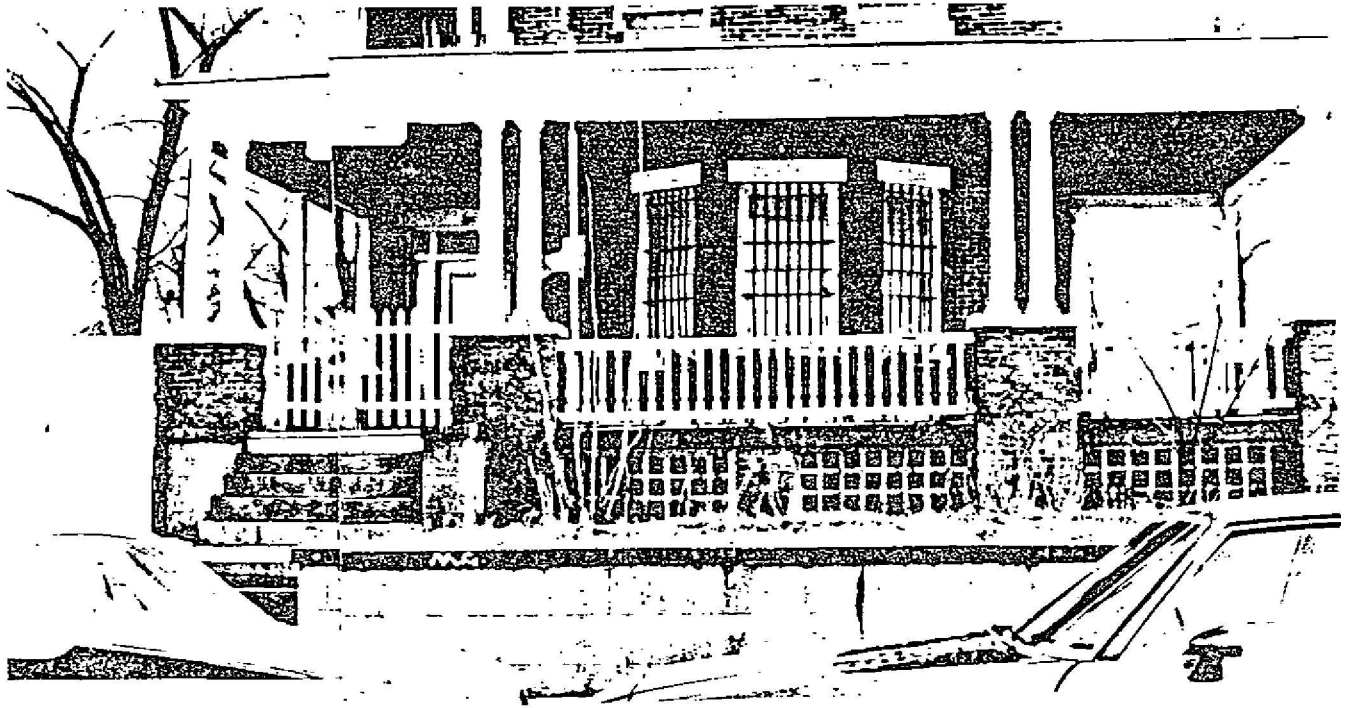
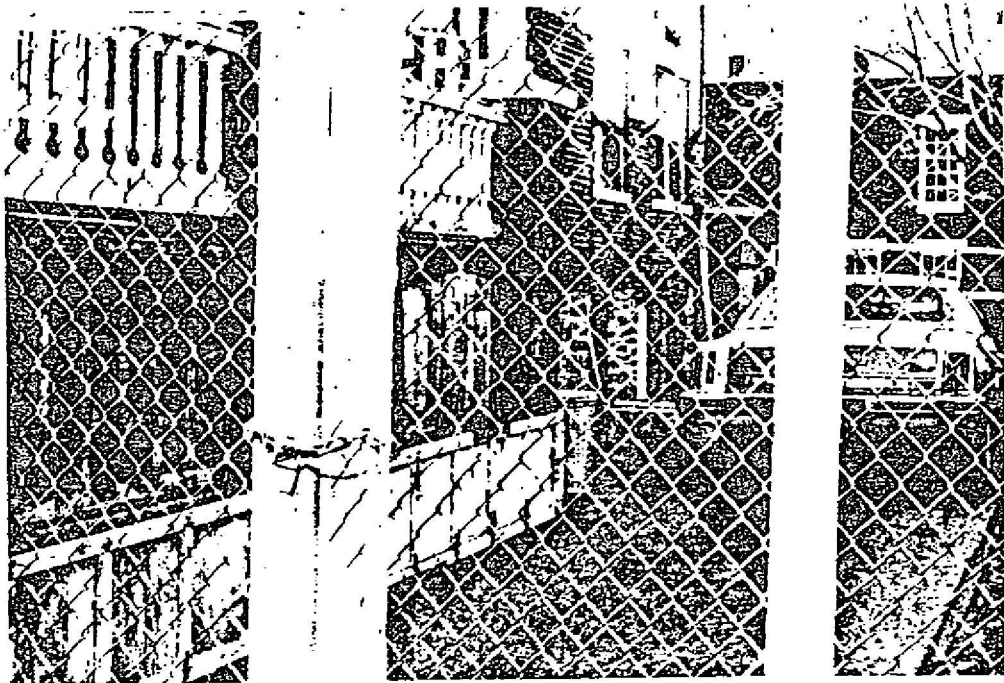


Photo 11: Lot 5 Looking east Loring Place

Photo 12: Lot 5 Looking east Loring Place



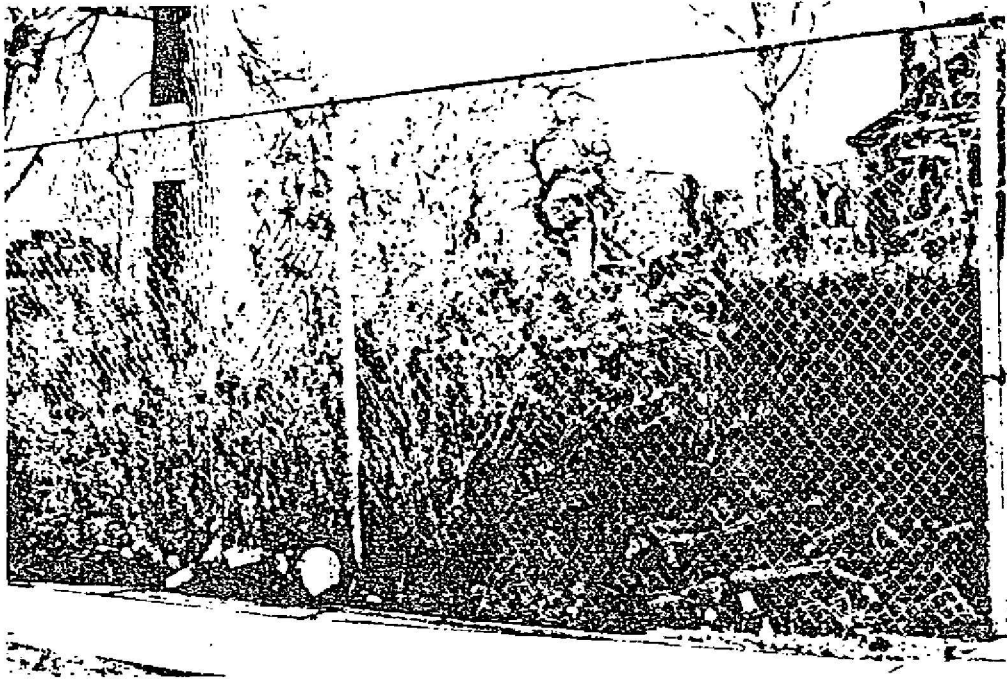


Photo 13: Lot 9 Loring Place Looking east

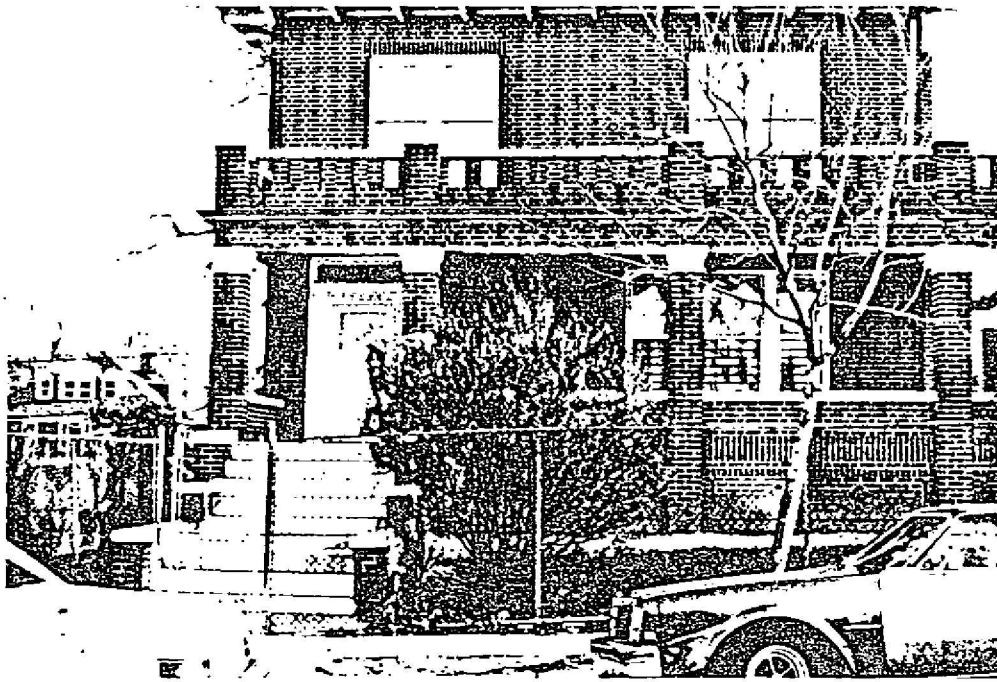


Photo 14: Lot 12 Loring Place Looking east

Photo 15: Lot 12 Loring Place Looking east

