

5790_m

January 2004

URS

2004
Prepared for:

AKRF
New York, NY

Stage IA Archaeological Assessment
East Side Access Ventilation Shaft
38th Street, New York City, New York

Prepared by:

URS

Florence, New Jersey

838

**STAGE IA ARCHAEOLOGICAL ASSESSMENT
EAST SIDE ACCESS VENTILATION SHAFT
38TH STREET, NEW YORK CITY, NEW YORK**

Prepared for:

**AKRF
117th EAST 29th STREET
NEW YORK, NEW YORK**

Prepared by:

**Ingrid Wuebber
and
Edward M. Morin, RPA – Principal Investigator**

**URS CORPORATION
561 Cedar Lane
Florence, New Jersey 08518
(609) 499 3447**

January 2004

ABSTRACT

This report details the findings of a Stage IA archaeological assessment URS Corporation (URS) conducted for the AKRF. Work was initiated in response to the proposed construction of a ventilation shaft as part of the East Side Access Project, located in the borough of Manhattan. The proposed ventilation shaft is located in a 23-foot-wide parking lot situated between 38th and 39th Streets, about 120 feet east of Madison Avenue. The "parking lot" has been present since at least 1955, when it was designated as Lot 53 of Block 868. The purpose of the study was to provide information on the developmental history of the project area in order to determine the nature, location, and extent of intact and original soil surfaces. This information is needed to determine if proposed subsurface construction activities will encounter intact surfaces that may contain archaeological resources. The historical background research indicated that the rear portion of the project area once served as a back yard area for two houses. The first house on the property was constructed sometime between 1846 and 1852. It was razed in 1860 and replaced by a four-story row house with a basement in 1861. It appears that the back yard remained relatively undeveloped until 1931, when it was turned into a parking lot, and has served the same function up to the present. Therefore, there is a high potential for a variety of features associated with the domestic occupation of the site beneath the current parking lot. A Stage IB archaeological investigation is recommended in order to determine the absence/presence of potential intact cultural resources.

TABLE OF CONTENTS

Abstract	i
List of Figures	iii
List of Plates	iii
I. INTRODUCTION AND PROJECT DESCRIPTION	1.1
II. METHODS	2.1
III. PREHISTORIC AND HISTORIC BACKGROUND	3.1
Prehistoric Period	3.1
Historic Period	3.2
Inclenberg and the Murray Hill Farm, Circa 1762–1844	3.2
Residential Development, 1844–1864	3.4
The Collins Family Home, 1863–Circa 1873	3.12
Rental Property, Circa 1873–1909	3.13
Saint Bartholomew’s Rectory, 1909–1925	3.14
The End of 23 East 38 th Street, 1925–1931	3.21
IV. CONCLUSIONS AND RECOMMENDATIONS	4.1
REFERENCES	R.1
Appendix A: List of Property Owners	
Appendix B: Resumes of Key Personnel	

LIST OF FIGURES

Figure		Page
1	Project Area Location Map.....	1.2
2	Archaeological Area of Potential Effects	1.3
3	Project Area and Vicinity in 1852	3.7
4	Project Area and Vicinity, Circa 1859	3.9
5	Project Area and Vicinity, Circa 1885	3.10
6	Project Area and Vicinity, Circa 1897	3.15
7	Project Area and Vicinity, Circa 1911	3.17
8	Project Test and Vicinity, Circa 1925	3.23
9	Project Area and Vicinity, Circa 1934	3.26
10	Project Area and Vicinity, Circa 1955	3.28
11	Area of Archaeological Sensitivity	4.2

LIST OF PLATES

Plate		Page
1	Fifth Church of Christ Scientist (Formerly South Reformed Dutch Church) at the Southeast Corner of Madison Avenue and East 38 th Street, Circa 1915.....	3.5
2	Street Addresses on the North Side of East 38 th Street After the Demolition of the Western End of the Block.....	3.11
3	Streetscape Opposite 23 East 38 th Street, Circa 1910.....	3.19
4	Allerton Club Apartment Hotel on the Southeast Corner of Madison Avenue and East 38 th Street, Circa 1927	3.22
5	Buildings Fronting the East Side of Madison Avenue, Between East 38 th and East 39 th Streets, Shortly Before Demolition	3.24
6	Demolition of Madison Avenue Frontage Between East 39 th and East 39 th Streets. Included the Demolition of 23 East 38 th Street	3.25
7	Looking Northeast Across Project Area After Demolition.....	3.27

I. INTRODUCTION AND PROJECT DESCRIPTION

URS Corporation (URS) conducted a Stage IA archaeological assessment in support of the construction of a proposed ventilation shaft as part of the East Side Access Project, located in the borough of Manhattan (Figure 1). The proposed ventilation shaft is located in a 23-foot-wide parking lot situated between 38th and 39th Streets, about 120 feet east of Madison Avenue. The "parking lot" has been present since at least 1955, when it was designated as Lot 53 of Block 868. According to Sanborn Insurance maps, it was 24 feet wide from its 38th Street entrance to the center point of the block (98.9 feet), where the lot became constricted to a width of 17 feet due to a building (the Williams Club) at 24 E. 39th Street. Modern plans and nineteenth-century maps of the area calculate the width of the lot to be 23 feet; therefore, the area of potential effects (APE) for the proposed shaft construction measures 98.9 feet long by 23 feet wide—the lot's historical dimensions (Figure 2).

The purpose of the study was to provide information on the nature, location, and extent of intact and original soil surfaces within the project area and the depth of twentieth-century fills, if present, above these surfaces. This information is needed to determine if proposed subsurface construction activities will encounter intact surfaces that may contain archaeological resources. All work for this project was conducted in accordance with the National Historic Preservation Act of 1966, as amended, and the Advisory Council on Historic Preservation's "Protection of Historic and Cultural Properties" (36 CFR 800). In addition, the study was performed in compliance with the City Environmental Quality Review (CEQR) (Executive Order No. 91 of 1977). This work was also conducted pursuant to the New York state guidelines for such projects, and pursuant to the New York City Landmarks Preservation Commission's (NYCLPC) established guidelines for Stage IA archaeological work in New York City, dated April 12, 2002. The cultural resource specialists who performed this work satisfied the qualifications specified in 36 CFR 61, Appendix A.

Edward Morin, RPA, served as the project's Principal Investigator, while Historian Ingrid Wuebber conducted the background research. Lynda Bass prepared the graphics for the report, and Paul Elwork edited the text for style and consistency.

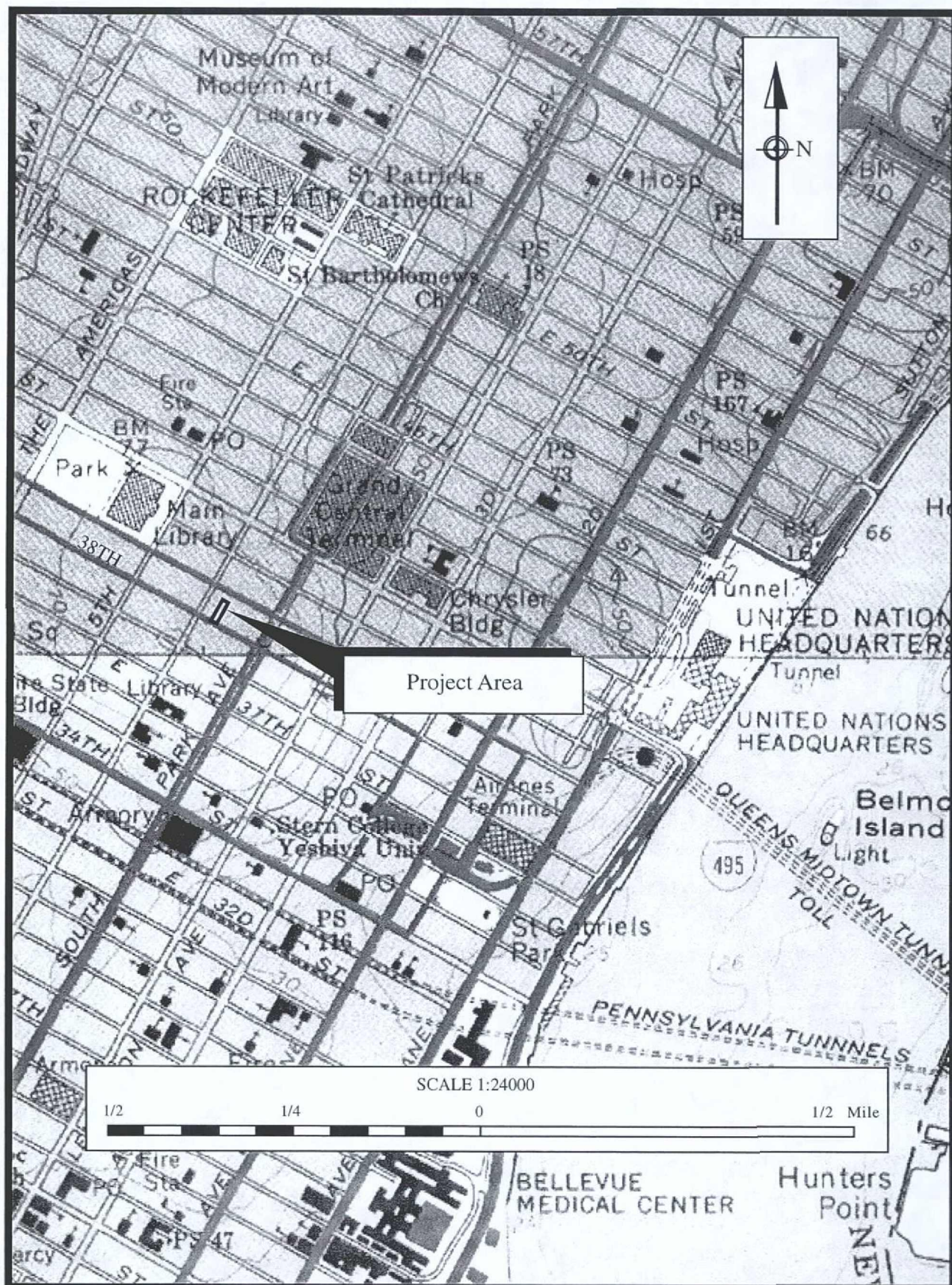


Figure 1 Project Area Location Map (Source: Portion of 7.5 Minute Topographic Map, CentralPark and Brooklyn, New York Quadrangles, Maptech 1979).

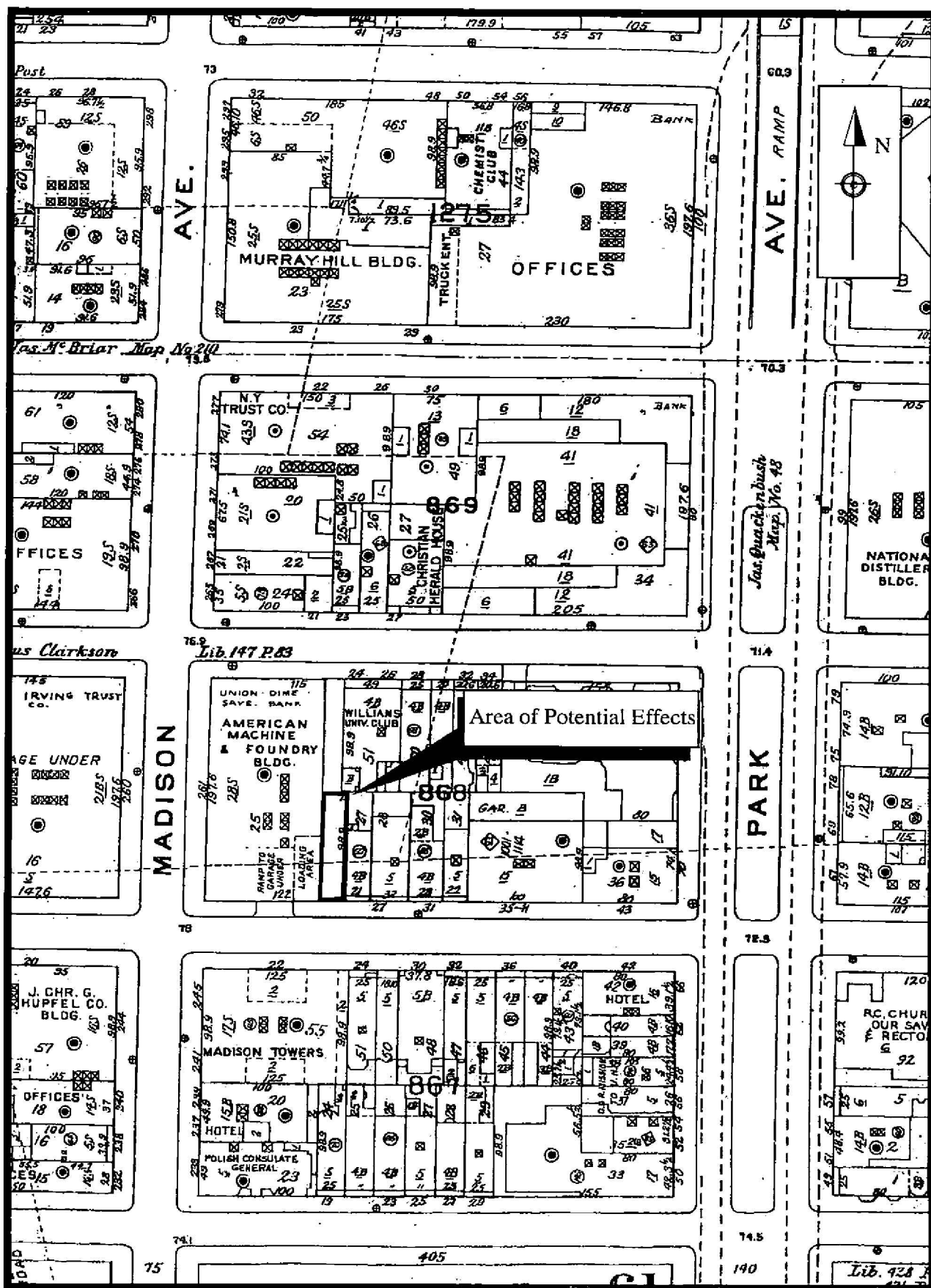


Figure 2 Archaeological Area of Potential Effects. (Source: Manhattan Land Book, 1934-1955).

II. METHODS

Researching the history of the lot at 23 East 38th Street entailed gathering information at a number of municipal offices, including the Landmarks Preservation Commission at 1 Centre Street for documentation of National Register properties, the Office of the City Register at 66 John Street (for deeds), the Surrogate's Courthouse and the Municipal Archives at 31 Chambers Street (for wills and tax assessments), and the Manhattan Office of the Department of Buildings at 280 Broadway (for building permits). The Manhattan Bureau of Water & Sewer of the New York City Department of Environmental Protection provided sewer information for the project area. The New York Public Library, at 42nd Street and Fifth Avenue, and the Northeast Region Branch of the National Archives, at 201 Varick Street, were utilized for additional research material, such as maps, census records, city directories, social registers, genealogical data, newspaper articles, and local histories. A search for photographs of the project area was conducted at the New York Public Library, the Museum of the City of New York (1220 Fifth Avenue), and Saint Bartholomew's Church (Park Avenue at 52nd Street). Descendants of the Collins family, former owners of the project area, were contacted regarding the search for photographs of 23 East 38th Street.

III. PREHISTORIC AND HISTORIC BACKGROUND

PREHISTORIC PERIOD

Archaeological traces of settlement in the greater New York City area extend back to the Paleoindian period, circa 11,000 to 10,000 B.P. (Cantwell and Wall 2001:40ff). Settlement continued throughout the ensuing Archaic and Woodland periods, accompanied by a steady increase in population. By the time of the Middle Archaic, people systematically exploited the coastal resources of Manhattan. The Middle Archaic sites found in the lower Hudson Valley area are, for the most part, shell middens whose compact nature and waterfront location protected many from destruction during eighteenth- and nineteenth-century development (Cantwell and Wall 2001:54). Many of the Late Archaic sites in the area are also shell middens (Cantwell and Wall 2001:57), although intact Archaic sites of any period are scarce in New York City. The available evidence suggests that people had established seasonal rounds by the Late Archaic (Cantwell and Wall 2001:59). Large groups occupied base camps during the summer; groups split up during other seasons to visit smaller hunting, fishing, or plant procurement stations. This pattern continued throughout the ensuing Transitional and Early and Middle Woodland periods.

Agriculture became established in the Northeast during the Late Woodland period (after 1000 A.D.), but the timing of the subsistence switch by coastal peoples from complete dependence on hunting and gathering to mixed foraging and agriculture is a matter of debate among archaeologists. By the time of European settlement in the early seventeenth century, native people kept well-established fields in which they grew the triad of corn, beans, and squash, along with some other domesticated plants. The Munsees—part of a larger group now called the Delaware or Lenape—occupied Lower Manhattan in the early seventeenth century (Cantwell and Wall 2001). Small, permanent communities characterize the Munsee settlement pattern, along with temporary sites for the collection of particular resources (Cantwell and Wall 2001:114). The Munsees farmed on a small scale, but also utilized the plant and animal resources of the land. Early writers described their fields and the large palisaded settlements that accompanied them (e.g. Van der Donck 1968), but archaeologists do not agree as to the temporal depth of this village-settlement pattern. Some see the pattern as extending back for several hundred years; others see it as a response to European trade (Cantwell and Wall 2001:94–95).

Pre-European sites on Manhattan are not common, however, as subsequent development has obliterated them; this appears to be the case in the project area. Although the project area was located on a hilltop (as depicted on an 1859 topographic map of the city), the New York City Landmarks Preservation Commission did not identify it as being sensitive for prehistoric cultural resources (NYCLPC 1982), possibly due to its distance from a fresh water source (0.8 miles) and subsequent urban development within the Murray Hill area that consisted of laying out new streets, associated utility lines, and the construction of structures. All of these factors would have altered the landscape and impacted potential prehistoric cultural resources; therefore, the potential for locating intact prehistoric cultural deposits is low.

HISTORIC PERIOD

The proposed ventilation plant is located in a 22-foot-wide parking lot wedged between the 28-story American Machine & Foundry (AMF) Building at 261 Madison Avenue and a four-story apartment house at 25 East 38th Street, in the Murray Hill section of Manhattan. The parking lot was previously known as Tax Lot 26 in Block 868. For most of its history, it was known as 23 East 38th Street. It measured 22 feet in width and 98 feet and nine inches in depth. A private residence occupied Lot 26 from about 1850 until 1931. Owners of the property are listed in a chain of title in Appendix A.

Midtown Manhattan was once a patchwork of eighteenth-century farms and country estates owned by wealthy New Yorkers. The present-day block—bounded by Park and Madison Avenues, 38th and 39th Streets—covered parts of three such farms. A strip of land along the north side of 38th Street was part of the farm owned by Robert Murray. The remainder of the block straddled the boundary line between the farms of Livinius Clarkson and James Quackenbush. Beginning in 1832, the construction of the New York and Harlem Railroad along the center of Fourth Avenue (now Park Avenue) accelerated the inexorable expansion of the city into the project area. Ground was broken early in 1832 at 32nd Street. Fourth Avenue north of 34th Street was still a narrow unpaved road that wound through sparsely settled farmland and shantytowns. Construction crews were forced to cut their way through the solid schist of Murray Hill from 33rd to 41st Streets. Fourth Avenue was widened to 140 feet to accommodate the horse-drawn railroad. In 1848, the open cut was filled in so that Fourth Avenue could be opened up to 38th Street. Plans were made to create a park in the 40-foot-wide center of the avenue, between 34th and 38th Streets. The connection of Park Avenue to the affluent avenues to the west set the stage for Murray Hill's rapid development in the 1850s and 1860s (Harris and Presa 2002:9; *New York Times*, January 27, 1935, page N1; September 15, 1935, page E11; June 14, 1936, page RE1).

Inclenberg and the Murray Hill Farm, Circa 1762–1844

The Murray Hill neighborhood traces its origins back to the country estate of Robert Murray, a Quaker and wealthy shipping merchant in the decades before the Revolutionary War. The Murray family called their country home, “Inclenberg,” a Dutch name meaning “Fire Beacon Hill.” During the period when the Dutch controlled Manhattan, beacons were used to warn the inhabitants of New Amsterdam at the approach of armed Native-American parties.

Robert Murray was fortunate to arrive in New York in 1753, just when the city was entering an economic boom. He had already prospered as a miller and merchant in Pennsylvania. In New York, Robert Murray invested his capital in a variety of enterprises. He acquired three merchant vessels and had shares in a fourth. He built a wharf on the East River at Wall Street. He became a major underwriter in the marine insurance business. His retail store was an outlet for the goods he imported. Like many of his mercantile colleagues in the 1750s and 1760s, Robert Murray had a townhouse on Pearl Street near his commercial interests and established a “gentleman’s farm” north of the city. Being one of the most successful merchants of his day, he was able to satisfy his desire to build one of the city’s finest mansions (Monaghan 1998:10–20).

The city of New York owned the land Robert Murray chose for his countryseat as common land. Robert leased just under 30 acres lying between the Eastern Post Road (a.k.a. Boston Post Road) on the east and the Middle Post Road (a.k.a. Bloomingdale Road) on the west. On the city grid established in 1811, the farm's southern boundary was located a few feet south of 33rd Street and extended north to a point between 38th and 39th Streets. At its widest part, it stretched from Lexington Avenue to a point between Madison and Fifth Avenues. By 1762, Robert Murray had built his mansion on the crest of the hill that would bear his name. On the modern street grid, the mansion stood near the corner of Park Avenue and 37th Street (Harris and Presa 2002: 7; Monaghan 1998:3–4; Spielmann & Brush 1881). Inclenberg was often noted in contemporary accounts. An allee of magnolias, elms, spruce, and Lombardy poplars gave way to wide lawns bordered by extensive gardens. The spacious mansion surrounded by broad verandas looked out over Kips Bay and the East River. The Murray mansion was the scene for lavish entertaining and was a stop for every distinguished foreign traveler passing through New York (Monaghan 1998:21–22).

Robert Murray, ever the shrewd businessman, invested in an iron mine on the eve of the Revolutionary War. He used his family and business connections to carry on trade with both the Continental and the British Armies. It is somewhat ironic, therefore, that Robert's wife, Mary Lindley Murray, is credited with helping save the American army. A legend developed that Mary and her charming daughters delayed General Howe and his officers with hospitality while General Washington's army retreated through Manhattan following the Battle of Brooklyn in September 1776. Historians have pointed out that General Howe would likely not have chased the retreating Americans without waiting for all his troops, cavalry, and artillery to be landed at Kips Bay. During the period of the British occupation of New York, from 1776 to 1783, British officers were frequent guests at Inclenberg. Following the war, the Murray family came under intense suspicion for their perceived unpatriotic activities and associations. Robert Murray's eldest son Lindley was sent into exile in England in 1784, as a sort of scapegoat, to protect the family's property and reputation (Monaghan 1998:59, 62–67, 84). In 1787, Lindley Murray published the first of a dozen books; his "Grammar" and "English Reader" textbooks made him one of the largest-selling authors in the world in the first half of the nineteenth century (Monaghan 1992:4, 121).

Robert Murray died suddenly of a heart attack or stroke in 1786 at the age of 65. His wife Mary Lindley Murray had died in 1780. Robert Murray's five children—Lindley, Mary, John, Beulah, and Susannah—inherited the bulk of his estate. Robert left Inclenberg to his youngest child Susannah, the wife of Captain Gilbert Colden Willett, a Loyalist physician. In 1799, Gilbert Willett bought the Inclenberg estate from the city of New York for just over £907 (*New York County Deed Book* 118:630). All the other Murray heirs had established homes elsewhere, but must still have looked upon Inclenberg as the Murray family homestead (Monaghan 1998:108; *New York Times*, June 7, 1914, page sm2).

Gilbert Willett was set up in business by Susannah's uncle, John Murray, who had been Robert's business partner for many years. The enterprise failed. As part of the bankruptcy settlement, Gilbert sold Inclenberg to his wife's uncle in 1800 (*New York Deed Book* 118:631; Monaghan 1998:109). John Murray had married Hannah Lindley, a cousin of his sister-in-law Mary

Lindley Murray. John and Hannah had four children: John R. Murray, Susan (who married William Ogden), Mary, and Hannah. John Murray had a large house on Pearl Street as befitted a successful merchant and banker. His household was immortalized in the letters of Harriet and Maria Trumbull. The Trumbull sisters were the daughters of a Connecticut governor and the nieces of painter John Trumbull. During an extended visit to New York in 1801, the Trumbull sisters wrote admiringly of their rich and cultured acquaintances Mary and Hannah Murray. In 1806, John Murray commissioned his friend John Trumbull to paint a portrait of Murray's youngest daughters. Today *The Misses Mary and Hannah Murray* hangs in the Smithsonian American Art Museum. Mary and Hannah, exemplars of the New Republic's cultured elite, are portrayed with sheet music and drawing books in hand. When John Murray died in 1808, Incenberg became the home for his widow Hannah and all of his children. Special apartments were created for Mary and Hannah, who remained unmarried (Monaghan 1998:119).

Eight years later, in 1816, the children of John Murray confirmed their title to all the land that comprised the Murray Hill farm. The farm was entrusted to Mary and Hannah so that they could rent it out and use the proceeds to support their mother (*New York Deed Book* 118, 445, 694, 697). Incenberg burned down in 1835. The Murrays immediately began selling off parts of the old farm. In 1835, the first sale was made to a congregation of the Reformed Protestant Dutch Church, who built the South Reformed Dutch Church opposite the project area on the southwest corner of Madison Avenue and East 38th Street (Plate 1). Before the year was out, the Murray heirs had sold off the rest of the lots on the south side of East 38th Street, as well as lots on both sides of Fourth (now Park) Avenue. These sales suggest that East 38th Street was one of the first streets opened through the former Murray farm (*New York Deed Book* 338:150).

Hannah Murray, the unmarried sister of John, Susan, and Mary, died in 1836 (Monaghan 1998:119–120; *New York Will Book* 75:492). John and his sister Mary Murray transferred the Murray Hill property, still in their possession, to their sister Susan Ogden, who had been widowed. When the chancery court partitioned the Murray estate in 1842, it was awarded to Mary Murray (*New York Deed Books* 388:150; 431:206).

Residential Development, 1844–1864

Mary Murray was about 60 years old when she gained control of the family farm. She and her sister Hannah had shared a townhouse on Hudson Square until Hannah's death. Hudson Square had developed into a fashionable residential neighborhood for the city's upper class in the 1820s. The wealthy had gravitated to uptown locations—such as Washington Square, Bond Street, and Lafayette Place—to escape the increasing traffic and commerce of places like Pearl Street. In the space of a few decades, once-fashionable neighborhoods would inevitably fall victim to increasing commercial pressure. Substantial private homes would be turned into boarding houses or converted for other mercantile uses. St. John's Park, at the heart of Hudson Square, was transformed into a railroad freight depot in the 1860s (Museum of the City of New York 2003). Open uptown environments were a considerable temptation for a restless, unsentimental upper class anxious to invest in rapidly changing tastes in architecture and interior design (Homberger 2002:62–63). Mary Murray in her long lifetime must have witnessed many of these changes and resolved to develop Murray Hill as a more-stable neighborhood for the city's wealthy elite. In 1847, she drew up the Murray Hill Restrictive Agreement. The agreement

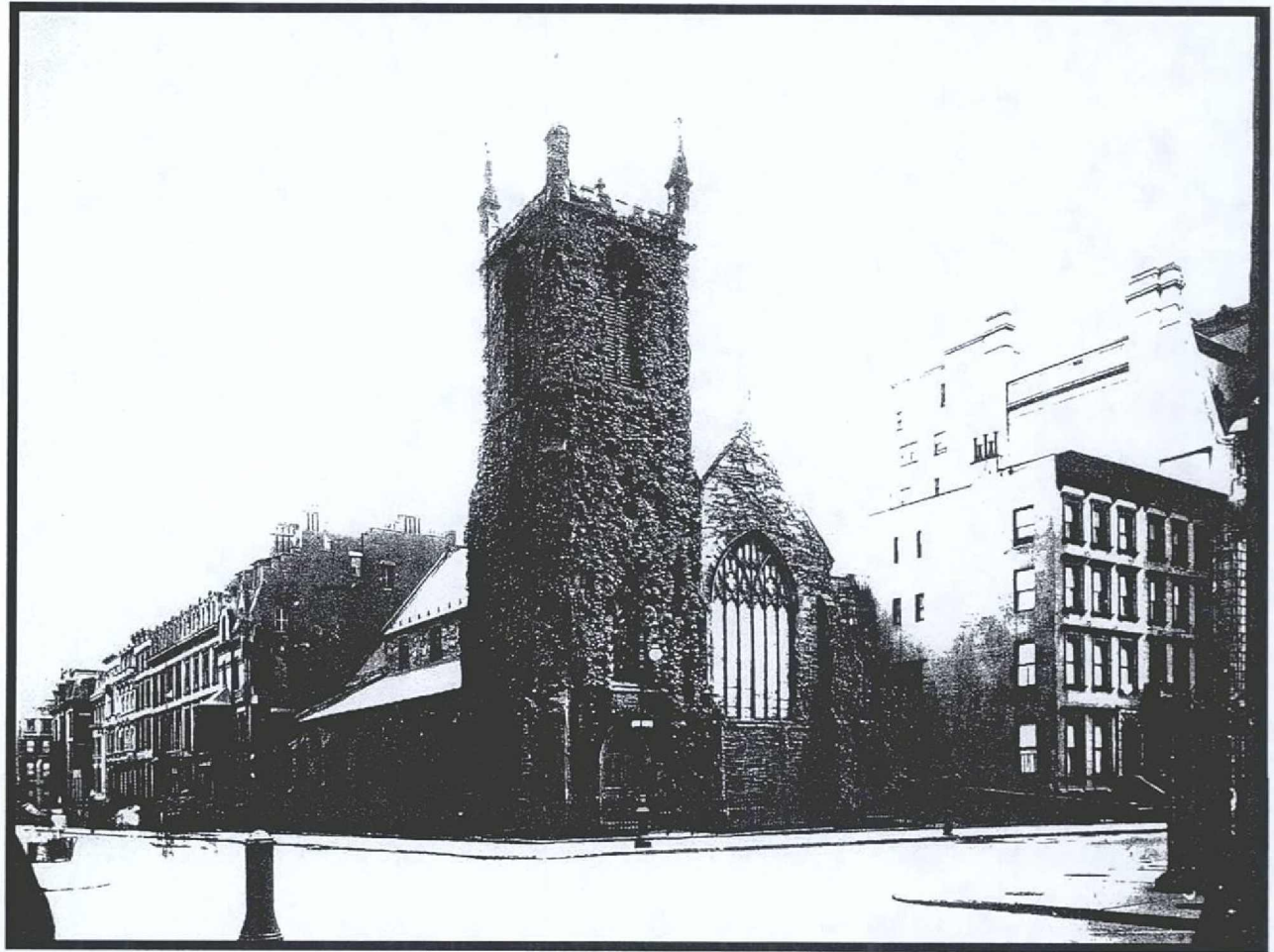


Plate 1 Fifth Church of Christ Scientist (Formerly South Reformed Dutch Church) at Southeast Corner of Madison Avenue and East 38th Street, Circa 1915 (Source: Underhill, Circa 1915).

limited construction to brick or stone dwellings, churches, and private stables (Harris and Presa 2002:4). The affected area was located on both sides of 34th Street, up to the south side of 38th Street and between the former alignments of the Eastern Post Road and Middle Post Road. Lexington Avenue and Madison Avenue supplanted these early roads, but were laid out according to the 1811 grid. Therefore, sections of Lexington and Madison were vulnerable to commercial development. At this time, Manhattan's most-exclusive neighborhood was still located in the lower portions of Second Avenue and Fifth Avenue, from Washington Square to 23rd Street. Union Square was still a center of fashion and the northern extent of Murray Hill was considered to be delightfully rural. Just a generation before, a glass factory had operated near Murray Hill, and a small hamlet of workers was located nearby (*New York Times*, November 2, 1881, page 5).

Among the first wealthy residents of the restricted zone in the early 1850s were J. J. Phelps, William E. Dodge, and Isaac N. Phelps Stokes. Stokes bought the east side of Madison Avenue between 36th and 37th Streets, on which he built three elegant mansions with their own gardens and stables. The house on the corner of 36th Street became the residence of Walter William Phelps. J. P. Morgan bought the Phelps house in 1886 for \$215,000. Morgan later acquired the other two houses fronting Madison Avenue (Harris and Presa 2002:10; *New York Times*, June 7, 1914, page sm2).

Mary Murray sold a tract of land on the north side of East 38th Street, including the project area, to Runyon W. Martin in 1844 (*New York Deed Book* 446:486). Nineteenth century farm maps indicate that the tract had not included any of the Murray Farm outbuildings (Spielmann and Brush 1881). Martin subdivided his property and sold 225 feet located along the north side of East 38th Street east of Madison Avenue to John Clawson Kelley in 1846 (Figure 3). Kelley paid \$8,100 for the tract (*New York Deed Book* 483:141). If divided equally, Kelley could subdivide his property into 10 standard, 25-foot-wide lots with a depth of 98 feet and nine inches back to the centerline of the block. Instead, Kelley created two oversized lots on which he built two large houses sometime between 1846 and 1852 (see Figure 3; *New York Deed Book* 483:141). These appear to be the first structures built on the block.

The project area was located on the 50-foot-wide lot John Clawson Kelley created for the smaller of the two houses (see Figure 3). This house, then known as No. 39-41 East 38th Street, was described as a two-story residence in tax records. The main section measured 30 feet across and 40 feet deep. An addition, approximately 20 feet square, was attached to the center rear of the house. Construction of this house was contemporaneous with the construction of the city sewer system in the neighborhood from 1850–1856 (New York DEP). However, no evidence was found that indicated when the house was connected to the system. According to city directory information, John Clawson Kelley lived downtown on Fourth Avenue (now Park Avenue) until 1855. In 1856, Kelley moved to his large house at 47 East 38th Street (Dripps 1852; New York Tax Assessment 1859; Wilson 1855:445, 1856:439).

John Clawson Kelley was a physician who claimed to be the “founder of the analytical system of medicine” (Trow 1857:441). He had begun his career as a chemist in the 1830s. Following a brief stint as a printer, Kelley began to practice medicine in 1841. He was in practice with his son John W. Kelley, a former botanist who lived in Brooklyn. Together they established the

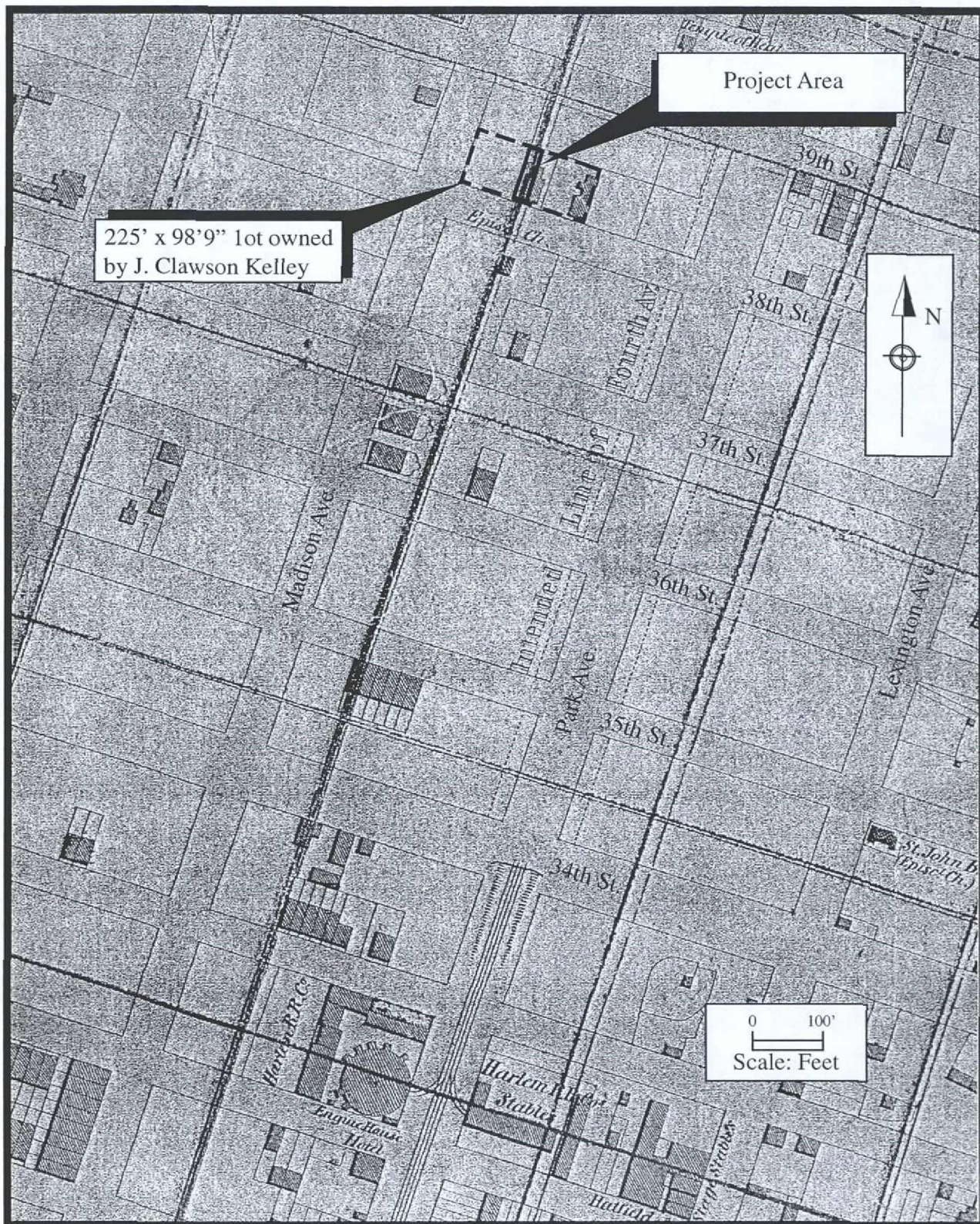


Figure 3 Project Area and Vicinity in 1852 (Source: Dripps 1852).

Analytic Medical Institute in 1848. It remained in business until 1854. From their office on the Bowery the Kelleys dispensed domestic remedies, such as antiseptic detergent and a vegetable rub for chronic diseases (Fike 1987:169).

After the closure of his medical institute in 1854, Kelley continued to practice medicine from offices in lower Manhattan. He lived at 47 East 38th Street for just three years. In 1859, Kelley moved into a building on Bleecker Street that housed his medical office. Perhaps the Financial Panic of 1858 caused a downturn in John Clawson Kelley's fortunes. That same year, William H. Johnson paid Kelley \$37,970 for the houses at 39-41 and 47 East 38th Street (Dripps 1852). The houses included a total of 125 feet of frontage along East 38th Street. Johnson, a dry goods merchant, moved into the house at 47 East 38th Street vacated by Kelley. Johnson realized he could recoup a large part of his purchase price by selling off the building lots to the west of his home to a builder/developer. A year later, in 1860, William H. Johnson sold a lot with 75 feet of frontage to builder Edmund F. Rogers for \$25,550 (*New York Deed Book* 819:513; Wilson 1860:731). Rogers razed the house at 39-41 East 38th Street, less than 15 years old, and divided his 75-foot-wide parcel into four building lots. Rogers created a 22-foot-wide lot at No. 39, a 21-foot-wide lot at No. 41, and two 16-foot-wide lots at Nos. 43 and 45 East 38th Street (Figure 4)(Perris 1857-1862; Wilson 1856:439; 1858:413; 1859:439, 454; 1860:455).

In 1860, the street commissioner ordered a citywide renumbering of street addresses. The reordering was in response to the lack of a systematic plan that had allowed property owners to change their house numbers to suit themselves. The townhouse that had been known as No. 39 East 38th Street became No. 17. In 1866, this number was changed again. The new house number of 23 East 38th Street remained constant for the life of the house (Figure 5)(Wilson 1860:5; 1863:171; 1866:198; 1867:202).

In 1861, Edmund F. Rogers built four new four-story houses with basements, utilizing the full width of each of his lots. Each of the houses was 60 feet long, which created 33 feet of open space back to the rear lot line. The houses at 23 and 25 East 38th Street had small rear additions, approximately 8 x 10 feet in size; this left the owners of the project area with about 650 square feet of open space behind their house (see Figure 3) (New York Tax Assessment 1861; Perris 1857-1862). A photograph of the house at 23 East 38th Street has not yet been found. However, a photograph of the other houses built by Edmund Rogers at Nos. 25, 27, and 29 East 38th Street can provide some idea of how the house occupying the project area must have appeared (Plate 2). All four houses shared the same roofline. The house at No. 23, like its neighbor at No. 25, was three bays wide and may have also had a stoop entrance.

The new houses were designed to appeal to the affluent buyer. The first owner of the new house at No. 23 was Zachariah E. Simmons, who bought the house for \$16,500 in 1861 by taking out a mortgage for \$10,000 (*New York County Deed Book* 840:575). The new owner may have been the same Zachariah Simmons who ran a nationwide gambling syndicate. Simmons and his brothers, with the cooperation of Tammany Hall politicians, took over New York City's gambling operations in 1870 and quickly expanded their syndicate to the major cities of the South and West (Asbury 1938:98-100).

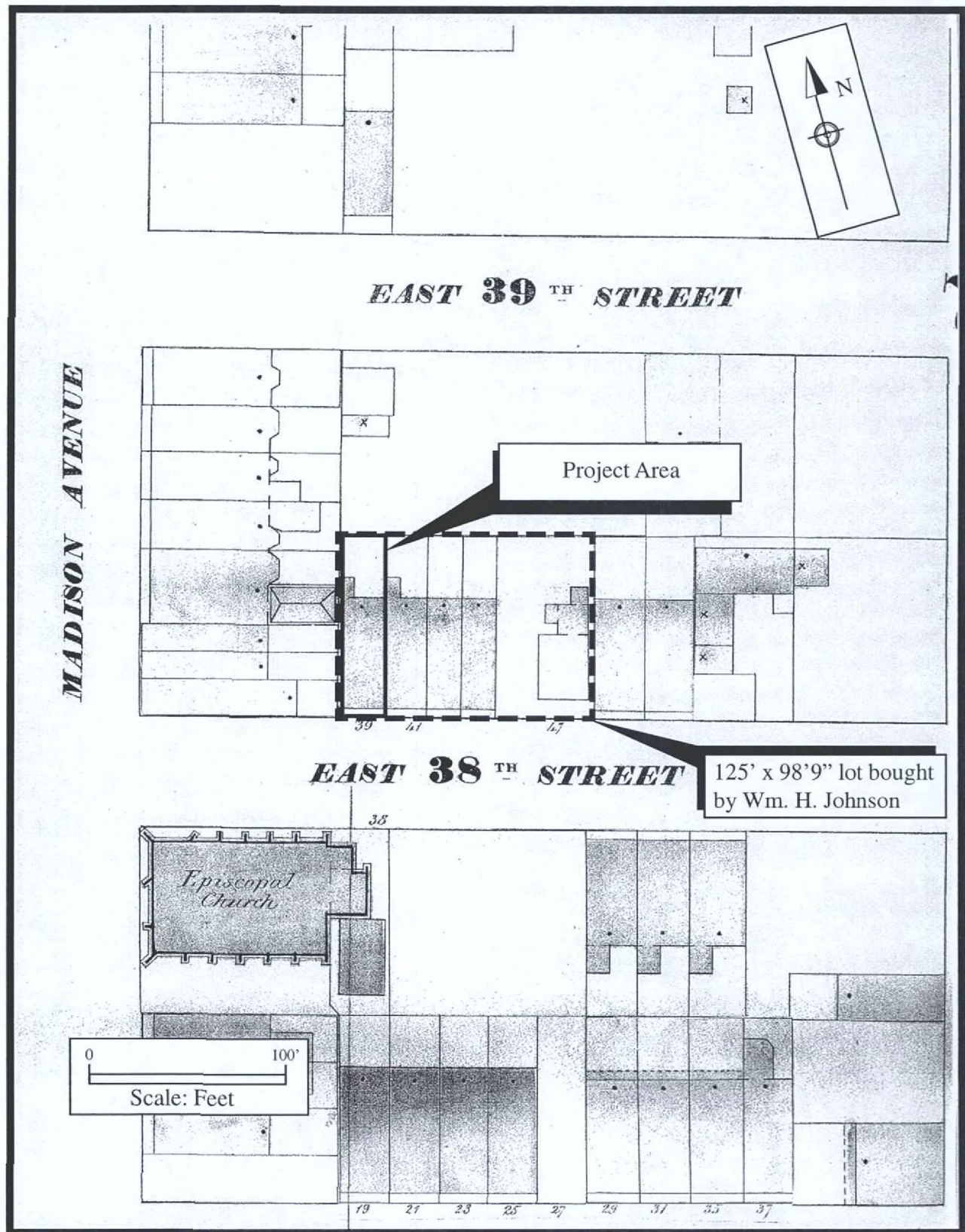


Figure 4 Project Area and Vicinity, Circa 1862 (Source: Perris 1857-62).

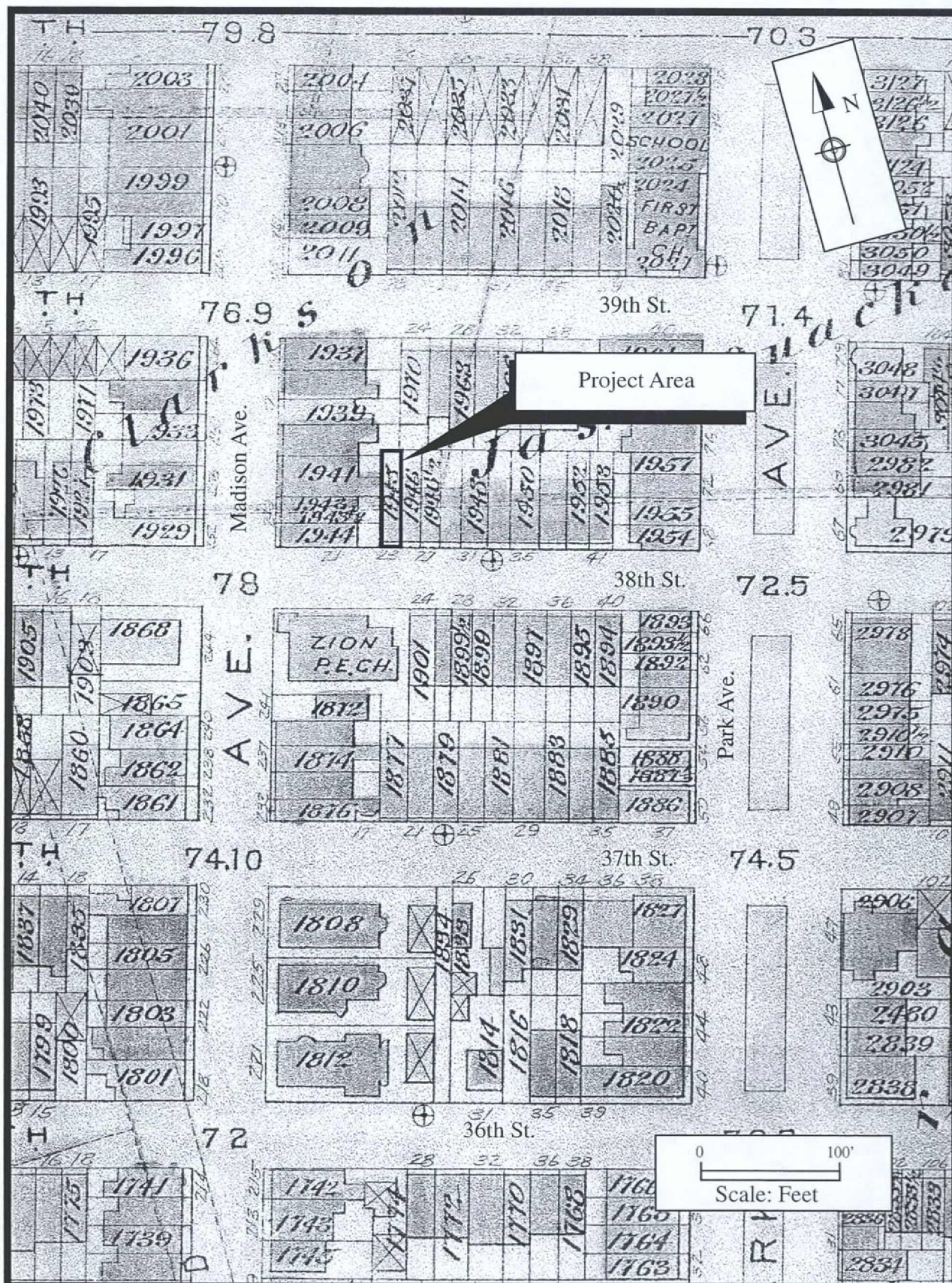


Figure 5 Project Area and Vicinity, Circa 1885 (Source: Robinson 1885).

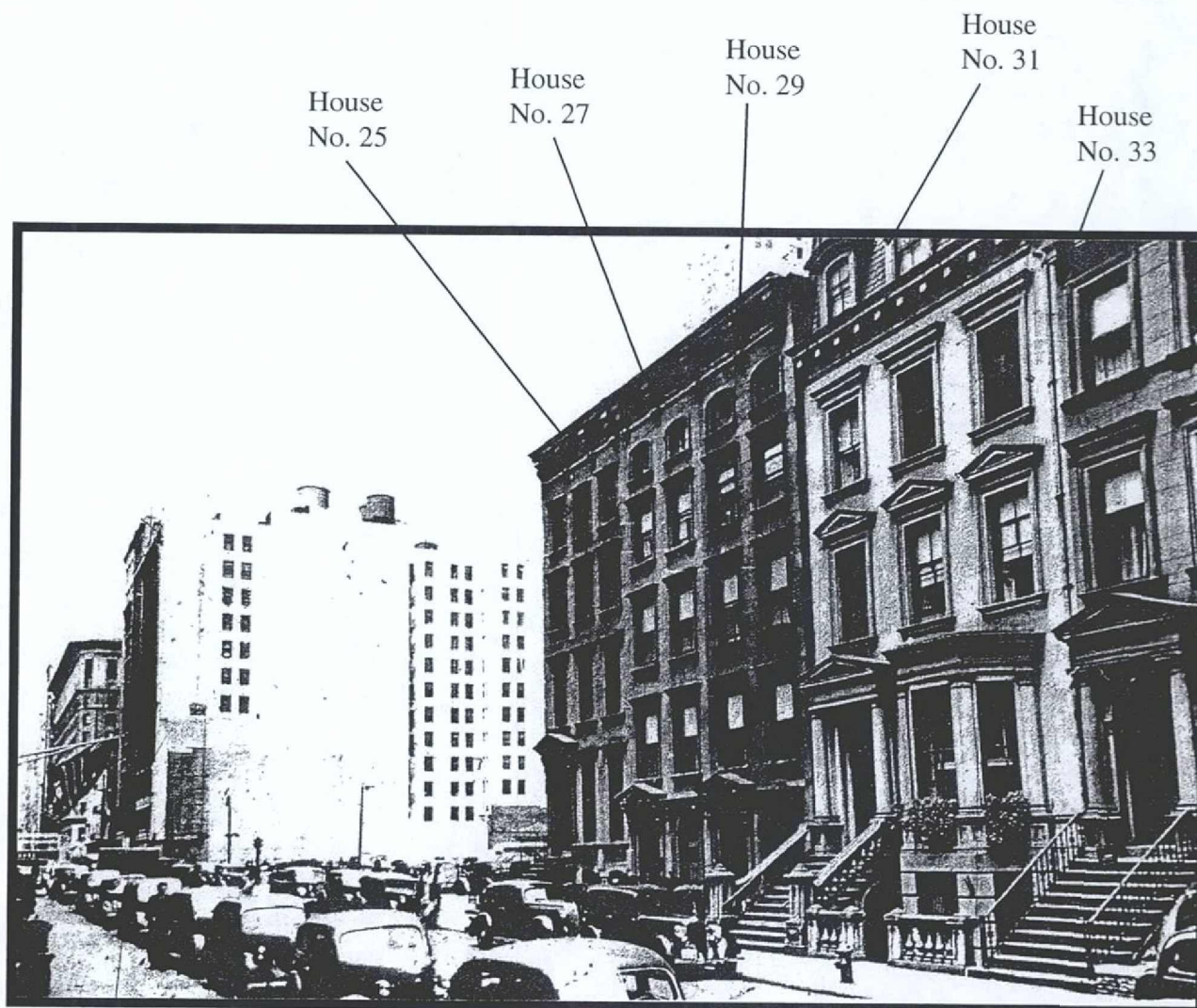


Plate 2

Street Addresses on North Side of East 38th Street After Demolition of the Western End of the Block (Source: P. L. Sperr 1939).

Two years after buying the house, Zachariah Simmons made a tidy profit when he sold it to Levi P. Morton for \$25,000 (*New York Deed Book* 868:502). Levi P. Morton was one of New York City's leading bankers. Beginning as a New England store clerk, Morton had become a partner in a wholesale import-export trading firm in Boston by the age of 25. Morton moved to New York in 1855 and opened his own wholesale dry goods commission firm. The suspension of Southern trade at the beginning of the Civil War in 1861 bankrupted the firm. In 1863, the same year Levi P. Morton bought 23 East 38th Street, he established the international banking firm of L. P. Morton & Company. Morton became one of the richest men in the city. That same year, he also moved from a downtown home on West 17th Street to a house at the northeast corner of Madison Avenue and 38th Street. By purchasing the townhouse at 23 East 38th Street, Morton had control of the property adjacent to his back fence. From 1889 to 1893, Levi P. Morton served as vice president of the United States under Benjamin Harrison. He was later elected governor of the state of New York (Greenberg 1990:365–366; Wilson 1862:626; 1863:621).

The Collins Family Home, 1863–Circa 1873

Levi P. Morton owned the house at 23 East 38th Street for one year before selling it to Anna Maria Collins for \$21,500 (*New York County Deed Book* 884:8). Collins was the wife of George Collins Jr., a cotton merchant. George Collins Jr. had been born in Georgia, but both his parents were originally from Massachusetts. Anna Maria was born in Massachusetts, but had grown up in Rhode Island. George and Anna Maria lived on Lexington Avenue before they moved into their new home on East 38th Street in 1863. At the time Levi P. Morton might well have been acquainted with the Collins family. Both men had roots in New England and made their living in the Southern cotton trade (Wilson 1863:171; U.S. Bureau of the Census, New York County 1870:381).

It appears George Collins retired from business soon after moving to East 38th Street, although he was only in his forties. Perhaps his early retirement was due to the collapse of the cotton trade during the Civil War. Clearly, Collins managed to salvage enough from his business interests to create a comfortable and affluent lifestyle for his family. The *New York Times* included the Collins family among the list of well-to-do New Yorkers summering in Newport in the 1860s (*New York Times*, July 29, 1865, page 5; Wilson 1867:202).

George Collins listed \$40,000 worth of real estate and \$1,000 in personal belongings on his 1870 census return. George's wife Anna Maria was 35 years old when she moved into the four-story townhouse. They had five children: three sons and two daughters. The household also included four live-in Irish servants (U.S. Bureau of the Census, New York County 1870:381). Their neighbors on East 38th Street were of a similar socio-economic status and included a banker, a stockbroker, the president of a railroad, and an actor. Real estate holdings were uniformly listed at \$40,000 and the estimation of personal property ranged from \$1,000 to \$20,000 (U.S. Bureau of the Census, New York County 1870:381).

George Collins and his family lived at 23 East 38th Street until 1873, when they were dropped from New York City directories. By 1880, the Collins family resided of Middletown, Rhode Island, making a return home to New England. Anna Maria was the daughter of Orray Taft, a cotton merchant and industrialist from Massachusetts who settled in Providence, Rhode Island

with his family around 1828 (Jones 2003: Section 8, page 31). George and Anna Maria's Rhode Island household consisted of their eldest son George Lamar, 27 years old and living at home, their 20-year-old son Charles Farnham, away at Yale, teenage daughters Catherine Knight and Emma, and their youngest child Howard Dennis. Three female servants saw to their comforts (U.S. Bureau of the Census, Rhode Island, Newport County, ED 86, 1880:27).

George and Anna maintained a connection with New York City through their sons Charles and Howard, both of whom attended medical school at Columbia University and later lived and worked in New York (Columbia University 2003). It does not appear that the Collins family ever moved back to the townhouse on East 38th Street, although they retained ownership of the property until 1909.

Rental Property, Circa 1873–1909

Society guides began to appear in the 1880s. The most famous and long-lived was the *Social Register*, begun in 1887. It was a convenient list of one's friends and desirable acquaintances with addresses, clubs memberships, alma maters, summer residences, and maiden names of wives. The *Register* greatly expanded the number of people "in society." Admission onto the *Register* was vaguely tied to family connections, sponsorship from listed friends, wealth, and the absence of scandal. By the 1930s, the *Social Register* concluded that less than one-half percent all New Yorkers could qualify under these criteria. Thus, the residents of 23 E. 38th Street, though not from the families invited to balls of Mrs. William Astor select group of Four Hundred, were from a cultured and wealthy enough background to be part of New York society (Wecter 1937:234–235).

The Social Register Association also published a visiting index with a list by address of all members of society and what day they would be home to receive visitors. Paying a call was expected after every social visit. In the middle part of the nineteenth century, custom required having one's footman inquire if the hostess was at home, then visiting for precisely one-half hour. By the latter part of the nineteenth century, cards were left at the home with the upper left-hand corner turned down to indicate that no personal visit had been possible (Homburger 2002:170–171). At the turn of the twentieth century, eight of the 10 families living on the north side of East 38th Street between Madison and Park Avenues were listed in the *Social Register's* Visiting Edition (*Social Register* 1900:226).

By 1880, George Dickson and his wife Anne rented the townhouse at 23 E. 38th Street. Dickson was a general merchandise broker originally from Massachusetts. Unlike most of their neighbors, the Dicksons did not have any servants; they lived in the house alone (U.S. Bureau of the Census, New York County, ED 298, 1880:439). George and Anne Dickson may not have occupied the Collins townhouse for long. They were not listed in city directories of the period either under the name, "Dickson," or the more common spelling of "Dixon" (Trow 1878:364; 1880:377; 1882:377). Unfortunately, the block containing the project area is one of those missing from the Manhattan Police Census taken in 1890. As a result, the tenants of 23 East 38th Street are unknown, until Charles H. Steinway moved in with his family in the 1890s (U.S. Bureau of the Census, New York County, ED 748, 1900:272).

Charles H. Steinway was the grandson of Heinrich Steinweg, who founded the piano-manufacturing firm of Steinway & Sons in 1853. Steinweg immigrated to New York, already a piano-manufacturing center, in 1850. With the help of Heinrich's sons Henry, Charles, and William, the Steinway piano became an international success (Lieberman 1995:14, 17, 32).

Heinrich's sons Charles and Henry both died prematurely in 1865. William was left to manage the business with his remaining brother Theodor, who was induced to emigrate from Germany. William groomed his brother Charles' middle son Charles H. Steinway to succeed him as president of the company (Lieberman 1995:44, 99, 116). While vice president of Steinway & Sons, Charles H. Steinway was listed in city directories at Steinway Hall on East 14th Street, where the company maintained its corporate offices, showrooms, and performance space. It is unclear whether Steinway Hall was both his business and residential address. Steinway Hall included a five-room furnished apartment on the third floor; William Steinway, Charles' older brother, occupied the apartment until 1892. A dispute within the family had resulted in William's ouster from Steinway & Sons and from the apartment in Steinway Hall. Charles H. Steinway, as next in line to run the company, was the logical choice to take over the apartment.

Charles H. Steinway was married in 1891. The apartment would be undoubtedly too cramped for a growing family. Charles became president of Steinway & Sons upon the death of his uncle William in 1896. It appears he moved into the townhouse at 23 East 38th Street soon after. The location of this townhouse would conveniently put Charles Steinway about halfway between Steinway Hall and the Steinway's Fourth (Park) Avenue factory. The Steinways were not the only family renting a townhouse on the block: a banker rented No. 29; a salesman rented No. 31; and caretakers were in charge of the rented townhouses at No. 33 and No. 39 while their owners were away on vacation. This block of East 38th Street was still exclusive enough to attract people that employed live-in servants (U.S. Bureau of the Census, New York County, ED 748, 1900:272) (Figure 6).

Charles and his wife Marie had two children: Charles, known as "Roland," and Marie Louisa. They maintained a serving staff of four Irish women and two German women. The latter may have been nursemaids employed to continue the Steinway family tradition of providing their children with a German education (Lieberman 1995:102–103; Trow 1895:1382; U.S. Bureau of the Census, New York County, ED 748, 1900:272). By 1905, the Steinway household had expanded to include a German cousin, Louise Hartman, along with her two grown sons. Perhaps the addition of the Hartmans to the household limited the space for live-in servants. In 1905, the only live-in servants were Catharine Keffe, her daughter, and a 65-year-old, English-born woman (New York State, AD 37, ED 14, 1905:37).

Saint Bartholomew's Rectory, 1909–1925

In 1902, Anna Maria Taft Collins died in her home in Newport, Rhode Island, at the age of 75. Her husband George had been dead since 1890. For years, the Collins family had enjoyed a social position at Newport that had brought them into contact with many of the New York elite who owned cottages there. Society news of Newport published in the *New York Times* tracked the Collins family's activities (*New York Times*, July 29, 1865:5; December 31, 1886:1; July 4,

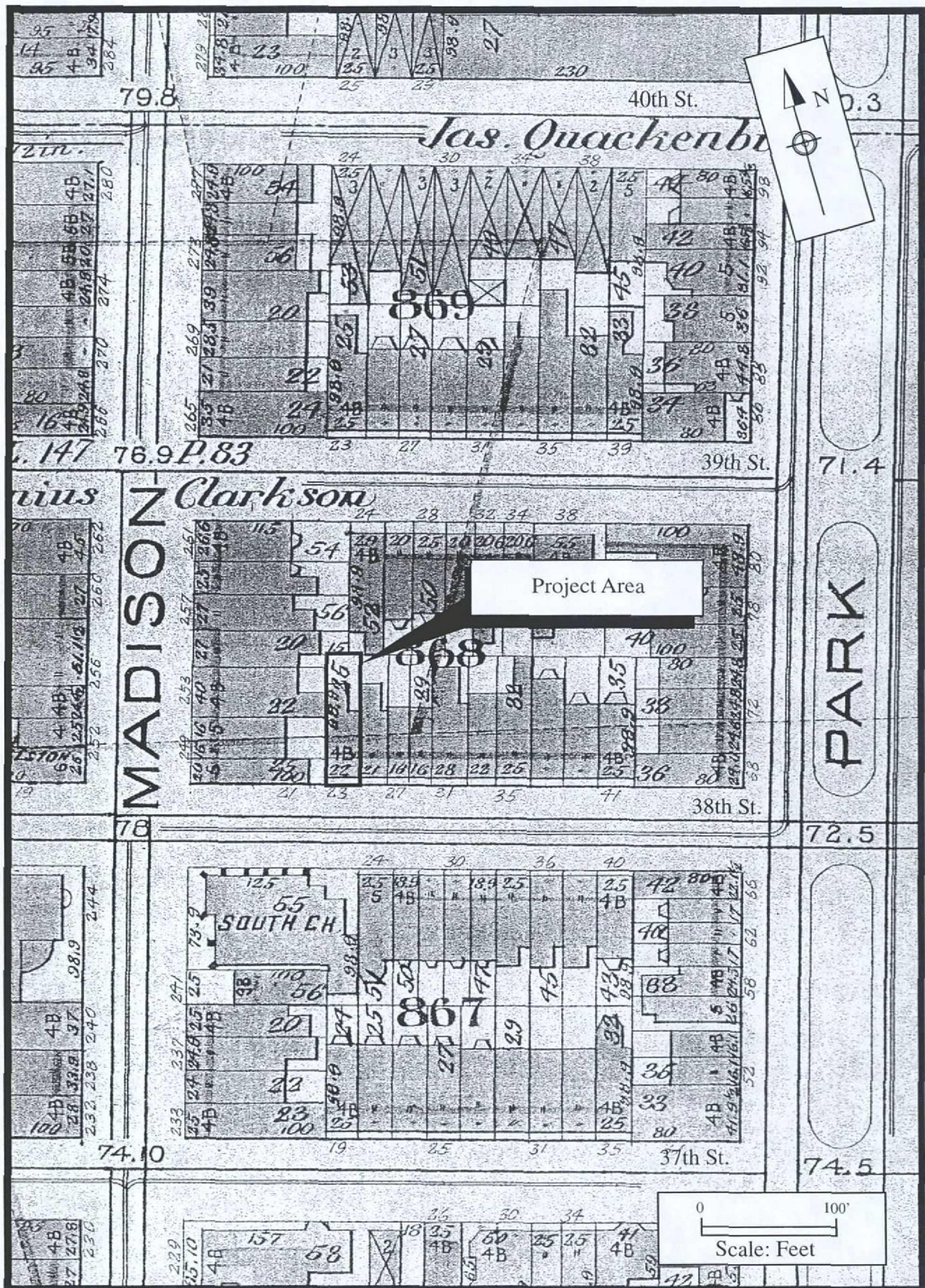


Figure 6 Project Area and Vicinity, Circa 1897 (Source: Bromley 1897).

1899:7; September 27, 1902:9). Their sons Howard and Charles had established careers and families in New York City: Howard as a surgeon and anatomy instructor at Columbia, and Charles as a pediatrician and an attending physician at St. Luke's Hospital (*New York Times*, October 10, 1947:25; March 1, 1953:92). Anna Maria's son George was also a physician and had settled in Auburn, Rhode Island. Her daughter Emma married Bradford Norman, son of millionaire George Norman, and lived in Portsmouth, Rhode Island. Daughter Katharine never married and lived in France. Anna Maria Collins left her real estate, including 23 East 38th Street, to her five children. In 1909, the Collins heirs sold the New York City townhouse to St. Bartholomew's Episcopal Church through a third party for \$100. The church also agreed to assume a mortgage of \$75,000 on the property (*New York County Deed Book* 145:334; 146:353). Another source claims that the church actually paid \$90,000 for the property (Chorley 1935:247; *New York Will Book* 849:431) (Figure 7).

At the time of the purchase in 1909, St. Bartholomew's Church was located at Madison and 44th Street. It was decided to convert the adjoining rectory into a chapel. The search began to find a suitable house for rector Dr. Leighton Parks. St. Bart's, as it was more familiarly known, had one of the wealthiest congregations in the city. It benefited from so many contributions by the Vanderbilt family that St. Bart's was referred to as the "Vanderbilt Church" (*New York Times*, February 27, 1924:17). The townhouse at 23 East 38th Street was purchased with a contribution from parishioner William Douglas Soane, a man married to one of the Vanderbilt heiresses (Chorley 1935:247).

Reverend Parks had come to St. Bartholomew's in 1904. He was a widower who shared the townhouse with his two unmarried daughters Ellen and Georgiana. The household was managed with the help of four live-in servants (U.S. Bureau of the Census, ED1171, 1910:307). Interestingly, the census taker listed Leighton Parks as the owner of 23 E. 38th Street, as he did not pay rent. The family of Dr. Parks mirrored that of his upscale parishioners. He had a summer home in Murray Bay, Canada (*New York Times*, October 16, 1920:13). Leighton Parks' position as the rector of St. Bartholomew's church gave him immediate entrée into New York society (*Social Register* 1909:244). Eldest daughter Alice married the English heir to a baronet in 1902. Youngest daughter Georgiana married an attorney from a prominent Virginia family (*New York Times*, August 12, 1902:3; January 22, 1913:11).

When the census taker visited the block in April of 1910, nearly all of the wealthy residents of the block were present. A different picture of the block appears on the state census taken in June 1915. With one exception, all the houses contained only servants and caretakers in residence. When a house was left empty for the summer holiday, such as the Parks residence, the census taker did not include that address on his enumeration sheet (New York State Census, New York, 1915:41-42).

Dr. Leighton Parks was rector of St. Bartholomew's from 1904 until his resignation in 1924. As he was approaching retirement, Reverend Parks became embroiled in a controversial fight over church doctrine. He was a supporter of the modernist movement within the Episcopal church that challenged fundamentalist doctrine as set forth by the Bishops (*New York Times*, December 17, 1923:1; December 19, 1923:1; December 20, 1923:1). The controversy cost St. Bart's one of its most important benefactors when Mrs. Cornelius Vanderbilt, a 50-year member of the church,

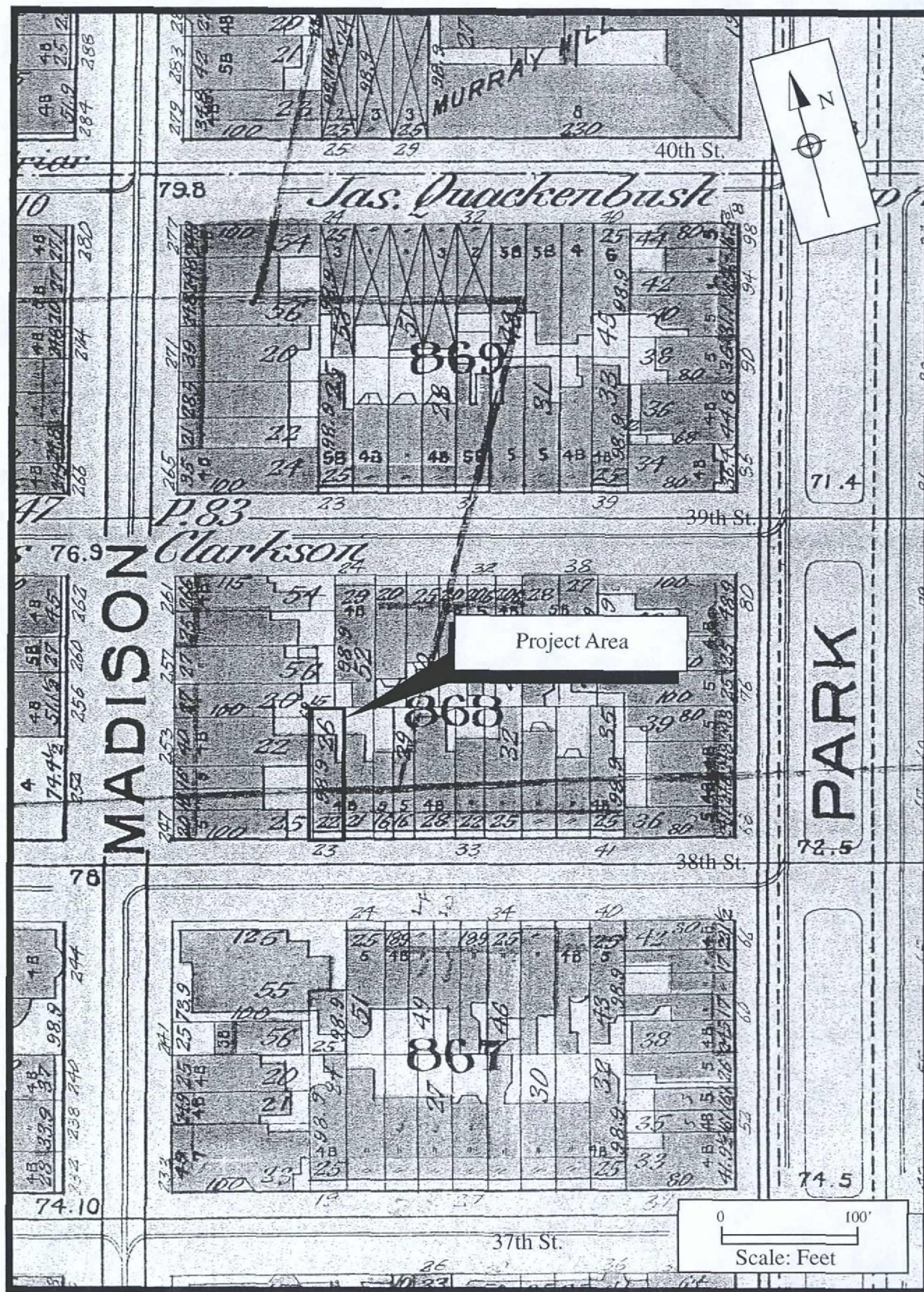


Figure 7 Project Area and Vicinity, Circa 1911 (Source: Bromley 1911).

left for St. Thomas's Episcopal Church at Fifth Avenue and 53rd Street (*New York Times*, February 27, 1924:17).

When St. Bart's moved uptown to Madison and 44th Street in 1872, it was at the heart of an upscale residential neighborhood. New York's wealthiest inhabitants had built their mansions along Fifth Avenue and Madison Avenue. Most parishioners lived within easy walking distance. Gradually, commercial properties, such as large hotels and department stores, appeared in the neighborhood. By 1900, the inhabitants of Murray Hill's mansions were migrating northward for newer residential neighborhoods. The advent of the automobile brought increased problems with access to the church and traffic noise. In 1914, when a foundation problem was discovered, church leaders decided the time had come for St. Bart's to follow the tide uptown. A new site was secured on Park Avenue between 50th and 51st Streets, where it stands today. The last service was held at the Madison Avenue church in 1918 (Chorley 1935:256-257, 265).

Little did the Parks family imagine when they arrived on East 38th Street that they would witness the struggle of Murray Hill to preserve its residential cohesion by keeping commercial development at bay. The first serious challenge to the Murray Hill Restrictive Agreement came in the form of apartment houses erected on 34th Street, at the corner of Lexington Avenue. Though some Murray Hill residents expressed concern, the alarm was not sufficient to try to block construction. However, when plans for the 12-story Cameron Office Building at the corner of Madison and 34th were announced in 1908, J. P. Morgan led a neighborhood crusade to try to prevent its construction. The skyscraper builders were victorious. Three years of court battles ended in a ruling in the State Supreme Court to uphold the right to build tall commercial buildings (i.e., 12 to 16 stories high) at the edges of the restricted zone (*New York Times*, June 7, 1914, page sm2).

In 1914, about 400 private homes were located within the Murray Hill restricted zone, or just outside it (Plate 3). Unlike previous generations of affluent New Yorkers, residents of Murray Hill expressed considerable loyalty to their neighborhood. It was not unusual to find families who had remained in the same home for many years. Despite the commercial encroachment surrounding them, many had decided to stay and fight to preserve Murray Hill as a residential enclave. The Murray Hill Association was incorporated in 1914 to coordinate efforts to enforce the clauses of the 1847 Restrictive Agreement (*New York Times*, June 7, 1914, page sm2).

In 1911, George F. Baker and his family went so far as buy an unrestricted lot at the northwest corner of Madison Avenue and 38th Street for a million dollars in order to prevent the construction of a tall apartment house. The Bakers lived in neighboring homes and did not want the character of their block to change. Unable to interest anyone in building a mansion on the lot, Baker erected a four-story professional office building, more in keeping with the scale of the neighborhood (*New York Times*, June 7, 1914, sm2). Other wealthy residents turned their properties over to commercial interests before retreating to uptown precincts. Commodore Cornelius Vanderbilt left his Murray Hill home on Fifth Avenue at 34th Street and moved up Fifth Avenue to a new mansion at 57th Street. The former Vanderbilt home was converted into the Princeton Club. The Commodore's son Alfred inherited the property and replaced the building with a hotel in 1912. Murray Hill residents were not pleased to learn a large hotel was going up in their neighborhood, but 34th Street was already a busy crosstown thoroughfare with a



Plate 3 Streetscape Opposite 23 East 38th Street, Circa 1910 (Source: Anonymous, Circa 1910).

streetcar line, and many of the houses had been converted into commercial properties. It was decided to focus efforts on enforcing the Restrictive Agreement elsewhere, particularly Madison Avenue (*New York Times*, January 23, 1916, page 16; October 16, 1925, page 1; July 7, 1929, page 136).

About a year after the loss to the Cameron Building owners, the Murray Hill Association launched another legal battle against the widow of Collis P. Huntington, who had leased her stable at 126 E. 38th Street to a milk company. The neighbors complained that not only was this a violation of the business restrictions of the agreement, but the milk wagons began to arrive around 2 a.m. The noise of washing and filling milk bottles went on all night long. This time, the court upheld the restrictive agreement and closed down the milk business (*New York Times*, June 7, 1914, page sm2).

In 1929, property owners living in the restricted section of 34th Street between Lexington and Madison Avenues banded together, seeking to be released from the agreement. Until the streetcar line was built, both sides of 34th Street were lined with private homes; the street then changed into a business thoroughfare within a restricted residential area. Business owners attempted to mollify local residents by promising to have architects design new buildings to harmonize with the surrounding neighborhood. In the late 1920s, 34th Street was undergoing intense building activity, and the section between Madison and Lexington was seen as an impediment (*New York Times*, July 24, 1929, page 48).

The tide of change quickly overtook the East 38th Street block between 1915 and 1920. In 1915, the residents of the block were still affluent and prominent enough to be included on the *Social Register*. By 1920, four of the townhouses had been converted into boarding houses or apartment houses inhabited by professionals, office workers, and students. Not surprisingly, the elderly residents of the block were the most reluctant to give up the houses they had lived in for decades and make the move uptown. Leighton Parks had just overseen the relocation of his church to a site on Park Avenue 12 blocks north of the rectory. He was 68 years old and discussed retirement with his church officers, but was induced to remain a few years longer. He shared the house at 23 East 38th Street with his unmarried daughter Ellen and their two servants. His wealthy neighbors, 74-year-old Sarah Cook and 80-year-old Emily Duggins, were still ensconced in single-family dwellings with their retinue of servants (U.S. Bureau of the Census, New York County, 1920:230-231). After his retirement in 1925, Reverend Leighton went to Italy. He spent the latter years of his life in England with his eldest daughter, the wife of Sir John Barran. Reverend Leighton died there in 1938, at the age of 86 (*New York Times*, March 22, 1938:21).

The changes in the residential pattern along East 38th Street were probably hastened by the imminent construction of a large apartment hotel on the site of the South Reformed Church, which had occupied this corner on Madison Avenue for several generations. Around 1910, the congregation moved to another building on the Upper East Side. The church lot on the southeast corner of Madison Avenue and 38th Street was sold under the proviso that the church would legally challenge the validity of the Murray Hill Restrictive Agreement so that a 10-story apartment building could be erected. The Murray Hill Association was in court again to challenge the contention that an apartment house could be considered to be a large private home (*New York Times*, June 7, 1914, page sm2).

In 1922, the church was replaced by the 17-story Fraternity Clubs Building, which contained an Allerton Club Residence for men, one of several in Manhattan (Plate 4). These hotels offered their guests "the ideal combination of home and Club life" (*The Tech*, March 28, 1932, page 3). Facilities included reading and game rooms, as well as a gymnasium. This location on Madison Avenue was chosen as the site of an Allerton House Hotel precisely because it was in a safe and affluent restricted neighborhood within walking distance of the mid-town business district (*The Tech*, March 38, 1932, page 3).

By June 1925, Reverend Parks and his daughter had already moved out of the rectory (Figure 8). The church rented the house to Walter McClure. He lived at 23 E. 38th Street with his wife and two children. The McClures occupied a different social stratum than the Parks family. Walter McClure held a supervisory position, but the census is unclear in what field (New York State Census, New York City 1925:101). Elderly widows remained in the family homes they had occupied for over two decades. Only two single-family houses on the block attracted new residents—the McClure family at No. 23 and the Pinchots at No.27. Amos Pinchot was a noted social reformer and brother of renowned conservationist Gifford Pinchot. Amos Pinchot's household included his wife Ruth, two young daughters, and one servant (New York State Census, New York City, 1925:101–106; Pinchot 2003).

The End of 23 East 38th Street, 1925–1931

In October 1925, St. Bartholomew's Church sold the former rectory at 23 East 38th Street to Guy E. Norwood, president of the 253 Madison Avenue Corporation, for \$110,000. Norwood leased it to Mrs. Jane H. Harrison as a private residence (*New York Deed Book* 3507:455; *New York Times*, October 7, 1925, page 45). Six years later, the house was demolished. The federal census was taken in April 1930; when the census taker arrived on the north side of the block, he found only five occupied houses. The house at 23 East 38th Street appears to have already been vacated. The neighboring houses at No. 25 and No. 27 also appear to have been vacant in 1930. The remaining houses on the block had been converted into rooming houses or apartments rented to white-collar workers (U.S. Bureau of the Census, New York County, 1930:270).

The buildings fronting the east side of Madison Avenue, between 38th and 39th Streets and the townhouse at 23 East 38th Street, were demolished in August 1931 to make way for a parking lot (Sperr 1931)(Plates 5 and 6; Figure 9). In 1936, in the depths of the Great Depression, the vacant lot at 23 East 38th Street was part of the parking lot awarded to the New York Life Insurance Company in a mortgage foreclosure (Plate 7). The western end of the property remained an open parking lot until the 1950s, when the 28-story American Machine Foundry (AMF) Building was built at 261 Madison Avenue (Figure 10). The owners of the building, 260 Madison Avenue Corporation, leased space to tenants such as banks, life insurance companies, and advertising agencies. AMF Corporation, best known for the manufacture of automated bowling machinery, was a prime tenant. The lot at 23 East 38th Street remained an open parking lot. Since 1996, the project area at 23 East 38th Street, as well as 261 Madison Avenue, has been the property of 260/261 Madison Equities Corporation (*New York Deed Books* 4194:494; 4732:608; 4733:5; 4807:310; 4811:180; 4872:15; 4875:423; 4879:180; *New York Deeds Reel* 2378:769).



Plate 4 Allerton Club Apartment Hotel on Southeast Corner of Madison Avenue and East 38th Street, Circa 1927 (Source: Underwood and Underwood, Circa 1927).

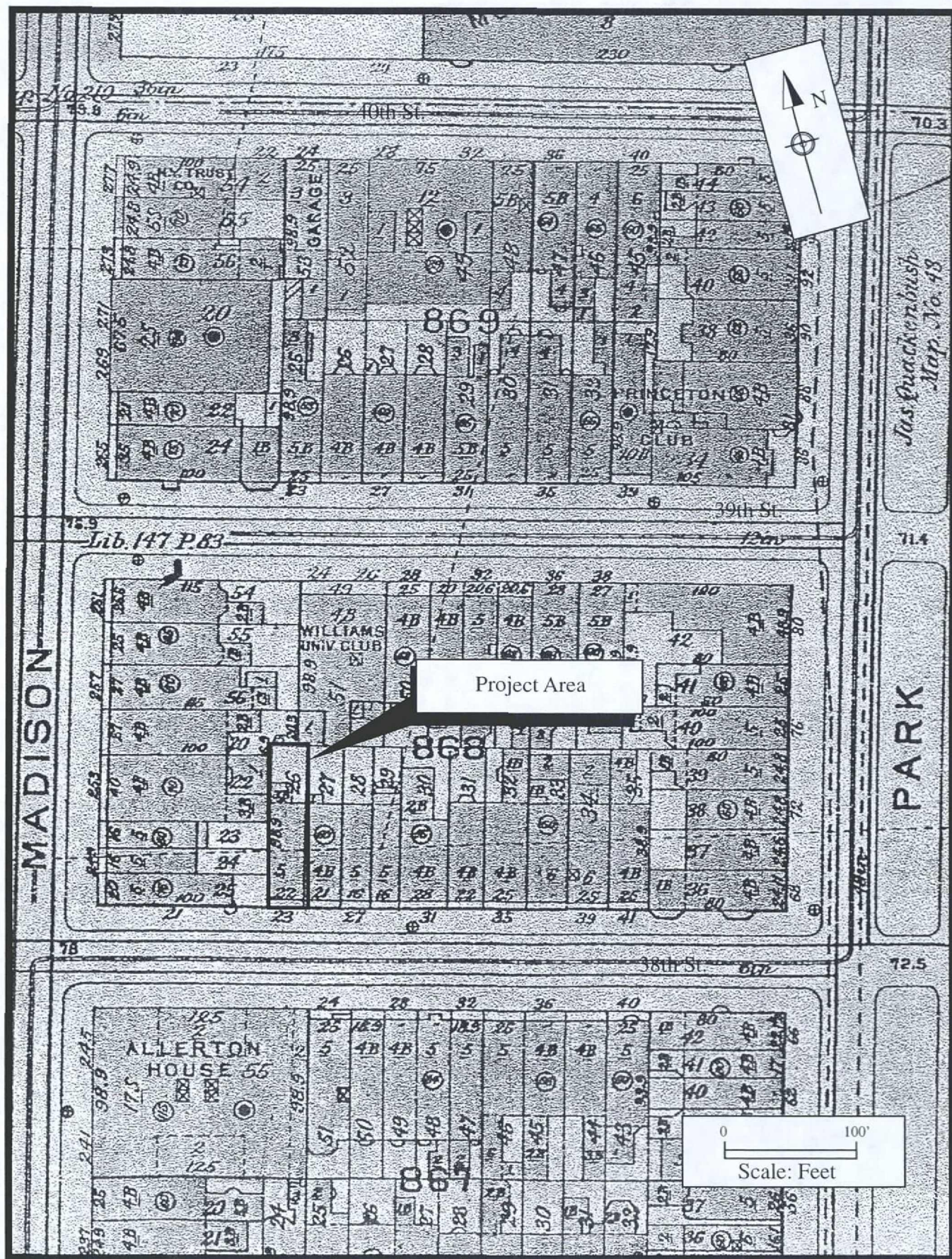


Figure 8 Project Area and Vicinity, Circa 1925 (Source: Bromley 1925).



Plate 5 Buildings Fronting East Side of Madison Avenue, Between East 38th and East 39th Streets, Shortly Before Demolition (Source: P.L. Sperr 1931).

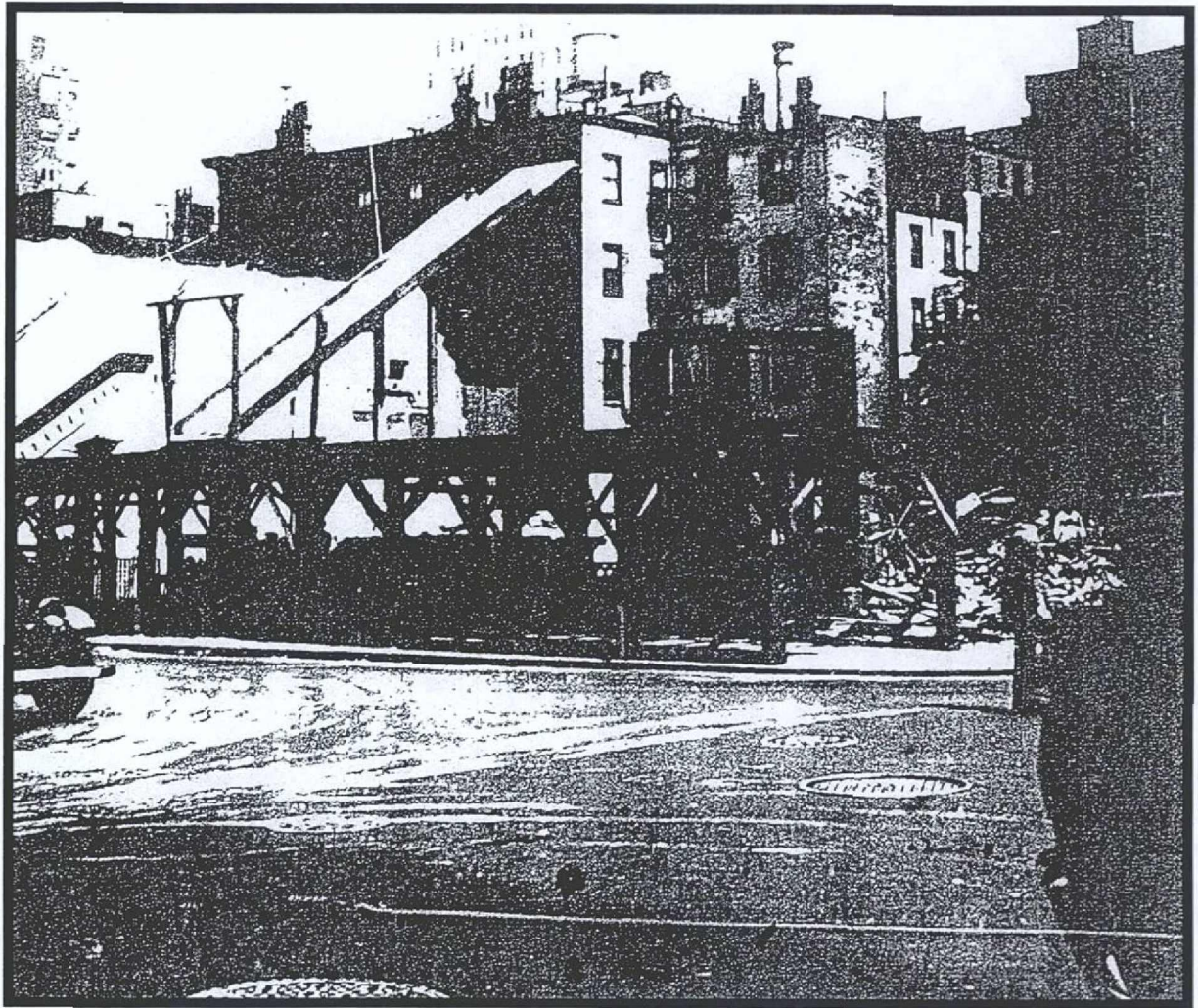


Plate 6 Demolition of Madison Avenue Frontage Between East 38th and East 39th Streets
(Source: P.L. Sperr, August 25, 1931).

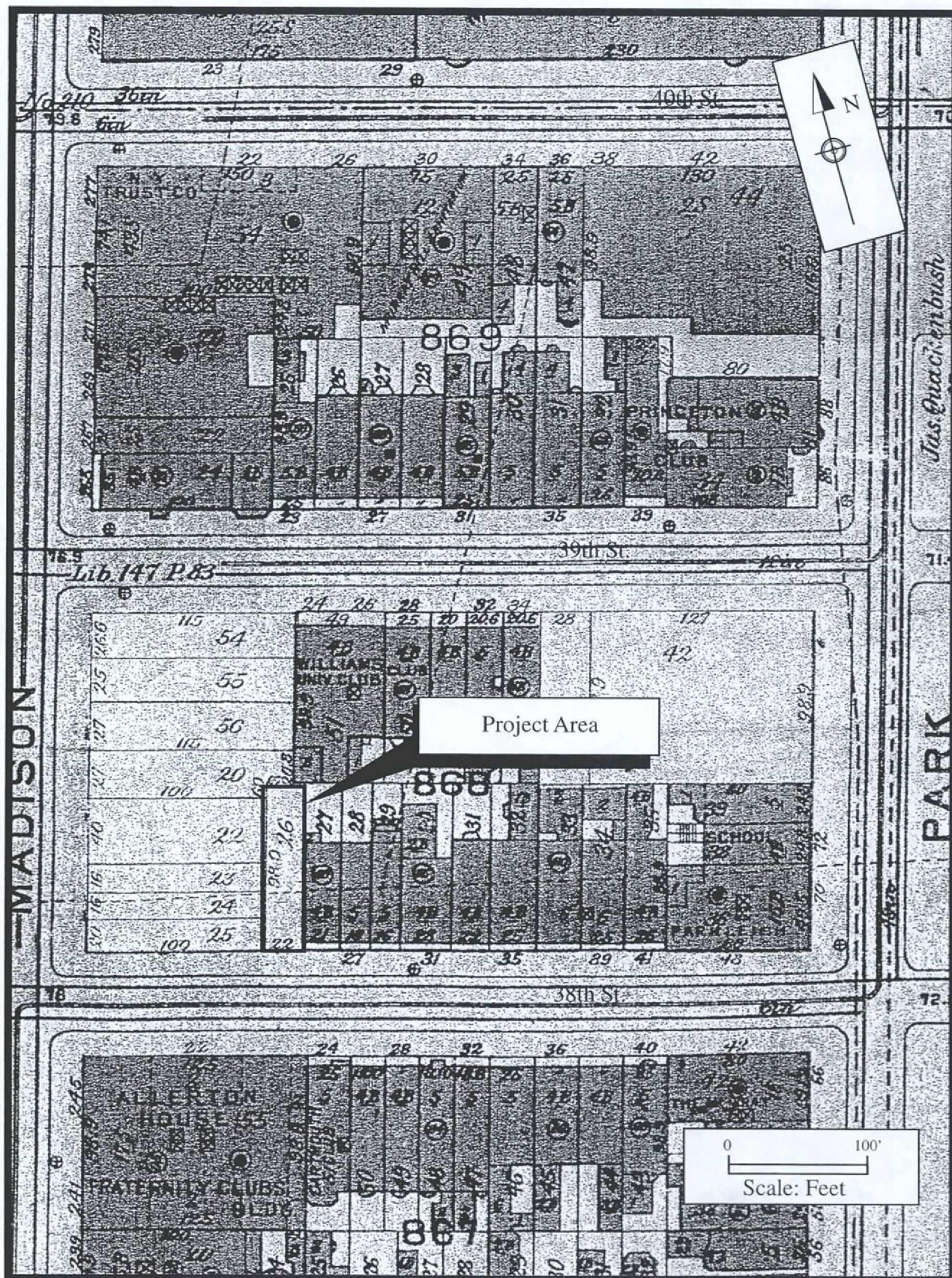


Figure 9 Project Area and Vicinity, Circa 1934 (Source: Bromley 1934).



Plate 7 Looking Northwest Across Project Area After Demolition. Note 25 East 38th Street House in far right of photograph (Source: P.L. Sperr 1939).

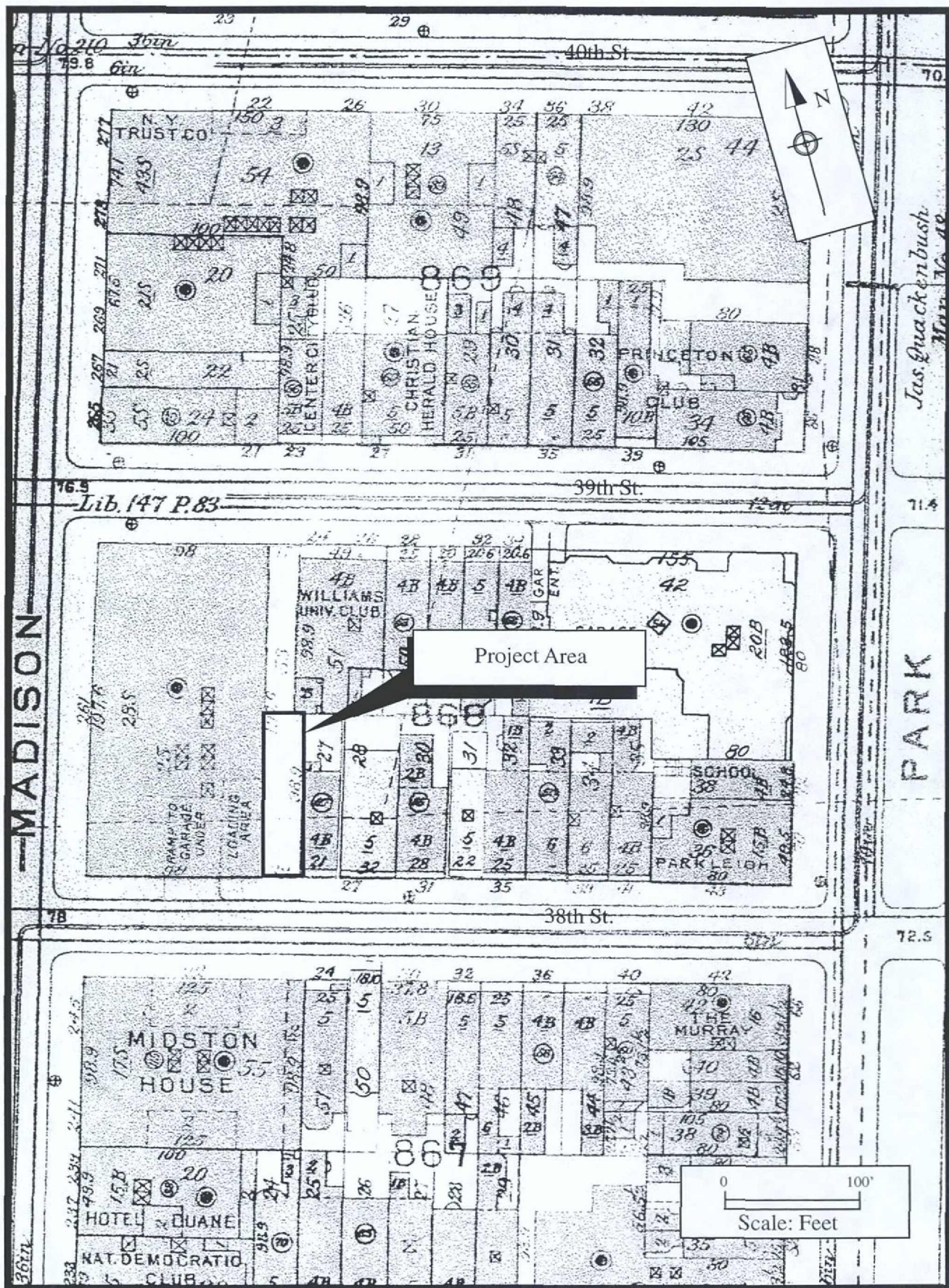


Figure 10 Project Area and Vicinity, Circa 1955 (Source: Bromley 1955).

IV. CONCLUSIONS AND RECOMMENDATIONS

The historical background research indicated that the rear portion of the project area once served as a back yard area for two houses. The first house was constructed sometime between 1846 and 1852; it was razed in 1860 and, in 1861, replaced by a four-story row house with a basement. It appears that the back yard remained relatively undeveloped and intact until 1931, when it was turned into a parking lot, and has served the same function up to the present. Therefore, there is a high potential for a variety of features associated with the domestic occupation of the site beneath the current parking lot (Figure 11). If such features have not been impacted by subsequent activities, then they have the potential to address research issues regarding the nature of early and later residential occupation and lifeways in this section of the city. The types of archaeological features that may potentially provide valuable information are deep shafts (privies, wells, and cisterns), fence posts, paths, traces of landscaping, and sheet-midden scatter (yard trash). Prior studies in the region have demonstrated that deep shafts are generally located within a few feet of the rear lot boundary. Shaft contents have generally provided the best archaeological contexts for the understanding of household dietary patterns and various other aspects of household composition, social and economic status, life cycle, etc. Even though documentation indicated that the city sewer system was constructed in the neighborhood from 1850 to 1856, no evidence was found regarding the date of the property's connection to the system. Consequently, privies may have been in use well beyond the construction date of the sewer system. In general, middens (yard deposits), fence posts, paths, and traces of landscaping are somewhat limited in their ability to provide information on these topics; however, they can provide information regarding the use of yard space. Therefore, a Stage IB archaeological investigation is recommended in order to determine the absence/presence of potential intact cultural resources.

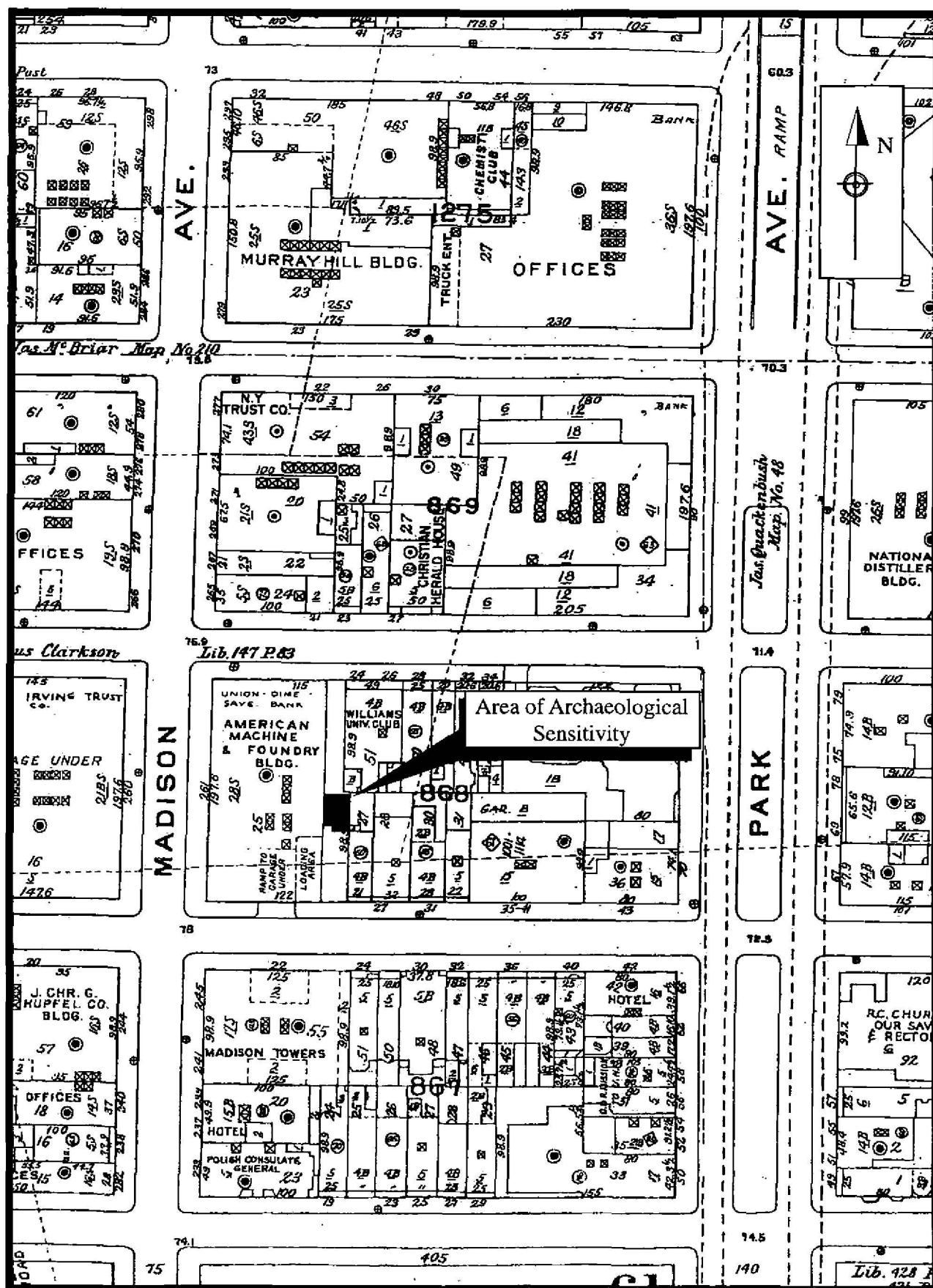


Figure 11 Area of Archaeological Sensitivity. (Source: Manhattan Land Book, 1934-1955).

REFERENCES

- Asbury, Herbert
1938 *Sucker's Progress: An Informal History of Gambling in America from the Colonies to Canfield.* Dodd, Mead & Company, New York.
- Bromley, George W. and Walter S.
1897 *Atlas of the city of New York, Manhattan Island.* G.W. Bromley, Philadelphia, Pennsylvania.
- 1911 *Atlas of the city of New York, borough of Manhattan.* G.W. Bromley and Company, Philadelphia.
- 1925 *Atlas of the city of New York, borough of Manhattan.* Volume 2, plate 67. G.W. Bromley and Company, Philadelphia.
- 1934 *Atlas of the city of New York, borough of Manhattan.* Volume 2, plate 67. G.W. Bromley and Company, Philadelphia.
- 1955 *Atlas of the city of New York, borough of Manhattan.* Volume 2, plate 67. G.W. Bromley and Company, Philadelphia.
- Cantwell, Anne-Marie and Diana diZerega Wall
2001 *Unearthing Gotham: The Archaeology of New York City.* Yale University Press, New Haven.
- Chorley, E. Clowes
1935 *The Centennial History of Saint Bartholomew's Church in the City of New York, 1835-1935.* Copyrighted by the Rector, Church Wardens and Vestrymen of St. Bartholomew's Church in the City of New York.
- Columbia University
2003 *College of Physicians and Surgeons Obituary Database.* Available online: <http://library.cpmc.columbia.edu/hsl/archives/archdbs.html>. 10/17/2003.
- Dripps, Matthew
1852 *Map of a Part of the City of New York and County of New York, South of 50th Street.* Matthew Dripps, New York.
- Fike, Richard E.
1987 *The Bottle Book. A Comprehensive Guide to Historic, Embossed Medicine Bottles.* Gibbs M. Smith, Inc., Pegreine Smith Books, Salt Lake City, Utah.
- Fostle, D. W.
1995 *The Steinway Saga: An American Dynasty.* Scribner, New York.

Greenberg, Dolores

1990 "Levi P. Morton" in *Encyclopedia of American Business History and Biography. Banking and Finance to 1913*. Pages 365-372. Edited by Larry Schweikart. Facts on File, New York.

Harris, Gale and Donald G. Presa

2002 *Murray Hill Historic District Designation Report*. New York City Landmarks Preservation Commission, January 29, 2002.

Homberger, Eric

2002 *Mrs. Astor's New York: Money and Social Power in a Gilded Age*. Yale University Press, New Haven.

Jones, Robert O.

2003 National Register of Historic Places Registration Form for "Edgewood Historic District – Taft Estate Plat," Cranston, Rhode Island. Available [Online]: <http://www.rihpc.state.ri.us/pdfs/national_pdfs/8significance.pdf> [17 October 2003].

Lieberman, Richard K.

1995 *Steinway & Sons*. Yale University Press, New Haven, Connecticut.

Manhattan Land Book

1934-1955 Surrogate Court, New York, New York.

Monaghan, Charles

1998 *The Murrays of Murray Hill*. Urban History Press, Brooklyn, New York.

Museum of the City of New York

2003 Description of St. John's Chapel on Hudson Square. Available online: <http://www.mcny.org/Collections/paint/Painting/pttcat15.htm>. 12/3/2003.

New York City Landmarks Preservation Commission

1982 "Towards an Archaeological Predictive Model for Manhattan: A Pilot Study." Manuscript on file at the New York City Landmarks Preservation Commission.

New York Department of Environmental Protection (NYDEP), Water & Sewer Permitting
n.d. Sewer maps.

New York Public Library

Circa 1910 Photograph No. 510/E2 from collection of photographic views of New York City. Taken by anonymous photographer circa 1910.

Circa 1915 Photograph No. 906/A1 from collection of photographic views of New York City. Taken by Underhill

- Circa 1927 Photograph No. 905/E1 from collection of photographic views of New York City. Taken by Underwood and Underwood circa 1927. Available on microfiche [*XMG-767] at Milstein Division Microform Room, New York Public Library.
- 1931 Photograph No. 901/E6 from collection of photographic views of New York City. Taken by P.L. [Percy Loomis] Sperr on February 23, 1931.
- Photograph No. 901/E7 from collection of photographic views of New York City. Taken by P.L. Sperr on August 26, 1931. Available on microfiche [*XMG-767] in the Microform Room at the New York Public Library, Irma and Paul Milstein Division of United States History, Local History and Genealogy.
- 1939 Photograph No. 510/2 from collection of photographic views of New York City. Taken by P.L. Sperr on May 27, 1939.
- New York State Census
- 1905 New York County, Assembly District 27, Election District 14, Block No. G.
- 1915 New York County, Assembly District 27, Election District 18, Block No. 20. Available on microfilm at the New York Public Library.
- 1925 New York County, Assembly District 10, Election District 34, Block No. 8. Available on microfilm at the New York Public Library.
- New York Times* [articles available through ProQuest Historical Newspapers-*New York Times* Database, New York Public Library]
- 1869 "The Watering Places", July 29, 1865, page 5.
- 1881 "An Old New York Family", November 2, 1881, page 5.
- 1886 "Festivities At Newport", December 31, 1886, page 1.
- 1899 "News of Newport", July 4, 1899, page 7.
- 1902 "An Anglo-American Engagement", August 12, 1902, page 3.
- 1902 "The News of Newport", September 27, 1902, page 9.
- 1910 "Altman At Last Gets Whole Block", October 5, 1910, page 4.
- 1913 "Marriage Announcement", January 23, 1913, page 11.
- 1914 "Morgan And Others Fight To Save Murray Hill", June 7, 1914, page sm2.
- 1916 "The Murray Hill Decision", January 23, 1916, page 16.

- 1920 "Rev. Dr. Leighton Parks III", October 16, 1920, page 13.
- 1923 "Doffs Church Vestments", December 17, 1923, page 1.
- 1923 "Doubt If Bishop Can Try Dr. Parks On Heresy Charge", December 19, 1923, page 1.
- 1923 "Dr. Parks Declares He Defied Neither Creed Nor Bishop", December 20, 1923, page 1.
- 1924 "Mrs. Vanderbilt Sr. Leaves Old Church", February 27, 1924, page 17.
- 1925 "Buys Former Rectory", October 7, 1925, page 45.
- "Heirs Sell Vanderbilt Hotel for \$6,000,000 To the Company That Has Been Operating It", October 16, 1925, page 1.
- "Famous Baths Pass", November 25, 1925, page 35.
- 1929 "Values Increase For Private Homes", July 7, 1929, page 136.
- "Fight Business Ban In East 34th Street", July 24, page 48.
- 1935 "Buses Crowd Out Historic Car Line", January 27, 1935, page N1.
- 1935 "Park Av. Tunnel Enters New Era", September 15, 1935, page E11.
- 1936 "Skyscraper Site Once Was A Pond", June 14, 1936, page RE1.
- 1937 "Murray Hill Hotel Sale", July 15, 1937, page 39.
- 1938 "Dr. Leighton Parks Dead In London, 86", March 22, 1938, page 21.
- 1947 "Dr. Howard D. Collins", October 10, 1947, page 25.

Perris, William

1857-1862 *Maps of the city of New York*. [Perris & Browne], New York.

Pinchot, Amos Richards Eno (1873-1944)

Biography available on the Grey Towers National Historic Landmark (USDA Forest Service) website on November 10, 2003 @ www.fs.fed.us/na/gt/amos.html

Robinson, Elisha

1885 *Atlas of the city of New York*. E. Robinson, New York.

Social Register Association

1900 *Social Register Visiting Index*. The Social Register Association, New York.

1909 *Social Register Visiting Index*. The Social Register Association, New York.

Spielmann & Brush

1881 *Certified copies of original maps of property in New York City*. Spielmann & Brush, civil engineers, Hoboken, New Jersey.

The Tech [school newspaper of MIT, Cambridge, Massachusetts]

2003 Advertisement for Allerton Club Residences, March 28, 1932, page 3. Available online: http://kurzweil.mit.edu/archives/VOL_052/TECH_V052_S0082_P003.pdf. 11/13/2003.

United States Bureau of the Census

1860 New York County, NY, 18th Ward, Election District 2.

1870 New York County, NY, 21st Ward, Election District 14.

1880 New York County, NY, 21st Ward, Enumeration District 298.

1880 Newport County, RI, Enumeration District 86.

1900 New York County, NY, 21st Ward, Enumeration District 748.

1910 New York County, NY, 21st Ward, Enumeration District 1171.

1920 New York County, 21st Ward, Enumeration District 771. Available on microfilm at the New York Public Library.

1930 New York County, NY, Enumeration District 31-1196, Assembly District 10, Block No. G.

Van der Donck, Adriaen

1968 *A Description of the New Netherlands*. Edited by Thomas F. O'Donnel. Syracuse University Press, Syracuse, New York.

Viele, Egbert Ludovicus

1859 *Map of the City of New York from the Battery to 80th Street, Showing the Original Topography of Manhattan Island*. E.L. Viele, New York.

Wecter, Dixon

1937 *The Saga of American Society: A Record of Social Aspiration, 1607-1937*. Charles Scribner's Sons, New York.

Wilson, H., compiler

1860

Trow's New York City Directory for the year ending May 1, 1861. John F. Trow,
New York.

Appendix A: 23 East 38th Street Chain of Title

23 EAST 38TH STREET
LIST OF PROPERTY OWNERS, 1799 - 2003

- 1996 260-61 Madison Ave Associates to 260/261 Madison Equities Corporation
Date of Indenture: September 27, 1996 Date of Record: October 8, 1996
Price: \$10.00 and other valuable consideration
Block 868 Lot 25. Includes AMF Building at 261 Madison Avenue and parking lot at 23
E. 38th St. through to E. 39th St.
New York Deed Reel 2378:769
- 1981 Madison 261 Associates to 260-61 Madison Ave Associates
Date of Indenture: July 1, 1981 Date of Record: July 1, 1981
Price: \$10.00 and other valuable consideration
New York Deed Reel 572:714
Block 868 Lot 25. Includes AMF Building at 261 Madison Avenue and parking lot at 23
E. 38th St. through to E. 39th St.
- 1978 260 Madison Avenue Corporation to Madison 261 Associates
Date of Indenture: March 24, 1978 Date of Record: March 24, 1978
Price: \$10.00 and other valuable consideration
Block 868 Lot 25. Includes AMF Building at 261 Madison Avenue and parking lot at 23
E. 38th St. through to E. 39th St.
New York Deed Reel 432:1020
- 1978 Richard A. Bernstein to Madison 260 Associates and Madison 261 Associates
Date of Indenture: March 22, 1978 Date of Record: March 24, 1978
Price: \$10.00 and other valuable consideration
Contract for sale for Block 868 Lot 25. Includes AMF Building at 261 Madison Avenue
and parking lot at 23 E. 38th St. through to E. 39th St.
New York Deed Reel 432:1016
- 1977 260 Madison Ave. Corporation to Richard A. Bernstein
Date of Indenture: July 1, 1977 Date of Record: August 25, 1977
Price: Not Recorded
Contract for sale for Block 868 Lot 25. Includes AMF Building at 261 Madison Avenue
and parking lot at 23 E. 38th St. through to E. 39th St.
New York Deed Reel 412:224
- 1952 Calmon J. Ginsberg to 260 Madison Avenue Corporation
Date of Indenture: January 10, 1952 Date of Record: November 12, 1952
Price: \$10.00 and other valuable consideration
Block 868, Lots 20-26 and 54-56 converted into Block 868, Lot 25. Project area located
in Lot 26.
New York Deed Book 4807:310

- 1951 Ira L. Rosenson to Calmon J. Ginsberg
Date of Indenture: June 4, 1951 Date of Record: June 5, 1951
Price: \$10.00 and other valuable consideration
Block 868, Lots 20-26 and 54-56.
New York Deed Book 4733:5
- 1951 New York Life Insurance to Ira L. Rosenson
Date of Indenture: June 1, 1951 Date of Record: June 4, 1951
Price: \$1.75 million
Block 868, Lots 20, 22-26 and 54-56
New York Deed Book 4732:608
- 1936 Gertrude Cohen-as appointed referee in an action between New York Life Insurance Company (plaintiff) and 253 Madison Avenue Corporation (defendant) in a foreclosure to New York Life Insurance Company
Date of Indenture: December 9, 1936 Date of Record: December 10, 1936
Price: \$10, 000
247, 249, 251, 253, 255, 257, 259, and 261 Madison Avenue
New York Deed Book 3944:96, Foreclosure documents found in 4194:494
- 1925 Rector, Church Wardens, Etc. of St. Bartholomew's Church to 253 Madison Avenue Corporation
Date of Indenture: October 8, 1925 Date of Record: October 8, 1925
Price: \$110, 000
22'X98'9" lot known as 23 East 38th Street
New York Deed Book 3507:455
- 1909 Annie B. Walters to St. Bartholomew's Church
Date of Indenture: April 20, 1909 Date of Record: April 21, 1909
Price: \$100 and other good and valuable considerations
22'X98'9" lot known as 23 East 38th Street
New York Deed Book 146:353
- 1909 Heirs of Anna Maria Collins to Annie B. Walters
Date of Indenture: January 5, 1909 Date of Record: March 9, 1909
Price: \$100 and other good and valuable considerations
22'X98'9" lot known as 23 East 38th Street
New York Deed Book 145:334
- 1902 Will of Anna Maria Collins, Newport County, Rhode Island
Written: July 30, 1898 Proved: October 20, 1902
Recorded in New York: March 5, 1909
Devised real estate to her five children: George, Charles, Katherine, Emma, and Howard equally.
New York Will Book 849:431

- 1863 Levi P. Morton to Anna Maria Collins, wife of George Collins, Jr.
Date of Indenture: May 1, 1863 Date of Record: May 16, 1863
Price: \$21,500
22'X98'9" lot on north side of East 38th Street, 100 feet east of Madison Avenue
New York Deed Book 884:8
- 1863 Zachariah Simmons to Levi P. Morton
Date of Indenture: April 1, 1863 Date of Record: April 2, 1863
Price: \$25,000
22'X98'9" lot on north side of East 38th Street, 100 feet east of Madison Avenue
New York Deed Book 868:502
- 1861 Edmund F. Rogers to Zachariah Simmons
Date of Indenture: October 31, 1861 Date of Record: November 2, 1861
Price: \$16,500
22'X98'9" lot on north side of East 38th Street, 100 feet east of Madison Avenue
New York Deed Book 840:575
- 1860 William H. Johnson to Edmund F. Rogers
Date of Indenture: August 2, 1860 Date of Record: August 3, 1860
Price: \$25,550
75'X98'9" lot on north side of East 38th Street, 100 feet east of Madison Avenue in the
21st ward
New York Deed Book 819:513
- 1859 J. Clawson Kelley to William H. Johnson
Date of Indenture: May 2, 1859 Date of Record: May 18, 1859
Price: \$37,970
Six lots (26-31) in Block 868 [125'X98'9" lot on north side of East 38th Street, 100 feet
east of Madison Avenue]
New York Deed Book 782:488
- 1846 Runyon W. Martin to J. Clawson Kelley
Date of Indenture: July 1, 1846 Date of Record: October 12, 1846
Price: \$8100
Nine lots (26-35) in Block 868 also known as ward property numbers 1945-1953 in the
18th Ward
New York Deed Book 483:141
- 1844 Mary Murray to Runyon W. Martin
Date of Indenture: February 1844 Date of Record: April 18, 1844
Price: \$2400
Part of Murray Hill Estate in 16th Ward
New York Deed Book 446:486

- 1842 The heirs and executors of Hannah Murray to Mary Murray
Date of Indenture: March 10, 1842 Date of Record: July 2, 1842
Price: \$1
Two tracts of land in the 16th Ward known as the Murray Hill Estate [Lots 32-37 and 23-30 in Block 868]
New York Deed Book 431:206
- 1838 Mary Murray, John H. Murray, and Henry W. Warner, executors of Hannah L. Murray to Susan Ogden
Date of Indenture: April 27, 1838 Date of Record: April 28, 1838
Price: \$1
[Lots 14-17 and 23-38 in Block 868]
New York Deed Book 388:150
- 1836 Will of Hannah Lyndley Murray, of New York City
Proved: December 9, 1836
Devised share in house in Hudson Square to sister, Mary and remainder of real estate to executors John R. Murray and Henry Warren in trust
New York Will Book 75:492
- 1817 John R. Murray to Mary Murray and Hannah Murray
Date of Indenture: March 22, 1817 Date of Record: March 25, 1817
Price: \$3750
[Lots 14-17 and 24-38 in Block 868] in trust to collect rents and pay out \$3750 per year to their mother during her lifetime
New York Deed Book 118:697
- 1816 Mary Murray and Hannah Murray to John R. Murray and William Ogden
Date of Indenture: June 10, 1816 Date of Record: March 25, 1817
Price: NA
Parcels 1, 2, 3, 4, 10 and 11. [Lots 14-17 and 24-38 in Block 868]
New York Deed Book 118:694
- 1816 John R. Murray and wife, Harriet & William Ogden and wife, Susan Ogden to Mary Murray and Hannah Murray
Date of Indenture: June 10, 1816 Date of Record: January 3, 1817
Price: \$5
Parcels 1, 2, 3, 4, 10, and 11 in the 7th Ward. [Lots 14-17 and 24-37 in Block 868]
New York Deed Book 118:445
- 1800 Gilbert Colden Willet, Esquire to John Murray, Sr. (merchant)
Date of Indenture: January 13, 1800 Date of Record: March 13, 1817
Price: \$11,200
"All that certain messuage or dwelling house piece and parcel of land situate lying and being in the seventh ward of New York City." [Lots 12-17 and 23-38 in Block 868]
New York Deed Book 118:631

1799 Mayor Alderman Commonalty of New York to Gilbert C. Willet
Date of Indenture: February 25, 1799 Date of Record: March 13, 1817
907 pounds 16 schillings 3 pence
Parcels 1,2, 3, 14, and 11. [Lots 14-17 and 24-37 in Block 868]
New York Deed Book 118:630

Appendix B: Resumes of Key Personnel

Education

M.S./1980/Archaeology, Rensselaer Polytechnic Institute

M.A./1978/American Studies, St. Louis University

B.A./1975/History, Westfield State College

Professional Affiliations

Register of Professional Archaeologists

Society for Historical Archaeology

Society for Industrial Archaeology

Council for Northeast Historical Archaeology, Board Member

Professional Archaeologists of New York City

Experience

Mr. Morin has over 24 years of experience in conducting and supervising archaeological investigations. He has directed archaeological and historical assessments, National Register evaluations, and archaeological data recovery efforts. Mr. Morin's particular expertise is in the area of urban archaeology and nineteenth century farmsteads, domestic deposits and structural remains.

1999 to Present * Senior Archaeologist, URS Corporation

Bridge 9 on Smith's Bridge Road Replacement, New Castle County, Delaware.
Principal Investigator for a Phase I archaeological investigation in order to identify the nature and extent of any cultural resources within the project's Area of Potential Effect (APE) and determine if they will be impacted by the proposed construction activities. Conducted for the Delaware Department of Transportation..

Woodrow Wilson Bridge Improvement Project Virginia/Maryland/Washington, DC.
Principal Investigator responsible for all aspects of investigating historic archaeological resources associated with this \$2-billion bridge replacement, which carries I-95 over the Potomac River. The project involved URS managing all cultural resource efforts implemented under the Memorandum of Agreement. Work also included Design Review Working Group created to implement the MOA, and Section 106 and 4(f) coordination with the Virginia, Maryland and Washington, D.C. SHPOs, National Park Service, and Federal Highway Administration on cultural resource issues. Conducted for the Federal Highway Administration.

Lancaster Pike and Brackenville Road Improvements, New Castle County, Delaware.
Principal Investigator for a Phase I cultural resources study of the area of potential effect associated with proposed intersection and roadway improvements. Conducted for the Delaware Department of Transportation..

State Route 9 Road Improvements, New Castle County, Delaware. Principal Investigator for a Phase I cultural resources survey of the area of the area of potential effect associated with proposed intersection and roadway improvements. Conducted for the Delaware Department of Transportation.

State Routes 24 and 5 Road Improvements, Sussex County, Delaware. Principal Investigator for a Phase I cultural resources survey of the area of the area of potential effect associated with proposed intersection and roadway improvements. Conducted for the Delaware Department of Transportation.

Phase I Archaeological Investigations, Route 71, Monmouth University, Monmouth County, New Jersey. Principal Investigator for Phase I archaeological investigations of a pedestrian walkway across Route 71 at Monmouth University. Conducted for the New Jersey Department of Transportation.

Route 27 Environmental Screening, Somerset and Middlesex Counties, New Brunswick, New Jersey. Principal Investigator for environmental screening along Route 27 in Somerset and Middlesex Counties, New Jersey. Conducted for the New Jersey Department of Transportation.

Cultural Resource Reconnaissance Survey of the Proposed Hillsborough Motor Vehicle Inspection Station, Somerset County, New Jersey. Principal Investigator for an historical and archaeological field reconnaissance survey to identify and evaluate the potential for any significant cultural resources within the construction area of a proposed inspection station. Conducted for the New Jersey Department of Transportation.

Cultural Resource Survey of the Proposed Freehold Motor Vehicle Inspection Station, Monmouth County, New Jersey.. Principal Investigator for an archaeological survey as part of a Categorical Exclusion Document for a proposed motor vehicle inspection station. Conducted for the New Jersey Department of Transportation.

Reconstruction of the Stone Street Historic District, New York, New York. Principal Investigator for archaeological monitoring of Stone Street reconstruction. Provided the oversight and inspection of an archaeological contractor providing monitoring services associated with the installation of a water main and catch basins. Provided review of resulting archaeological report. Conducted for the New York City Landmarks Preservation Commission.

Archaeological Monitoring for the Dry-Laid Stonewall Stabilization/Restoration Project, Chesapeake and Ohio Canal National Historical Park, Georgetown, District of Columbia. Principal Investigator, for the recordation and evaluation of structural remains and deposits associated with the restoration of the towpath stone retaining wall between 33rd and 34th Streets. Conducted for the National Capital Region, National Park Service.

Archaeological Overview and Assessment of the Chesapeake Ohio Canal National Historical Park. Principal Investigator for providing archival, literature and collections research for developing an overview and assessment of the prehistoric and historic archaeological resources located within the C&O Canal park. This information will be summarized and evaluated, addressing topics regarding the nature, distribution, and significance of the prehistoric and historic resources. Recommendations will also be generated for future research involving site prediction, sampling bias in the existing

record and National Register evaluations. Conducted for the National Capital Region, National Park Service

1991 to 1998 * Staff Archaeologist, National Park Service, Denver Service Center, Applied Archaeology Center.

Archaeological Testing at the Delaware Aqueduct, Upper Delaware Scenic and Recreational River, Minisink Ford, New York and Lackawaxen, Pennsylvania. Principal Investigator for the determination of construction impacts to potential archaeological resources associated with the aqueduct and Delaware and Hudson Canal.

Various Archaeological Assessment and Testing Programs at Gettysburg National Military, Gettysburg, Pennsylvania. Principal Investigator, for the determination of construction impacts to archeological resources associated with nineteenth century farmsteads and battlefield related activities. Conducted for Gettysburg National Military Park, National Park Service.

Archaeological Investigations of Outer Line Drive and PA Route 252 Intersection, Valley Forge National Historical Park, Chester County, Pennsylvania. Principal Investigator for the determination of construction impacts to archaeological resources associated with a nineteenth century farmstead. Conducted for the Denver Service Center, National Park Service

Light Rail System - Archeological Testing of Site AZ:B:16:491 (Pinyin Park Dump) for the Proposed Light Rail System, Grand Canyon National Park, Grand Canyon, Arizona. Principal Investigator for developing a Scope of Services and Project Agreement to conduct a program of archeological testing designed to determine, in advance of the proposed project, the condition and extent of below ground cultural resources within a known historic landfill site. Given the history of the site, the potential existed for the discovery of historic resources associated with the developmental history of the Grand Canyon as a tourist attraction. Delineation of these resources would provide the information needed to insure that the final construction design avoids, to the maximum degree feasible, unnecessary impacts on any archeological remains. Conducted for the Grand Canyon National Park by the Denver Service Center, National Park Service.

Courthouse/Jail Rehabilitation - Archeological Testing, Fort Smith National Historic Site, Fort Smith, Arkansas. Principal Investigator for developing a scope of services detailing the testing program to determine the nature and extent of potential archeological resources within area, which would be subject to construction related disturbances. Conducted for Fort Smith National Historic Site by the Denver Service Center, National Park Service.

Archeological Testing and Mitigation of the Proposed Comfort Station, Stewart Warehouse and Altman Mill, Saltsburg Canal Park – Phase I Development, Saltsburg, Indiana County, Pennsylvania. Principal Investigator for determining construction impacts to archeological resources at a canal era warehouse and proposed comfort station, in addition to mitigating impacts to the remains of a canal period dwelling. Conducted for America's Industrial Heritage Project by the Denver Service Center, National Park Service.

Archeological Assessment and Testing for Phase I Development at Various Sites, Acadia National Park, Bar Harbor, Maine. Principal Investigator for determining the construction impacts to archaeological resources associated with a prehistoric and several nineteenth century farmsteads. Conducted for the Denver Service Center, National Park Service.

Archaeological Assessment for Phase I and Phase II Development at Miners Memorial Park, Windber/Scalp Level Coal Heritage Project, Borough of Scalp Level, Cambria County, Pennsylvania. Principal Investigator for evaluating and recording structural remains and deposits associated with the original (circa 1890s to 1910) train station and a circa 1910 house foundation and yard that was occupied by a former coal mine supervisor. Conducted for America's Industrial Heritage Project by the Denver Service Center, National Park Service.

1988 To 1991 * Senior Archaeologist, The Cultural Resource Group Louis Berger & Associates, Inc., East Orange, New Jersey.

Phase I/II Archaeological and Historical Investigation of the Proposed NJ Route 129 Realignment Between Broad Street and US Route 1, Trenton, New Jersey. Principal Investigator for the recordation and evaluation of a basin associated with industries along the D & R Canal. Conducted for or DKM Properties Corp., Lawrenceville, New Jersey.

Archaeological Data Recovery of the I-95 Completion Project, Philadelphia, Pennsylvania for the Pennsylvania Department of Transportation. Principal Investigator for the mitigation of mid-eighteenth to nineteenth century wharves, domestic deposits and structural remains. Conducted for the Pennsylvania Department of Transportation, Engineering District 6-0 and the Federal Highway Administration.

1986 to 1988 *Archaeologist, Louis Berger & Associates, Inc.

Archaeological and Historic American Engineering Record Data Recovery at Two Locks on the Delaware and Raritan Canal, Mercer County, New Jersey. Principal Investigator for the mitigation of mid-nineteenth to early twentieth century canal and structural remains. Conducted for the New Jersey Department of Transportation.

Archaeological Data Recovery Program of the East Creek Mill Site, Cape May County, New Jersey for the New Jersey Department of Transportation. Principal Investigator for the mitigation of structural remains of a mid-nineteenth to early twentieth century sawmill. Conducted for the New Jersey Department of Transportation.

Cultural Resource Reconnaissance of the Azalea Farm Development, Shrewsbury, New Jersey. Principal Investigator for the testing of potential archaeological sites. Conducted for Blackpoint Construction Company, Inc., Red Bank, New Jersey.

Archaeological Data Recovery Program of the Hamlin Historic Archaeological Site, Warren County, New Jersey, for the New Jersey Department of Transportation. Principal Investigator for the mitigation of the structural remains of a late eighteenth to early-nineteenth century rural farmstead. Conducted for the New Jersey Department of Transportation.

Documentary and Literature Search for the Proposed Sanitary Landfill Site 1A, Rockaway Township, Morris County, New Jersey. Principal Investigator for the evaluation of the potential for cultural resources. Conducted for Rockaway Township, New Jersey.

1985 – 1986 * Field Supervisor, Louis Berger & Associates, Inc.

Route 92, Mercer, Middlesex and Somerset Counties, Technical Environmental Study. Historical Archaeologist for the evaluation of nineteenth to early twentieth century farmsteads. Conducted for the Federal Highway Administration and the New Jersey Department of Transportation.

Archaeological Assessment of Droyer's Point Development, Jersey City, New Jersey. Field Supervisor for the evaluation of the potential for cultural resources. Conducted for Department of Housing and Economic Development, Jersey City.

Phase II Archaeological Investigation of the Washington Street Urban Renewal Area, Site, New York, New York. Field Supervisor for the testing of nineteenth century industrial and commercial remains. Conducted for Shearson Lehman/American Express.

1984-1985 *Crew Chief, Louis Berger & Associates, Inc.

Barclays Bank Site, 100 Water Street, New York, New York. Crew Chief for archaeological data recovery of the block prior to construction of Barclays Bank Tower. Project involved excavation of 18th and 19th century commercial and residential lots. Responsible for supervising archaeological field crew during excavation. Conducted for Barclays Bank, London, England.

1983-1984 *Crew Member, Louis Berger & Associates, Inc.

Phase II Archaeological Investigation of Barclays Bank, 100 Water Street. Testing of late seventeenth to early nineteenth century domestic deposits and structural remains. Conducted for the London and Leeds Corporation, London, England

Phase III Mitigation at Carney Rose/Thomas Tindall Farmstead Site, Trenton, New Jersey. Data recovery of seventeenth to early nineteenth century domestic deposits and structural remains associated with a farmhouse. Conducted for the New Jersey Department of Transportation.

1980-1983 * Staff Historical Archaeologist, American Resources Group, Ltd., Carbondale, Illinois. Responsibilities included site survey and identification; supervision of field crews; laboratory analysis, and report preparation. Dealt with both prehistoric and historic resources, however, main concentration was on historic resources.

Phase II Archaeological Investigations of the Green Site, Randolph County, Illinois. Principal Investigator for the testing and evaluation of a mid-nineteenth century horse powered sawmill and gristmill site.

Callaway Nuclear Power Plant Survey, Fulton, Missouri. Project Historical Archaeologist, for the identification and evaluation of nineteenth to mid-twentieth century deposits and structural remains.

Phase II Archaeological Survey in Northfield, Sparta, Illinois. Project Historical Archaeologist for the historic archaeological research and analysis.

Phase I Archaeological Survey of the Eden Field, Burning Star Mine #3, Randolph County, Illinois. Project Historical Archaeologist, for the identification and evaluation of nineteenth to mid-twentieth century deposits and structural remains.

Phase I Archaeological Survey of the Northfield and Eastfield, Burning Star Mine #3, Randolph County, Illinois. Project Historical Archaeologist, for the identification and evaluation of nineteenth to mid-twentieth century deposits and structural remains.

Phase I Archaeological Survey of the Eastfield and Westfield Burning Star Mine #5, Jackson County, Illinois. Project Historical Archaeologist, for the identification and evaluation of nineteenth to mid-twentieth century deposits and structural remains.

Phase I Archaeological Survey of the Callaway Nuclear Power Plant, Callaway County, Missouri. Project Historical Archaeologist, for the identification and evaluation of nineteenth to mid-twentieth century deposits and structural remains.

1980 * Project Director, Macon County Conservation District, Decatur, Illinois. Supervised and taught an archaeological field school at the Prairie Homestead Site, a circa 1840 standing structure for Youth Conservation Corp participants.

Phase I Archaeological Survey of the Kerr-McGee Coal Mine, Galatia, Illinois. Crew member. Conducted by the Center for Archaeological Investigations, Southern Illinois University, Carbondale Indiana for the Kerr-McGee Coal Company.

- 1979 – 1980 *Stadt Huys Site, 85 Broad Street, New York, New York.* Crew Chief for archaeological data recovery of block prior to construction of an office building. Project involved excavation of 17th century Dutch occupation and some late 18th and early 19th century residential lots in Lower Manhattan. Responsible for supervising archaeological field crew during excavation. Conducted for Turner Construction Company, New York, New York.
- 1979 *Phase II Archaeological Investigations at the Hoboken Hollow Site, Troy, New York.* Crew member. Conducted by Rensselaer Polytechnic Institute, Department of Anthropology and Sociology, Troy, New York.
- Phase II Archaeological Investigation of the Creekside Grove Site, Cheektowaga, New York.* Crew member. Conducted by Rensselaer Polytechnic Institute, Department of Anthropology and Sociology, Troy, New York.
- Hoboken Hollow Site, Troy, New York.* Historic researcher. Conducted archival research on mid-nineteenth century worker housing for Rensselaer Polytechnic Institute, Department of Anthropology and Sociology, Troy, New York.
- Ruscher Brewery Project, Troy, New York.* Historic researcher. Conducted archival research on mid-nineteenth century brewery for a National Register of Historic Places Nomination proposal for Rensselaer Polytechnic Institute, Department of Anthropology and Sociology, Troy, New York.
- Historic Sites Bureau, New York State Office of Parks and Recreation Division for Historic Preservation, Peebles Island, Waterford, New York.* Volunteer. Identifying and cataloguing nineteenth century ceramics, glass and metal.
- 1978 *Phase I Archaeological Survey of the Watervliet Arsenal, Watervliet, New York.* Crew member. Conducted by Rensselaer Polytechnic Institute, Department of Anthropology and Sociology, Troy New York.
- Phase I Archaeological Investigation of a Revolutionary War Armory, Russell, Massachusetts.* Crew member. Field school on a Revolutionary War armory site conducted by Westfield State College, Department of History, Westfield, Massachusetts.
- 1975 *Phase I Archaeological Investigation of the Ashley Site, Westfield, Massachusetts.* Crew member. Field school on a circa 1850s farmstead conducted by Westfield State College, Department of History, Westfield, Massachusetts.
- Old Sturbridge Village, Sturbridge, Massachusetts.* Interpreter at a living history museum that portrayed the 1790 to 1840 time period. Conducted blacksmithing demonstrations and acted as a guide in the gum museum.

Publications

- 1974 Springfield During the Civil War Years: 1861 – 1865. *Historical Journal of Western Massachusetts* (3)2:25 – 37.
- Why Dig Another Mill Site? Archaeological Investigations of the East Creek Mill. *North American Archaeologist* (12)2:93 – 108.

Papers

- 2001 The Virginia Shipbuilding Corporation, 1918 to 1928. Paper presented in the Session, "Industrial Archeology at Government Facilities." Society for Industrial Archeology, Washington, D.C.
- 1997 Excavation, Preservation and Interpretation: The Pennsylvania Canal in Saltsburg. Paper presented in the session, "Archeology and Tourism in Southwestern Pennsylvania." Council for Northeast Historical Archaeology, Altoona, Pennsylvania.
- 1995 Saltsburg and the Pennsylvania Canal: Excavation, Preservation and Interpretation. Paper presented in the session, "Beyond 106: Contributions from National Park Service 'Compliance' Archeology." Society for Historical Archaeology Conference, Washington, D.C.
- 1994 Excavation of the Pennsylvania Canal in Saltsburg: A Synthesis of Four Field Seasons. Paper presented at the Middle Atlantic Archeological Conference, Ocean City, Maryland.
- 1991 Waterfront Technology Along the Eastern Seaboard: An Archaeological Overview. Paper presented at the 1991 Society for Historical Archaeology Conference, Richmond, Virginia.
- 1990 The Archaeology of Philadelphia's Waterfront: The Meadows Excavation. Paper presented at the 1990 Oliver Evans Chapter Meeting, Society for Industrial Archaeology, Philadelphia, Pennsylvania.
- The Meadows Site. Paper presented at the Forks of the Delaware Chapter, Archaeological Society of Pennsylvania, Easton, Pennsylvania.
- 1989 Archaeological Excavations at Locks 4 and 6A of the Delaware and Raritan Canal. Paper presented at the quarterly meeting of the Archaeological Society of New Jersey, Trenton.
- 1988 The East Creek Sawmill, 1782 to 1910. Paper presented at the 1988 Society for Historical Archaeology Conference, Reno, Nevada.

Why Dig Another Mill Site? Archaeological Excavations at the East Creek Sawmill, 1782 to 1910. Paper presented at the annual meeting of the Council for Northeast Historical Archaeology, Quebec, Canada.

- 1987 The East Creek Sawmill Site: A Preliminary Report on Excavations. Paper presented at the Roebling Chapter, Society for Industrial Archaeology Seventh Annual Symposium, Drew University, Madison, New Jersey.

The Hamlin Site, 1780 to 1856. A Study of Rural Consumer Behavior. Paper presented at the 1987 Society for Historical Archaeology Conference, Savannah, Georgia.

- 1986 The Hamlin Archaeological Site, 1780 to 1856. Paper presented at the annual meeting of the Archaeological Society of New Jersey, New Brunswick..

Rural Life in Northwestern New Jersey, 1800 to 1860. Paper presented at the Forks of the Delaware Chapter, Archaeological Society of Pennsylvania, Easton, Pennsylvania.

Education

B.A./1979/Rutgers University, Douglass College/Archaeology

Professional

Society for Industrial Archaeology
New Jersey Archaeological Society
National Genealogical Society

Experience

Ms. Wuebber has over 20 years experience researching, analyzing, and writing contextual and site-specific histories for industrial, military, transportation, commercial, and residential properties in the Northeast, Mid-Atlantic, Southeast, and Midwest.

1999 to Present: Historian, URS Corporation. Archaeology and Historical Architecture Group.

Cultural Resource Report, U.S. 130 Over Craft's Creek Bridge, Florence and Mansfield Townships, Burlington County, New Jersey. Study of historic roadway. Conducted for the New Jersey Department of Transportation.

Phase Ia Archaeological Resource Survey for the Proposed Paradise Rail Station Project, Leaman Place, Paradise Township, Lancaster County, Pennsylvania. Historical context of railroad community. Conducted for the Red Rose Transit Authority.

Phase I Archeological Investigations within the Gateway National Recreation Area at the Jamaica Bay Wildlife Refuge, Broad Channel Island, Jamaica Bay, New York. Historic context for islands in Jamaica Bay. Conducted for the National Park Service, Denver Service Center.

Phase I Archeological Investigations within the Gateway National Recreation Area at the Jacob Riis Bathhouse, Jamaica Bay Unit, New York. Historic context for Jacob Riis Park, Rockaway Beach, New York. Conducted for the National Park Service, Denver Service Center.

Phase I Archaeological and Geomorphological Survey for Proposed 8-Inch Sanitary Sewer Line, Whitemarsh Township, Montgomery County, Pennsylvania. ER#02-1143-091-B. Historical background for area bordering Wissahickon Creek. Conducted for Whitemarsh Township.

Phase I Archaeological and Historic Architectural Survey of a section of State Route 9, New Castle County, Delaware. For the Delaware Department of Transportation.

West Virginia Historic Bridge Study. Historic Context of pre-1955 Highway Bridges. Conducted for the West Virginia Division of Culture and History, State Historic Preservation office.

King of Prussia Inn, S.R. 0202, Section 400, King of Prussia, Montgomery County, Pennsylvania. Conducted documentary, cartographic, and photographic research for the ca.1719-1952 King of Prussia Inn. For the Pennsylvania Department of Transportation.

Phase I/II Archaeological Surveys for Proposed the Route 54 Truck Climbing Lanes between Boyd and Elysburg in Northumberland County, Pennsylvania. Conducted general background research on the Route 54 project corridor and site specific historic research on three areas selected for Phase II excavation. For the Pennsylvania Department of Transportation, District 3.

Phase I/II Archaeological Investigations for the Proposed Norfolk Southern Railway Company's Saltsburg to Clarksburg Spur, Armstrong Township, Indiana County, Pennsylvania. Assisted in historic research for a Phase I and Phase I/II archaeological investigation for the conducted for the Norfolk Southern Railway Company. The project involved the investigations of a 4.8 miles area of potential effect (APE). For the Norfolk Southern Railway Company.

Route 21 Cultural Resources Mitigation, Passaic County, New Jersey. Researched and wrote walking tour brochure for an ethnically diverse industrial neighborhood in Passaic. For the New Jersey Department of Transportation.

Phase I Investigation for Proposed Electric Generating Facility in Cass Township, Muskingum County, Ohio. Compiled archaeological and historical background data and wrote historical context for the project area. For the Dominion Resources, Inc. and Consolidated Natural Gas (DRI-CNG).

1983 to 1999: Louis Berger.

Raritan River Crossings Historic Study. History of crossings between Raritan Landing and Raritan Bay. For the New Jersey Department of Transportation.

Georgetown Incinerator Site, Square 1189, Washington, D.C. Intensive historical research for the eastern half of a block located along the historic waterfront area. For Millennium Partners of Washington, D.C., Inc.

Edison National Historic Site, West Orange, New Jersey. Ethnographic overview and assessment for the Thomas Edison National Historic Site. For the U.S. National Park Service.

Randolph BRF 0241(29) Project, Bridge Number 42, Vermont Route 12, Town of Randolph, Orange County, Vermont. Phase I archaeological and historical investigations of industrial sites in the village of Randolph, Vermont. For the Vermont Agency of Transportation.

New Jersey Route 18, East Brunswick and Old Bridge, Middlesex County, New Jersey Phase I and II cultural resource investigations for Route 18 bridge improvements. For the New Jersey Department of Transportation.

Philadelphia, Pennsylvania, Metropolitan Detention Center. Intensive historical investigation of half a city block in Center City, Philadelphia. For the U.S. Department of Justice, Federal Bureau of Prisons.

Delaware SR 1 Corridor, Pine Tree Corners, New Castle County, Delaware. Phase I and II investigations at the John Henry Site (7NC-J-223). For the Delaware Department of Transportation.

New Jersey Route 21(2N), City of Newark, Essex County, New Jersey. Phase II historical investigations for Route 21(2N) bridge replacement and roadway improvements. For the New Jersey Department of Transportation.

Clarksburg, West Virginia, proposed federal facility. Phase I archaeological survey at 306-344 West Pike Street, West Clarksburg. For the U.S. General Services Administration, Region 3.

Houston, Texas, Metropolitan Detention Center. Intensive historical investigation of two city blocks in downtown Houston. For the U.S. Department of Justice, Federal Bureau of Prisons.

Clark-Cochran Farm at the Appoquinimink North Site (7NC-F-13), New Castle County, Delaware. Phase III investigation of a multi-component prehistoric and historic site. For the Delaware Department of Transportation.

Erie Federal Courthouse Site, Erie, Pennsylvania. Phase II historical and archaeological investigations. Intensive documentary research of a city block in downtown Erie. For the U.S. General Services Administration, Middle Atlantic Region.

Greater Sandy Run Acquisition Area, Marine Corps Base, Camp LeJeune, North Carolina. Archaeological and architectural study of Camp Davis, a World War II military facility. For the U.S. Department of the Army, Wilmington District Corps of Engineers.

Naval Air Station Reserve Base, Willow Grove, Pennsylvania, and the Aviation Supply Office, Philadelphia, Pennsylvania. Architectural resource assessment and Phase IA archaeological survey of naval facilities. For the Department of the Navy, Northern Division, Naval Facilities Engineering Command.

Conrail Pennsylvania Clearance Improvement Project. Archaeological and architectural assessment of bridges and tunnels throughout Pennsylvania. For the Consolidated Rail Corporation.

Survey and Evaluation of Historical and Archaeological Resources at the Former United States Coast Guard Station, City of Gloucester, Camden County, New Jersey. Phase I and II investigations of a former Coast Guard Station and U.S. Immigration Detention Center. For the U.S. Coast Guard Maintenance and Logistics Command Atlantic, Governors Island.

Historic American Engineering Record. Gohlson Bridge, Mansion Truss Bridge, Clarkton Bridge, Oak Ridge Bridge, Kerr's Crossing Bridge, Mount Meridian Bridge, Knightly Bridge, Wallace Mill Bridge, and Carpenter's Ford Bridge, Virginia. Intensive background research for nine bridges. For the Virginia Department of Transportation.

Rowland's Mills (28Hu475), New Jersey Route 31 Dualization, Readington Township, Hunterdon County, New Jersey. Phase II archaeological and historical investigations of a nineteenth-century milling community. For the New Jersey Department of Transportation.

Route I-287 (5T, 6N, 7H through 8N, and 9R) HOV Lane Additions, Morris and Somerset Counties, New Jersey. Phase I and II cultural resource investigations of alternatives for the Canal Parkways 15-mile-long corridor in Morris and Sussex counties. For the New Jersey Department of Transportation.

U.S. Route 113, Sussex County, Delaware. Archaeological and architectural study of U.S. Route 113 between Milford and Georgetown. For the Delaware Department of Transportation.

Historical Research for Liberty Gas Pipeline, Middlesex County, New Jersey, and New York City. Prepared historical overview for assessment of archaeological potential within proposed gas pipeline corridor. For Transcontinental Gas Pipe Line Company.

Route 9A Reconstruction Project, New York, New York. A contextual study of nineteenth-century manufacturing sites along Manhattan's West Side. For the New York State Department of Transportation, in cooperation with the Federal Highway Administration and the City of New York.

Historical Research: 1626-1990, Salem Maritime National Historic Site, Massachusetts. Responsible for tax and deed research used in development of a site history and series of base maps for the park. For the National Park Service, Denver Service Center.

Historic Sites Inventory, Delaware Water Gap National Recreation Area, New Jersey and Pennsylvania. Responsible for compiling an inventory of historic standing structures in park, and conducted site-specific research on potentially National Register-eligible structures. For the National Park Service, Mid-Atlantic Region.

Youngstown, Ohio, Proposed United States Courthouse. Intensive historical investigation of one city block in downtown Youngstown. For the U.S. General Services Administration, Region 5.

I-95 Ramp Completion Project, Philadelphia, Pennsylvania. Archaeological data recovery. Conducted property research on waterfront lots in Center City, Philadelphia. For Urban Engineers, Inc.

East Creek Sawmill Site (28CM20), Cape May County, New Jersey. Phase II historical and archaeological study. Conducted historical research to identify property ownership and develop historical context for interpretation of mill remains dated circa 1782 to 1913. For the Federal Highway Administration and the New Jersey Department of Transportation.

Vandeventer-Fountain House Site (A085-01-0007), Staten Island, New York. Phase III historical and archaeological data recovery. Conducted historical research related to this late eighteenth- to late nineteenth-century farmstead. For the Department of the Navy, Northern Division, Naval Facilities Engineering Command.

Florence Historic Archaeological District, Colorado. Phase III historical and archaeological data recovery. Conducted historical research related to this late nineteenth-/twentieth-century oil field in Fremont County, Colorado. For the U.S. Department of Justice, Federal Bureau of Prisons.

Clover Property, Old Dominion Electric Cooperative, Halifax County, Virginia. Phase I and II cultural resource survey. Conducted historical research on this late nineteenth-century tobacco plantation. For United Engineers and Constructors, Inc., and Old Dominion Electric Cooperative.

Proposed New Jersey Turnpike Widening Project, Interchange 8A to U.S. Route 46. Environmental Impact Statement. Wrote township histories and conducted research on land use of the New Jersey Meadowlands from the seventeenth through the twentieth centuries. For the New Jersey Turnpike Authority.

Submarine Escape Training Tank, Naval Submarine Base, New London, Groton, Connecticut. Historic structure documentation. Conducted background research on this historic engineering resource. For the U.S. Department of the Navy.

The Fort Drum Cultural Resource Project, New York. Conducted intensive historical research on nineteenth-century farmsteads in Jefferson and Lewis counties, New York, including tax, census, deed, and court records. For the National Park Service, Mid-Atlantic Region, and the U.S. Department of the Army.

Archaeological Excavation and Historic American Engineering Record Documentation at Locks 4 and 6A of the Delaware and Raritan Canal, Trenton, New Jersey. Responsible for background research on these historic canal features. For the New Jersey Department of Transportation.

Archaeological Evaluation of the Washington Metropolitan Area Transit Authority (WMATA) E-Route, Upper Mid-City Segment, District of Columbia. Developed a historical context for the evaluation of archaeological resources along this transportation route. For Wallace Roberts & Todd and the Washington Metropolitan Area Transit Authority.

Archaeological Survey for the Rehabilitation of Park Roads, Gettysburg National Military Park, Gettysburg, Pennsylvania. Conducted research on the Battle of Gettysburg and the history of monumentation in the park. For the National Park Service, Denver Service Center.