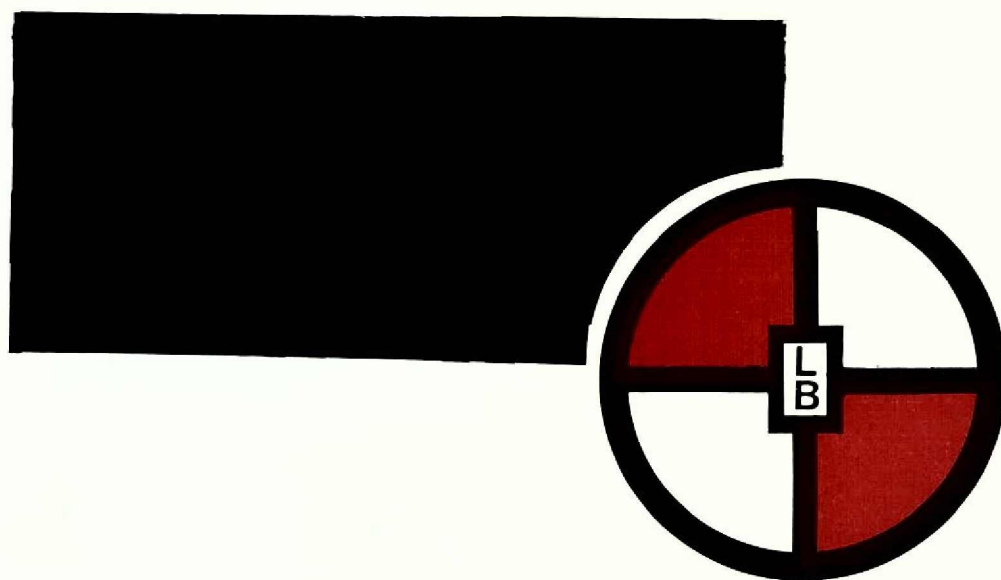


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LOUIS BERGER & ASSOCIATES, INC.

100 Halsted Street
East Orange, New Jersey 07019

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SECONDARY CULTURAL RESOURCE STUDY,
PROPOSED JUVENILE DETENTION CENTER
AND 40TH PRECINCT STATION HOUSE,
THE BRONX, NEW YORK

CEQR NO. 88-012X

1989

Prepared for:

NEW YORK CITY DEPARTMENT OF JUVENILE JUSTICE
NEW YORK POLICE DEPARTMENT
NEW YORK, NEW YORK

Prepared by:

LOUIS BERGER & ASSOCIATES, INC.
EAST ORANGE, NEW JERSEY

87

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I. INTRODUCTION

Louis Berger & Associates, Inc. (LBA) conducted a Phase IA Study in September 1988, of the site of a proposed Juvenile Detention Center and the 40th Precinct Station House in the Bronx, New York (Figure 1). This work was performed for the New York City Department of Juvenile Justice and the New York City Police Department. The study determined that locations within the project area that experienced little or no historic or modern development had a potential to contain intact prehistoric archaeological remains. This assessment was based on, a) the occurrence of seven prehistoric sites within a two-mile radius of the project tract, and b) the presence of a stream (no longer extant) to the west of the parcel. Figure 2 indicates those areas identified as having the potential to contain intact prehistoric resources.

The Phase IA investigation documented an iron foundry within the northwest quadrant of the project area during the mid-nineteenth century. Further, the area that once contained the majority of the foundry buildings became the site of turn-of-the century row houses and the Bronx Refrigerating Company building (ca. 1920s). Remains associated with the foundry would have been destroyed by this recent development. A similar block developmental history was identified for the mid-nineteenth century foundries that were located in Site 1 of the Washington Street Urban Renewal Area in lower Manhattan (Louis Berger & Associates, Inc., 1987).

The Phase IA research did demonstrate however, that the project area had the potential to contain intact historic period archaeological remains associated with domestic occupations. As a result of these findings, the New York City Landmarks Preservation Commission, in compliance with the City of New York Executive Order No. 91 of August 24, 1977 (City Environmental Quality Review), requested that a secondary historical study be done on the locations that may contain historic, domestic resources. These locations fall into two study areas. Study Area 1 is bounded to the north by Westchester Avenue, to the east by St. Anns Avenue, and to the west and south by the Port Morris Branch of the old New York and Harlem rail line. Study Area 2 is bounded by East 149th Street to the south, St. Anns Avenue to the east, and Brook Avenue to the west. Study Area 2 was 100 feet north of, and parallel with East 149th Street (Figure 3). However, following the request of the New York City Landmarks Preservation Commission, research on Study Area 2 focused on three nineteenth-century dwellings that were located at the corner of 149th Street and St. Anns Avenue.

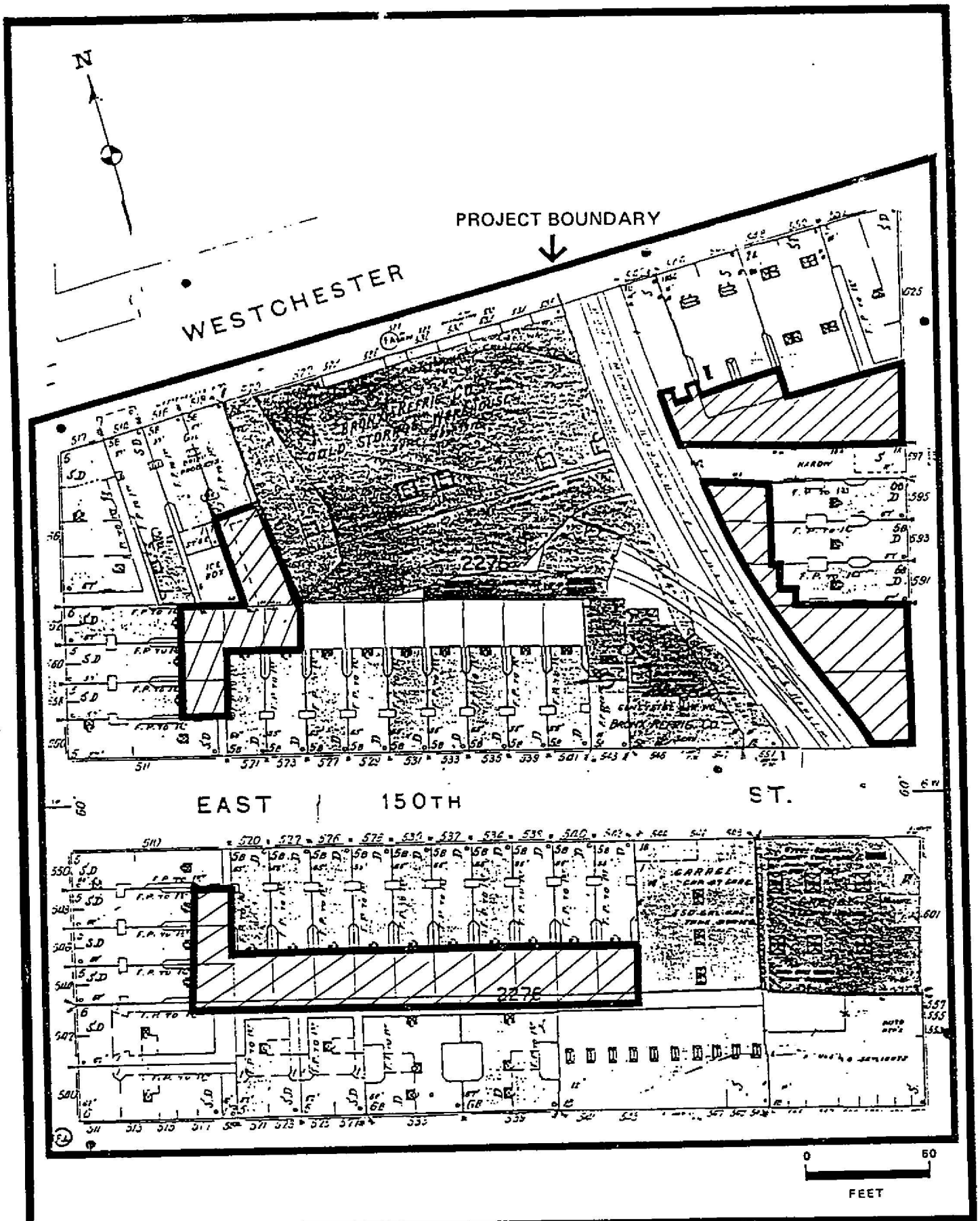


FIGURE 2: Locations that have Potential to Contain Prehistoric Archaeological Resources

SOURCE: Sanborn (1908, Revised in 1945)

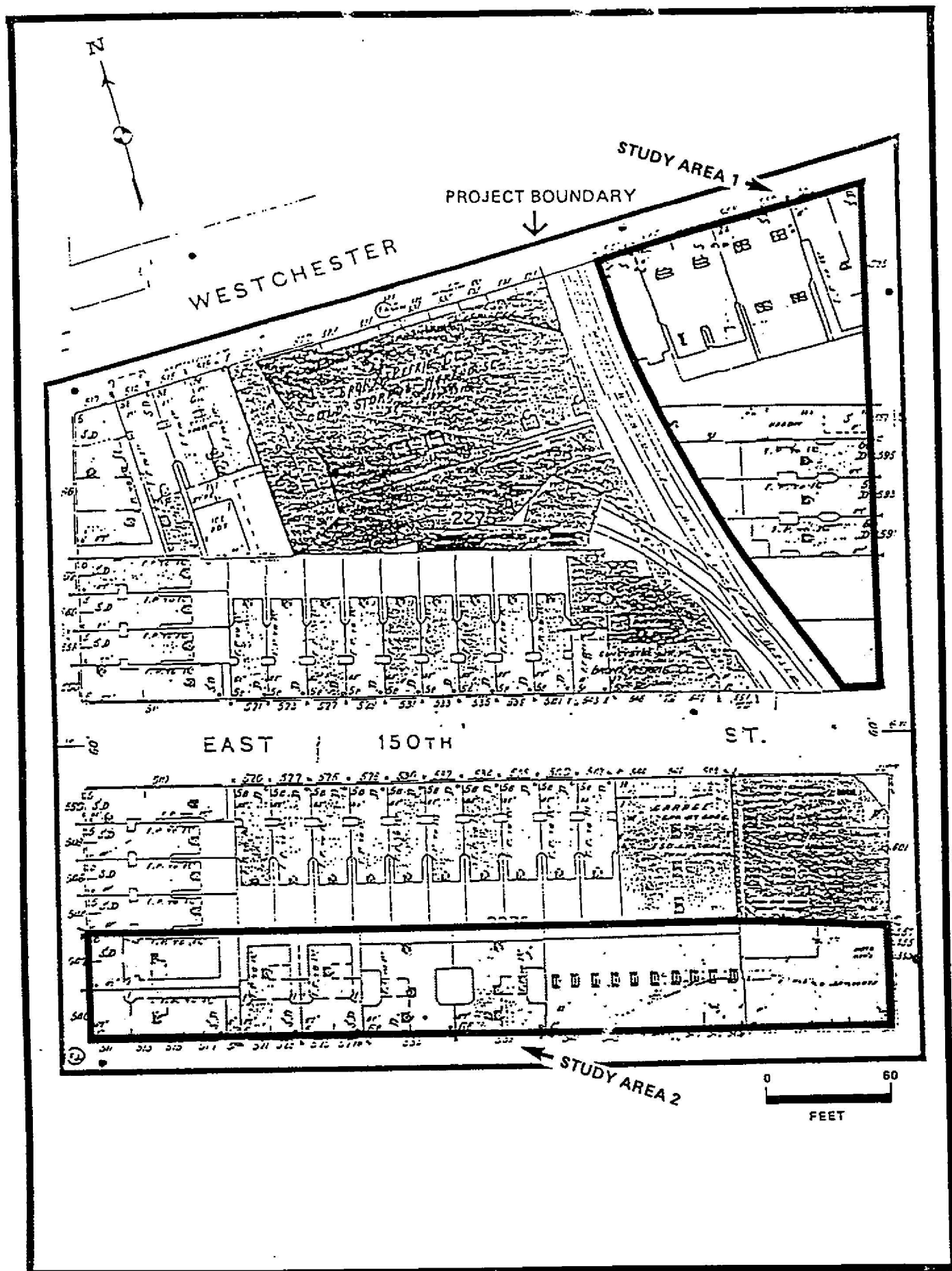


FIGURE 3: Location of Study Areas

SOURCE: Sanborn (1908, Revised in 1947)

The purpose of the present investigation is to determine:

- (1) Whether deposits in Study Area 1 and 2 might be assignable to known, datable occupations;
- (2) Whether deposits in Study Area 1 and 2 might be assignable to known ethnic/socioeconomic groups, who occupied this location for a specified period of time; and/or
- (3) Whether previous construction activities could be documented to have disturbed previously existing cultural resources in the two study areas.

This secondary study involved deed research and consultation of primary document groups, such as: probate records; tax assessments; census records; city directories; building records; and land surveys. Deeds were examined at the Bergen Building, Borough of the Bronx and Westchester County Courthouse, White Plains. Probate records were examined at the Westchester County Records Center and Archives, Elmsford, and the Surrogate Courthouse, Manhattan. The deeds provided data on the history of lot ownership. Tax Assessments were available at the Municipal Archives. This source provided information concerning the types of buildings that were present through time, their valuation, and owners and/or occupants. Bronx Building Records, available at the Bronx Building Department (Block and Lot Office), include specific structural and functional information. City directories, available at the New York Historical Society, were useful for determining if owners of properties in the study areas resided or operated businesses at these locations. The U.S. Census provided information on household size, composition, occupations, and ethnicity. Finally, manuscript and/or printed materials were examined at the New York Historical Society, the New York Public Library, and the Bronx Historical Society.

II. RESULTS

This chapter summarizes the results of the secondary historical study. Prior work had established the local context. To facilitate use of this report as well as interpretation of the possible historical significance of potential archaeological resources, this historical context has been re-stated from the Phase IA study, followed by a lot-specific discussion of the two study areas.

A. SUMMARY OF HISTORICAL DEVELOPMENT

In 1639, the Dutch West India Company purchased a large tract of land on the Hudson River, north of Manhattan Island, from local Native American peoples. The earliest record of occupation in the Bronx dates from this time period when Jonas Bronck laid out a farm and erected a dwelling north of the Harlem River on part of this tract. Bronck's house supposedly once stood near the depot of the Harlem River Branch of the New York, New Haven and Hartford Railroad at Morrisania (Shonnard and Sponner 1900:73, 88).

The original farm of Jonas Bronck, located in what was then the southeastern portion of Westchester County, came into the possession of Captain Richard Morris and his brother, Lewis Morris, in 1670. Richard Morris, a merchant from Barbados, died in 1672, leaving his portion of the property, to his sole heir and son, Lewis. Lewis came into full possession of the property in 1691, when his uncle Lewis died. The manor grant of Morrisania was formally conveyed to Lewis Morris in 1697, subject to a yearly rent of four bushels of good winter wheat. The Morris family, who maintained their country seat at Morrisania, achieved fame in the eighteenth century as jurists, soldiers, and agriculturalists, and included General Lewis Morris, a signer of the Declaration of Independence (French 1925:57; Scharf 1886:826-828).

The County of Westchester, created in 1683, contained the manors of Fordham, Pelham, Philipsborough, Cortlandt, and Scarsdale in addition to Morrisania (French 1925:48). Approximately 100 years later, in 1788, the county was subdivided into townships. The 21 towns included the following: Westchester, Morrisania, Yonkers, Greenburgh, Mount Pleasant, Eastchester, Pelham, New Rochelle, Scarsdale, Mamaroneck, White Plains, Harrison, Rye, North Castle, Bedford, Poundridge, Salem, North Salem, Cortlandt, Yorktown, and Stephentown. Morrisania was annexed to the town of Westchester in 1791, which also included the Manor of Fordham (Shonnard and Sponner 1900:531). West Farms Township was formed from Westchester Township in 1846 and was subsequently divided to form Morrisania Township in 1855.

The branch line of the New York and Harlem Railroad was extended through the project area and was in use by October 1841 (Scharf 1886:178). However, Morrisania remained undeveloped until 1848 when an association purchased 200 acres of its northern section and created the village of Morrisania, which was incorporated in 1864. That same year, Gouverneur Morris also attempted to establish a village by offering the sale of one-acre lots. His efforts proved unsuccessful (Comfort 1906:34-35).

Morrisania was annexed to New York City in 1873 along with the other Westchester towns of West Farms and Kingbridge. The town of Morrisania at that time encompassed the villages of Morrisania, Mott Haven, Port Morris, Wilton, East Melrose, Woodstock, Claremont, and Eltonia. By 1886, the expansion of the villages into one another had blurred their boundaries, and the term "Annexed District" was replaced by the designation "Borough of the Bronx" (Scharf 1886:822). Its territory was organized into the 23rd and 24th Wards of New York City. The Bronx was administered by the Department of Public Works until 1891 at which time the Department of Public Works for the 23rd and 24th Wards was created.

The North Side Board of Trade was incorporated in 1894 for the purposes of "diffusing information as to the many advantages of the section [i.e., the Bronx] as a business and commercial center, as well as a district of homes; of attracting capital, manufacturing interests and desirable residents. . . ." (Shonnard and Sponner 1900:624-625). Public improvements, such as the submergence of the New York and Harlem Railroad tracks from the Harlem River up to Bedford Park, the opening of the Harlem Ship Canal in 1895, and the introduction of trolley lines to the suburbs ushered in an era of steady population growth and prosperity for the borough.

B. STUDY AREA 1

Historically, Study Area 1 was a unified fifteen-acre tract associated with the Archer family. The Beers (1860) map of the project vicinity indicated that Captain J. Archer occupied a house fronting on Westchester Avenue between St. Anns Avenue and the right-of-way of the Port Morris Branch Railroad (Figure 4). Deed research confirms this association. In 1852, Captain Jarvis Archer, a mariner, had purchased this fifteen-acre parcel from Gouverneur Morris, whose family had owned the property since the Colonial period (Westchester County Deed Book 288:7; see Table 1).

Jarvis Archer, who also described himself as a longshoreman, lived in the house with his wife, Mary, and their four daughters. The household was augmented by Thomas Findley, a carpenter, and

his bride (U.S. Census, Westchester County, N.Y., Morrisania Township, 1860:327). Jarvis died in about 1887 (The Trow City Directory Company 1886:57; 1887:56). His widow, two unmarried daughters and three other young women continued to live in the house at 788 Westchester Avenue until 1898 (New York County, Police Census, 1890:n.p.). The Archer house was a two-story frame dwelling, 36 x 25 feet in size (Manhattan Tax Assessment, 23rd Ward, 1875:144) (see Figures 4, 5, 6 and 7).

In 1898 the Archer heirs sold their home and subdivided their property lying along Westchester Avenue into six building lots, designated 33 (a single building lot), 34 (a double building lot), 36 (a double building lot), and 39 (a single building lot) (see Figure 8). Construction applications for four one-story brick buildings on Lots 34 and 36, and one five-story brick building on Lot 39 were submitted to the Bronx Building Department in December 1899 and April 1900, respectively (Bronx Building Department Records, Block 2276, Lots 34, 36 & 39). The Archer home, which had sat on Lot 34, was replaced by two one-story brick commercial structures, also known as 544-46 Westchester Avenue. Each of the new structures measured 26 x 82 feet and had foundations extending 12 feet below curb level (Borough of the Bronx Tax Assessment, Block 2276:28; Bronx Building Department Records, Block 2276, Lot 34) (Sanborn Map Company 1908).

Sometime before 1905, a one-story brick building was constructed on Lot 33, thus closing the frontage along Westchester Avenue between the railroad and St. Anns Avenue (Bronx Building Department Records, Block 2276, Lot 33). All the buildings between 542 and 554 Westchester Avenue were utilized as commercial/industrial establishments, the corner tenement having storefronts on the ground floor. An unnamed piano factory occupied 548 Westchester Avenue and a painter's shop was situated next door at No. 546 (Sanborn Map Company 1908). A cafe was located at 544 Westchester Avenue in about 1913 (Bronx Building Department Records, Block 2276, Lot 34). In 1921, the owners of 544-46 Westchester Avenue entered into a five-year lease agreement with the S & S Live Poultry Company. The firm slaughtered and sold poultry wholesale. No. 542 was occupied by the Westchester Live Poultry Market, a live poultry retail business (Bronx County Deed Book 327:200; 496:124).

The Beers (1860) map also indicated a second house on the Captain Archer tract. This second house, fronting on St. Anns Avenue, was a three-story frame dwelling, 28 x 32 feet in size, also known as 589 St. Anns Avenue (Manhattan Tax Assessment, 23rd Ward, 1888:155). Unfortunately, neither maps nor early census records identify the occupants of 589 St. Anns Avenue. The first positive identification of residents of No. 589 is available in an 1890 Police Census of New York County, in which

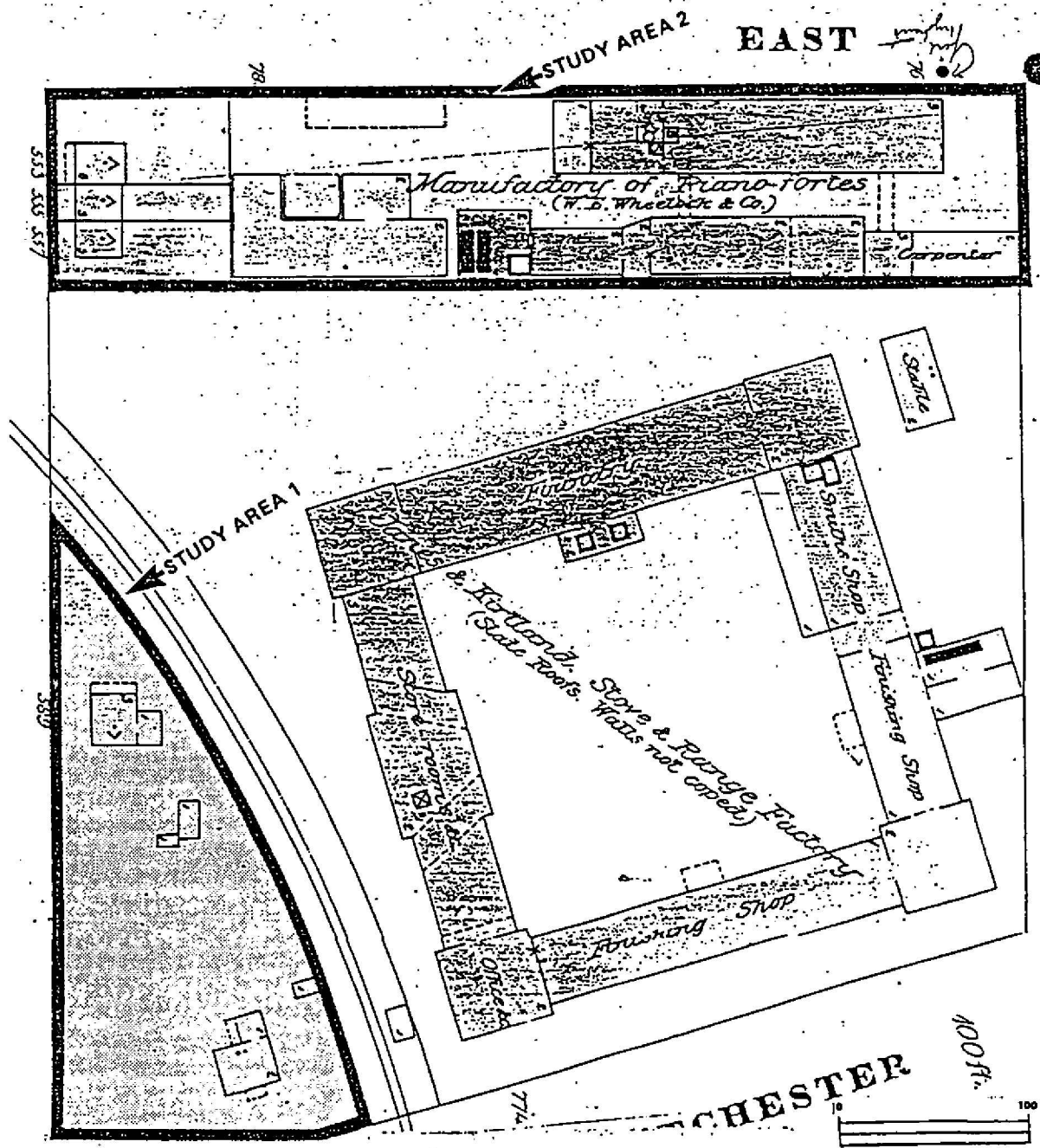


FIGURE 6: Study Areas in 1891

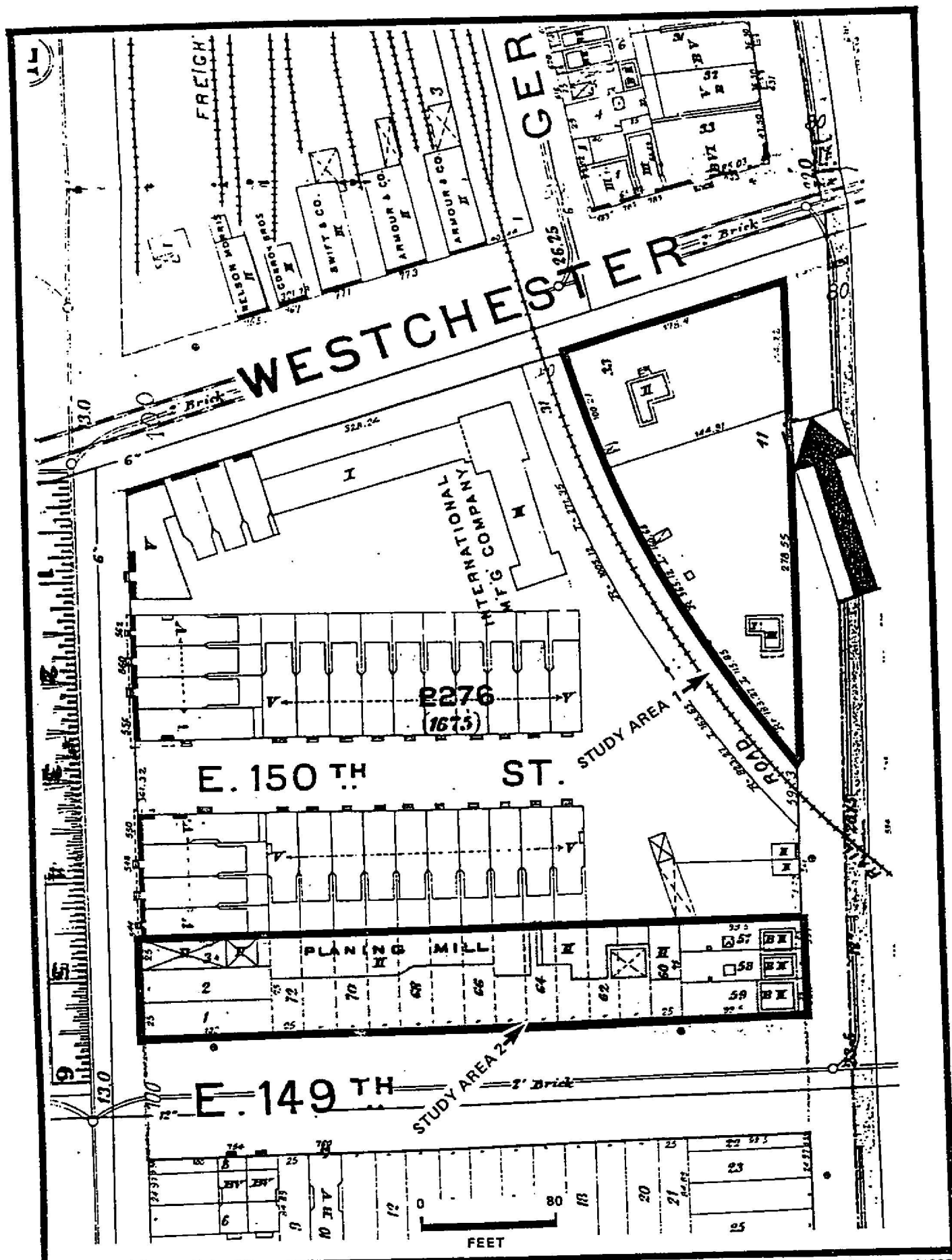


FIGURE 7: Study Areas in 1900

SOURCE: Ullitz (1900)

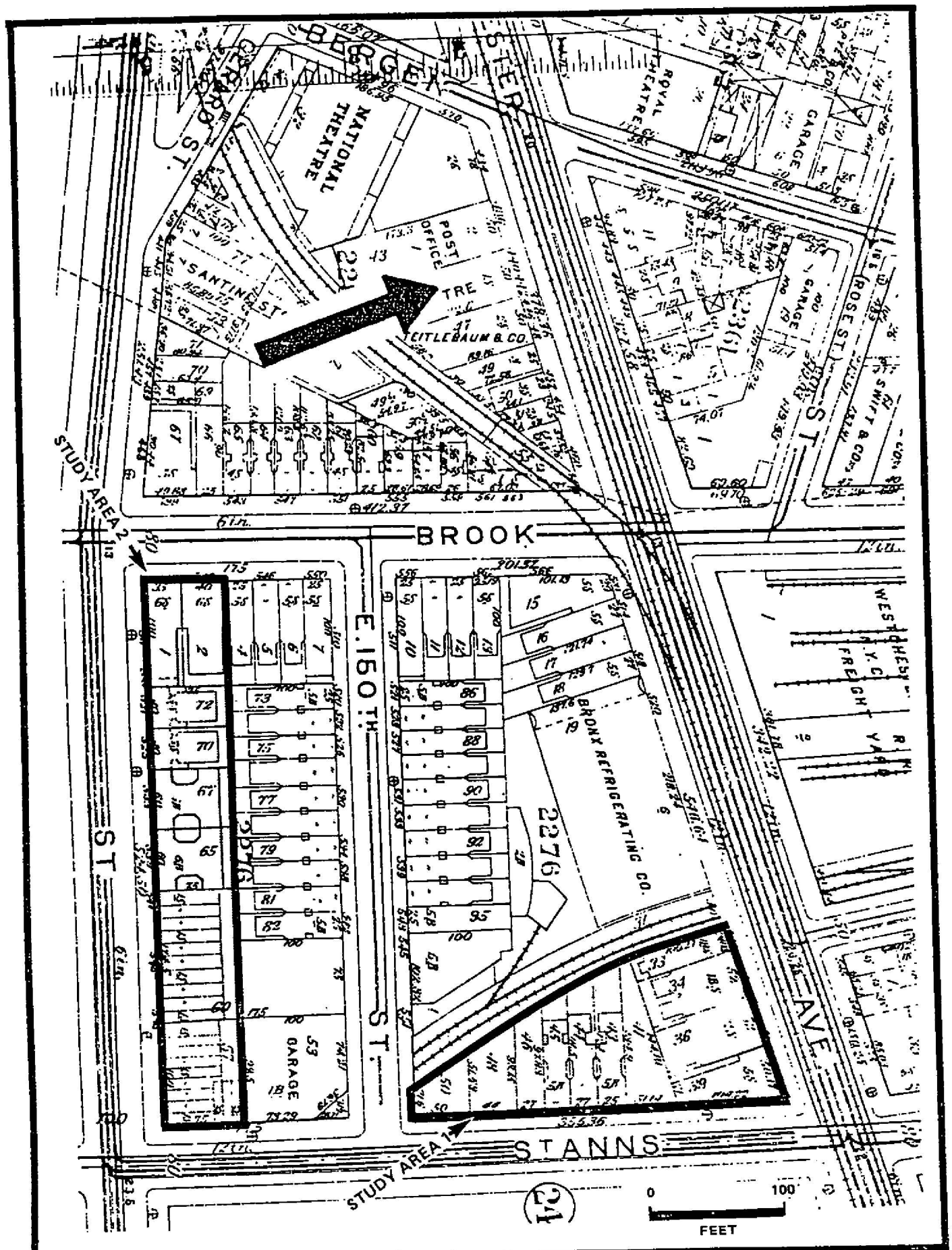


FIGURE 8: Study Areas, 1923

two families are recorded. The first household was composed of Thomas Reiman, his wife, daughter, and a 91-year-old female. The second was headed by Theodore Nauratil and included his wife and eight-year-old daughter (New York County, Police Census, 1890:n.p.).

In 1899 Jarvis Archer's heirs divided and sold his estate, including the house at 589 St. Anns Avenue. Seven building lots were created fronting St. Anns Avenue and extending back to the railroad. They were designated 41, 43, 44, 45, 46, 48, and 50 (see Figure 8). Three five-story brick tenements were constructed on Lots 44, 45, and 46, a.k.a. 591-595 St. Anns Avenue. Each of the tenements was under the ownership of a different landlord (Borough of the Bronx Tax Assessments, Block 2276:31). East 150th Street was extended through the entire block at this time (Bronx County Section 9 Deed Book, 31:196).

The Archers' St. Anns Avenue house was situated within Lots 48 and 50. These lots after removal of the house became the property of various realty companies (Bronx County Section 9 Deed Book, 52:481; Bronx County Deed Book 281:173). The two lots were fenced in and used as a storage yard through the Second World War (Bronx Building Department Records, Block 2276, Lot 50) (Bromley, 1923; Sanborn Map Company 1947).

C. STUDY AREA 2

Study Area 2 was a small group of dwellings contained within a 525 x 100 foot industrial tract. Before 1860, the eastern half of this industrial tract had been divided into nine building lots, each 25 x 100 feet large. Four of these lots fronted on St. Anns Avenue, while the remainder were oriented toward East 149th Street. The Convex Weaving Company occupied buildings on the western half of the parcel (see Figure 4). The weaving company did not legally obtain title to the parcel until 1866 (Westchester County Deed Book 595:171; see Table 2). The company's presence on the 1860 map probably indicated a leasing arrangement with the property's former owner, Adrian Janes. The Convex Weaving Company produced corsets and attempted to procure patents for a loom that would produce thirty-six corsets per day (Convex Weaving Company Annual Report No. 1, 1866:7).

By 1869, Convex had acquired debts of \$100,000 and was enjoined to sell off its real estate and dissolve the company (Westchester County Deed Book 754:18). William Simpson purchased the Convex Weaving Company parcel, comprised of 21 lots, in 1871 (Westchester County Deed Book 764:355) (Figure 5). Simpson's piano factory complex included a 190 x 40 foot, three-story brick factory building, a two-story brick stable, a two-story brick building, and a two-story brick engine house. The remaining four

lots, those fronting on St. Anns Avenue, were devoted to three attached three-story frame dwellings. The house at 553 St. Anns measured 22 x 28 feet. Those at No. 555 and 557 were each 20 x 25 feet large (Manhattan Tax Assessment, 23rd Ward, 1875:83) (Figure 6).

William Simpson died in 1879 (New York County Will Book 265:293). His heirs sold the piano factory to William E. Wheelock in 1887 (New York County Deed Book 2067:4). Wheelock had, no doubt, leased the premises prior to his ownership, thus explaining the company's presence on an earlier map (Bromley 1882). The Wheelock Piano Company had been founded in 1877. Several years afterwards the name was changed to William E. Wheelock and Company. The firm prospered and when larger facilities were needed, acquired the former Simpson Piano Factory and grounds on East 149th Street. The factory manufactured the Wheelock, "a first-class instrument" (Dolge 1911:326). In 1886 Wheelock started the Stuyvesant Piano Company to manufacture medium-priced pianos. Six years later, he gained control of the venerable Weber Piano Company, producers of high quality instruments. Each type of piano was manufactured in a separate facility. In 1903 the three companies merged with the larger Aeolian Company (Dolge 1911:325-326; Lubar n.d.:48; North Side Board of Trade 1897:97).

In 1897 George Hotchkiss acquired the 21-lot parcel from the financially troubled Weber-Wheelock Company (Bronx County Section 9 Deed Book, 33:492). Sometime between 1897 and 1900, a 25-foot-wide strip of land was taken from the lots along East 149th Street in the project area in order to widen the street. This widening eliminated one of the original four lots located at the northwest corner of East 149th Street and St. Anns Avenue. Maps, tax assessments, and census indicate that this particular lot had remained vacant during the latter half of the nineteenth century (Figure 7). George Hotchkiss operated a planing mill on the 21-lot parcel during this period. In 1900 he sold the entire parcel back to the Weber-Wheelock Company (Bronx County Section 9 Deed Book 27:20).

The 1890 Police Census provides the earliest information concerning the occupants of Study Area 2. The three rented houses on the northwest corner of East 149th Street and St. Anns Avenue were also known as 553-557 St. Anns Avenue. No. 553 St. Anns Avenue, the largest of the three houses, was occupied by the smallest household: Edward B. Robinson, his wife, and son. No. 555 St. Anns Avenue was a multi-family dwelling. Three German and two Irish surnames were represented. Three young couples, two boarders, a baby, and a mother lived in this three-story house. No. 557 St. Anns Avenue was occupied by a large, single family headed by Charles Bormann. His wife and seven children completed the household (New York County, Police Census, 1890:n.p.).

None of the families present in the 1890 Police Census remained in the three houses during the 1900 U.S. census enumeration. The renters of 553-557 St. Anns Avenue were predominantly but not exclusively German or of German descent. No. 553 St. Anns Avenue was rented by two families. Anthony Reifenhauer, a piano maker, and his wife had eight children living with them. Wilhelmina Ruppert, a widow, had her two young sons and a carpenter boarding in her household. Next door, at 555 St. Anns, lived a large extended family. Robert Kolhatz was a photographer. He and his wife, Kate, lived with their five children, as well as Kate's widowed mother, her three brothers, and a niece. Kate's eldest brother was a butcher and the other two were piano stringers. At 557 St. Anns Avenue, Herman Kroop, a carriage trimmer, lived with his wife and seven of their children. Mary Zang, a widow, lived with her daughter, a box maker (U.S. Census, New York County, Borough of the Bronx, 1900:162B).

In February 1908, an application for the erection of two six-story brick tenements on Lot 57 (Sanborn Map Company 1908) (Figure 8) was approved by the Bronx Building Department. Each of the new buildings measured 49 x 67.5 feet and their foundation walls extended ten feet below curb level (Bronx Building Department Records, Block 2276 Lot 57). The study area was acquired by the Ward Bread Company in 1909. The company, whose principal office was located at the corner of Southern Boulevard and East 143rd Street, reportedly had an extensive business in the Bronx (Cook 1913:41).

Beginning in 1922, Lot 57 passed into the hands of a series of short-lived corporate and private owners. In that first year the tenements were demolished and replaced by twelve attached one-story brick structures nearly covering the entire 75 x 100 foot lot. The new structures, with foundation wall extending to a depth of eight feet below curb level, were utilized as stores (Bronx Building Department Records, Block 2276 Lot 57; Bromley 1923; 1942).

TABLE 1
CHAIN-OF-TITLE
STUDY AREA 1

Block 2276 - Lot 34

- 1936 Central Savings Bank to 544-546 Westchester Avenue Corp.
June 2, 1936; recorded June 3, 1936
\$100
Lot 34
BC 940:312
- 1935 Julius V. Leibowitz to Central Savings Bank
December 2, 1935; recorded December 3, 1935
\$1000
Lot 34
BC 922:261
- 1925 Lorenz Zeller to Chessie Zeller
September 8, 1925; recorded November 9, 1925
\$1
Lot 34
BC 532:68
- 1924 Emanuel J. Stern to Lorenz Zeller
March -, 1924; recorded August 27, 1924
\$1
11/19th interest in Lot 34
BC 462:433
- 1922 The Paulward Company to Lorenz Zeller
January 19, 1922; recorded August 20, 1924
\$100
Lot 34
BC 462:311
- 1920 Lorenz & Chessie Zeller to Emanuel J. Stern
December 12, 1920; recorded January 21, 1921
\$1
Lot 34
BC 295:39
- 1915 Edward & Pauline Miehling to The Paulward Company
November 9, 1915; recorded August 20, 1924
\$100
Release for 8/19th interest in Lot 34
BC 462:313

- 1911 Pauline Miehlung to Lorenz Zeller
June 27, 1911; recorded October 6, 1911
\$1
Release for Lot 34
BC 88:141
- 1905 Edward Miehlung to Pauline Miehlung
March 9, 1905; recorded March 23, 1905
\$100
Lot 34
BC Sect.9, 56:343
- 1900 Albert Rothermel to Edward Miehlung
February 21, 1900; recorded May 19, 1900
\$1
1/3 interest in Lots 34, 36 & 39
BC Sect.9, 36:120
- 1899 Harry Overington & John H. McGuffog to Albert Rothermel
Recorded November 16, 1899
Deed Missing
- 1899 John H. McGuffog to Harry Overington
Recorded November 16, 1899
Deed Missing
- 1898 Harry & Mary H. Overington to John H. McGuffog
July 2, 1898; recorded July 13, 1898
\$1
1/2 interest in Lots 33, 34, 36 & 39
BC Sect.9, 27:352
- 1898 Mary Archer, et al. to Harry Overington
June 29, 1898; recorded June 30, 1898
\$1
Lots 33, 34, 36 & 39
BC Sect.9, 27:317
- 1852 Gouverneur Morris to Jarvis Archer
March 1, 1852; recorded November 6, 1854
\$1500
Lots 33, 34, 36, 39, 41, 43, 44, 45, 46, 48 & 50
WC 288:7

Block 2276 - Lot 48 & 50

- 1958 Max Laban & Abe Levine to Macabes Realty Corp.
December 10, 1958; recorded December 15, 1958
\$10
Lots 48 & 50
BC 2315:240

- 1957 Just Realty Corp. to Max Laban & Abe Levine
April 17, 1957; recorded April 22, 1957
\$10
Lots 48 & 50
BC 2233:248
- 1953 Gutttag Brothers Realty Company to Just Realty Corp.
Recorded February 4, 1953
No price
Lot 50
BC 1978:109
- 1920 Edwin Outwater, Inc. to Leopold Gutttag
September 24, 1920; recorded October 4, 1920
\$4000
Lot 48
BC 281:173
- 1920 Edwin Outwater to Edwin Outwater, Inc.
January 10, 1920; recorded May 13, 1920
\$100
Lot 48
BC 266:263
- 1904 Katharina Tippel to Leopold Gutttag
December 17, 1904; recorded December 22, 1904
\$1
Lot 50
BC Sect.9, 52:481
- 1900 Enoch C. & Eva Bell to Edwin Outwater
April 10, 1900; recorded April 12, 1900
\$1
Lot 48
BC Sect.9, 34:153
- 1899 Mary Archer et al. to Katharina Tippel
November 11, 1899; recorded November 11, 1899
\$100
Lot 50
BC Sect.9, 32:496
- 1899 Mary Archer et al. to Enoch C. Bell
November 8, 1899; recorded November 8, 1899
\$100
Lot 48
BC Sect.9, 33:99
- 1852 Gouverneur Morris to Jarvis Archer
March 1, 1852; recorded November 6, 1854
\$1500
Lots 33, 34, 36, 39, 41, 43, 44, 45, 46, 48 & 50
WC 288:7

TABLE 2
CHAIN-OF-TITLE
STUDY AREA 2

Block 2276 - Lot 57

- 1941 Byrdphil Realty Corp. to Dorothy A. Siegel
December 15, 1941; recorded December 16, 1941
\$100
Lot 57
BC 1162:475
- 1941 Commercial Trust Company of New Jersey to Byrdphil Realty Corp.
October 14, 1941; recorded October 17, 1941
\$40,000
Lot 57
BC 1152:480
- 1937 Patrick J. Fogarty (Referee) to Commercial Trust Company of New Jersey
July 1, 1937; recorded July 2, 1937
\$500 judgment
Lot 57
BC 961:436
- 1925 John H. Storer to Eploc Realty Corp.
December 11, 1925; recorded December 23, 1925
\$100
Lot 57
BC 523:468
- 1925 Frank D. & Addie R. Lambie to John H. Storer
January 13, 1925; recorded January 23, 1925
\$1
Lot 57
BC 479:497
- 1924 Frank D. & Addie R. Lambie to Addie R. Lambie
May 29, 1924; recorded June 4, 1924
\$100
Lot 57
BC 456:21
- 1924 John B. Briggs to Frank D. Lambie
May 26, 1924; recorded June 4, 1924
\$100
Lot 57
BC 456:22

- 1923 Krafin Building Corp. to John B. Briggs
November 13, 1923; recorded May 19, 1924
\$100
Lot 57
BC 445:140
- 1923 Hopemount Building Corp. to Krafin Building Corp.
January 2, 1923; recorded July 20, 1923
\$100
Lot 57
BC 400:198
- 1923 Broadway-Isham Building Corp. to Hopemount Building Corp.
January 23, 1923; recorded January 27, 1923
\$100
Lot 57
BC 380:467
- 1923 Morwin Building Corp. to Broadway-Isham Building Corp.
January 23, 1923; recorded January 27, 1923
\$100
Lot 57
BC 380:465
- 1922 Harburn Holding Corp. to Morwin Building Corp.
June 1, 1922; recorded June 5, 1922
\$100
Lot 57
BC 350:88
- 1922 Ward Baking Company to Harburn Holding Corp.
May 29, 1922; recorded June 5, 1922
\$100
Lot 57
BC 350:89
- 1922 Empire Trust Company to Ward Baking Company
May 22, 1922; recorded June 5, 1922
\$1
Lot 57
BC 350:90
- 1912 Ward Bread Company to Ward Baking Company
June 22, 1912; recorded July 25, 1912
\$100
Lot 57
BC Sect.9, 89:413
- 1909 149th Street Realty Company to Ward Bread Company
September 7, 1909; recorded September 7, 1909
\$100
Lot 57
BC Sect.9, 79:420

- 1904 Lewis S. & Kahe V. Davis to 149th Street Realty Company
November 11, 1904; recorded November 15, 1904
\$100
Lots 57, 60, 65, 67, 70, 72, 1 & 2
BC Sect.9, 54:115
- 1904 Lewis S. Davis to Weber Piano Company
November 10, 1904; recorded November 11, 1904
\$20,000
Mortgage on Lots 57, 60, 65, 67, 70, 72, 1 & 2
BC Sect.9, 54:350
- 1900 George Hotchkiss to Weber-Wheelock Company
May 21, 1900; recorded October 9, 1900
\$1
Lots 57, 60, 65, 67, 70, 72, 1 & 2
BC Sect.9, 33:492
- 1897 Weber-Wheelock Company to George Hotchkiss
December 29, 1897; recorded December 30, 1897
\$1
Lots 57, 60, 65, 67, 70, 72, 1 & 2
BC Sect.9, 27:20
- 1897 William E. & Frances C. Wheelock and Charles B. Lawson to
Weber-Wheelock Company
January 30, 1897; recorded March 1, 1897
\$1
Lots 57, 60, 65, 67, 70, 72, 1 & 2
BC Sect.9, 22:82
- 1897 Henry Warren Beebe, assignee of Wm. E. Wheelock & Chas. B.
Lawson to William E. Wheelock and Charles B. Lawson
January 27, 1897; recorded March 1, 1897
\$1
Lots 57, 60, 65, 67, 70, 72, 1 & 2
BC Sect.9, 22:86
- 1893 William E. & Frances C. Wheelock to William E. Wheelock &
Company
April 1, 1893; recorded January 28, 1896
\$1
Lots 57, 60, 65, 67, 70, 72, 1 & 2
BC Sect.9, 18:131
- 1887 William & John B. Simpson, executors of William Simpson,
deceased, to William E. Wheelock
April 30, 1887; recorded April 30, 1887
\$55,000
Lots 57, 60, 65, 67, 70, 72, 1 & 2
NY 2067:4

- 1871 John M. & Mary Beck to William Simpson
May 6, 1871; recorded May 10, 1871
\$3250
Eastern half of Lot 57
WC 769:382
- 1871 William Stursberg to William Simpson
March 1, 1871; recorded March 15, 1871
\$45,000
Western half of Lot 57 and Lots 60, 65, 67, 70, 72, 1 & 2
WC 764:355
- 1870 Otto Heinze to John M. Beck
May 19, 1870; recorded May 27, 1870
\$1975
Eastern half of Lot 57
WC 746:3
- 1870 William Henry Arnoux & Robert Stursberg to John M. Beck
May 24, 1870; recorded May 27, 1870
\$1
Release for eastern half of Lot 57
WC 743:452
- 1870 Otto Heinze to William Stursberg
May 19, 1870; recorded September 20, 1870
\$1
Western half of Lot 57 and Lots 60, 65, 67, 70, 72, 1 & 2
WC 754:18
- 1869 The Convex Weaving Company to Otto Heinze
September 14, 1869; recorded May 27, 1870
\$1
Lots 57, 60, 65, 67, 70, 72, 1 & 2
WC 743:465
- 1866 Lewis B. & Emma M. Brown to The Convex Weaving Company
April 24, 1866; recorded April 25, 1866
\$10,800
Lots 57, 60, 65, 67, 70, 72, 1 & 2
WC 595:171
- 1863 Adrian & Adeline Janes to Lewis B. Brown
May 7, 1863; recorded May 13, 1863
\$34,056
15.48 acres including Lots 57, 60, 65, 67, 70, 72, 1 & 2
WC 500:348

III. SUMMARY AND CONCLUSIONS

A. INTRODUCTION

Although land ownership in the project area and vicinity dates to the Colonial period, the pattern of land partitioning, expressed in both cartographic and deed sources, indicates that initial residential occupation of the study area dates to the mid-nineteenth century. Intact rear yard areas of Jarvis Archer's property at 788 Westchester Avenue (Study Area 1) are believed to have potential to contain significant historic archaeological resources dating to the second half of the nineteenth century and assignable to the Archer household. The remainder of Study Area 1 and all of Study Area 2 appear to have a very low potential for intact and significant historic domestic-related archaeological deposits or features. This assessment is based on 1) the depth of disturbances within these locations, and 2) the failure to establish consistent assignable occupations, dating prior to 1891, by either individual households or groups defined by ethnic or socioeconomic criteria. The 1891 date is a milestone, given that water and sewer systems were in place within the project area by that time (Johannemann and Schroeder 1982:27; Sanborn Map Company 1891:209; 1908:70). Therefore, artifact-bearing features such as wells, privies, and cisterns, if they are extant within the project area, would most likely date prior to 1891.

A discussion of these findings is presented in the following sections.

B. STUDY AREA 1

The Jarvis Archer house at 788 Westchester Avenue was built sometime between 1852 and 1860 (Westchester County Deed Book 288:7; Beers 1860). It was occupied by members of the Archer family until 1899 (The Trow City Directory Company 1898:46; 1899:45). In November 1899 Jarvis Archer's heirs subdivided the 15-acre home tract into a total of thirteen building lots (Sanborn Map Company 1908). The Archer home was subsumed into Lot 34 which contained two building lots, 544-46 Westchester Avenue. By 1900 the Archer home was removed, replaced by two one-story brick stores. The new stores completely covered the area where the Archer home had once stood and had foundation walls extending 10 feet below curb level (Bronx Building Department Records, Block 2276, Lot 36). An outbuilding of the Archer home was located approximately 90 feet south of Westchester Avenue, abutting the railroad right-of-way (Ullitz 1900). This shed, approximately 12 x 7 feet in size, did not survive the transition to commercial/ industrial utilization of the 500 block of Westchester Avenue. It was located in the open, rear portion of Lot 33, 542 Westchester Avenue (Sanborn Map Company 1908).

The other house on the Archer home tract, 589 St. Anns Avenue, was also built between 1852 and 1860 (Westchester County Deed Book 288:7; Beers 1860). Its layout was very similar to the Archer home. Assignability of this second Archer house is difficult. Street addresses are not available until the 1890 Police Census (New York County, Police Census, 1890) and the project area is not included in city directories until the 1880s, making cross-referencing of census and city directory information impossible for the period 1860 through 1880. In addition, nineteenth-century state census records are not extant for the project area.

The St. Anns Avenue house was subsumed into Lots 48 and 50. The house was removed and the lots remained vacant, utilized as storage yards (Bronx Building Department Records, Block 2276, Lot 50). Two outbuildings were associated with 589 St. Anns Avenue (Ullitz 1900). A shed, located 160 feet south of Westchester Avenue along the railroad right-of-way, measured approximately 13 x 7 feet, and a smaller unidentified outbuilding, 6 x 6 feet, was located 200 feet south of Westchester Avenue near the railroad right-of-way (Ullitz 1900). These outbuildings were situated in the rear of Lots 45 and 46 and did not survive new construction on these lots (Sanborn Map Company 1908).

The highest potential for the discovery of historic deposits associated with the Archer family lies in a section at the rear of Lot 34 which remained opened to present times. This open area corresponds with the open area at the rear of the Archer home (Figures 7 and 9). The rear lot lines of Lots 33, 34, 36, and 39 adjoin Lot 41. These rear lot areas remained vacant up until present times (Figure 9) and therefore must also be considered to have potential for historic material associated with the rear yard area of the Archer house.

C. STUDY AREA 2

The three houses on the northwest corner of St. Anns Avenue and East 150th Street were constructed sometime between 1876 and 1882 (Beers 1876; Bromley 1882). The three frame houses were the only examples of domestic architecture found within the 575 x 100 foot tract owned by several successive industrial enterprises. Assignability to specific occupations or categories of occupation proved difficult for many of the same reasons as with 589 St. Anns Avenue. The first definite information concerning tenants of the houses is the 1890 Police Census. This census merely provided the names and ages of residents within the study area. The 1900 U.S. Census did not indicate a direct relationship between the occupants of 553, 555, and 557 St. Anns Avenue and

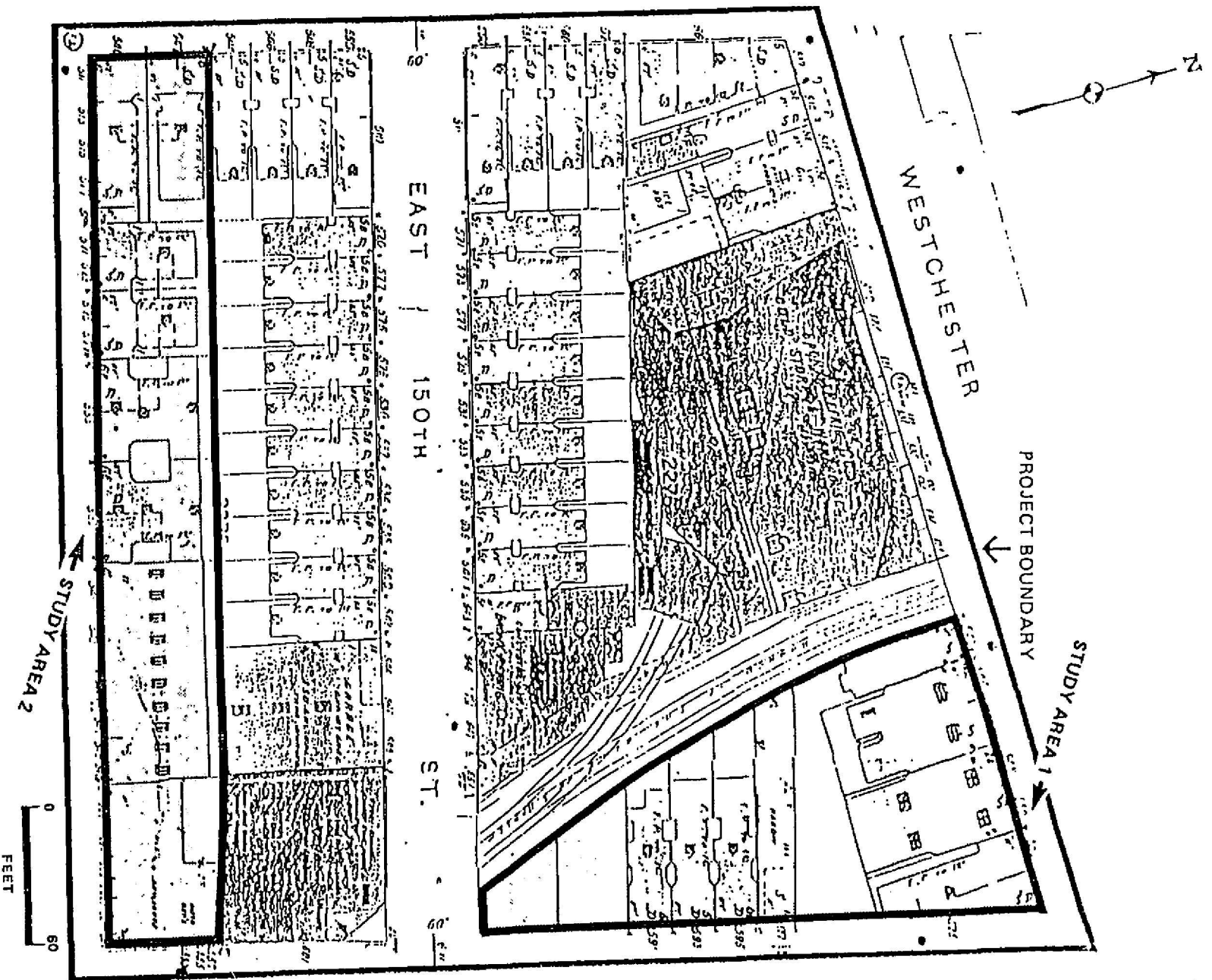


FIGURE 9: Project Area, 1947

SOURCE: Sanborn (1908, Revised in 1947)

their corporate landlords. Only two of the five households included employees of the piano industry (U.S. Census, Borough of the Bronx, 1900:162B). In 1908 these three frame houses were removed and replaced by two, six-story brick tenements, whose foundation walls extended ten feet below curb level. The brick tenements and the subsequent one-story brick commercial structures covered the entire area once occupied by the three frame houses and their outbuildings (Bronx Building Department Records, Block 2276, Lot 57).

The potential for retrieving nineteenth-century domestic deposits in this study area is low due to subsequent construction activities. Further, pre-1890 deposits and features, if extant, could not be assignable to specific, datable occupations or to specific ethnic/socioeconomic groups. Also, the potential for artifact-bearing features, such as privies and cisterns, dating after 1891 is extremely low, given that water and sewer lines were installed within the project area by at least 1891.

D. RECOMMENDATIONS

Figure 10 identifies those areas within the project tract that have a potential to contain intact historic period archaeological resources. Locations with the potential for prehistoric resources (see Figure 2) are also noted. It is recommended that a field testing program be conducted within these locations to determine if intact archaeological remains are indeed present, and whether or not these resources are potentially significant. The configuration of this field testing would be developed in consultation with the New York City Landmarks Preservation Commission. As discussed above, the search for historic period remains will focus only on the rears of Lots 33, 34, 316, 39 and 41. It should be noted that the locations that have a potential for containing archaeological remains fall within both the area of the proposed juvenile detention center, and within the proposed 40th Precinct property.

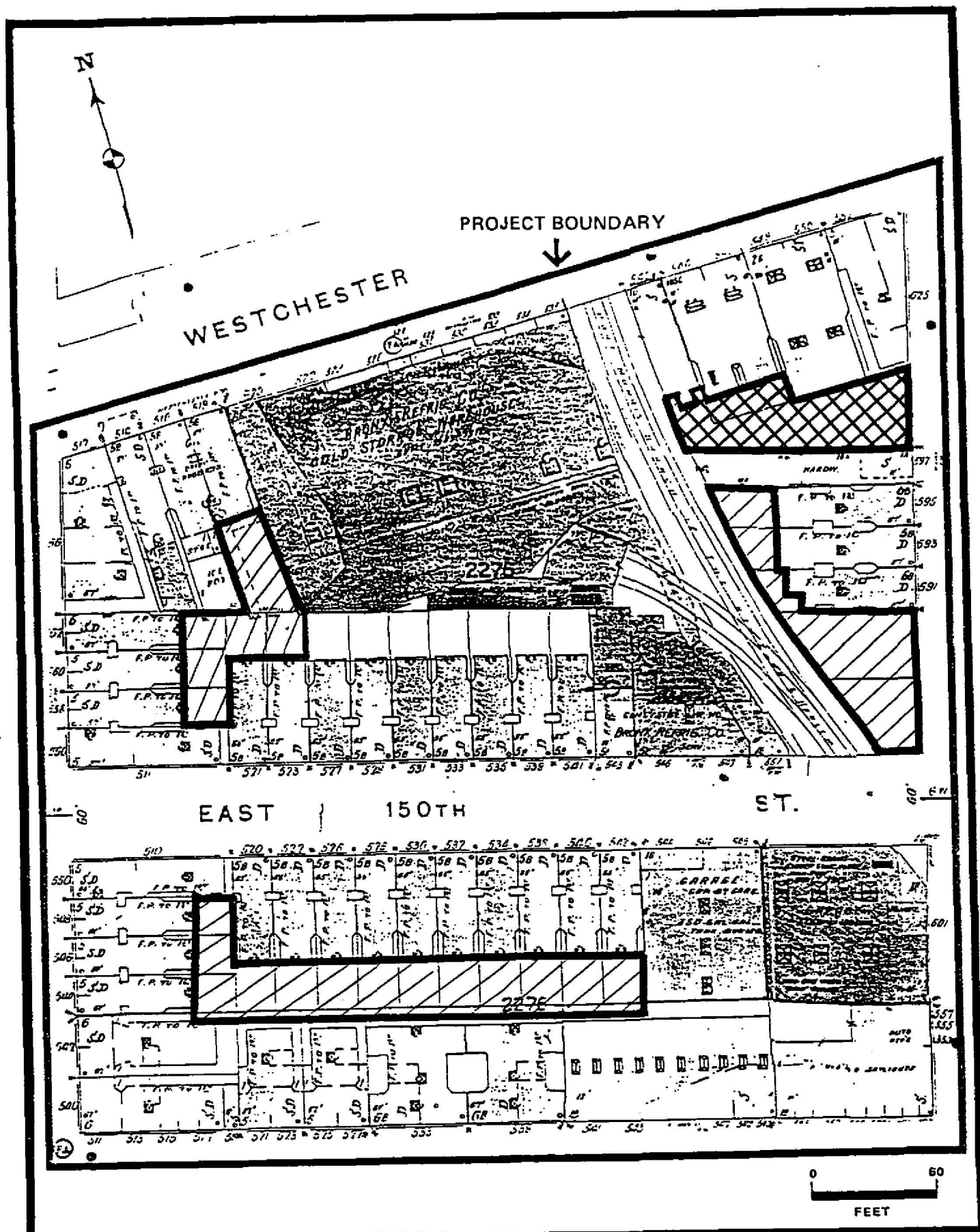


FIGURE 10: Locations that have Potential to Contain Archaeological Resources

SOURCE: Sanborn (1908, Revised in 1946)

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