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HP 2005

HISTORICAL
PERSPECTIVES INC.



Phase IA Documentary Study

**Proposed Boricua Village Project Site
Block 2367, Lots 10, 11, 37, and 50**

**Bounded by Washington, Brook, Elton and Third Avenues,
and East 162nd and East 163rd Streets
Bronx, New York**

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Bounded by Washington, Brook, Elton and Third Avenues, and
East 162nd and East 163rd Streets
Bronx, New York**

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EXECUTIVE SUMMARY

The Atlantic Development Group proposes to acquire and develop parcels 48, 49, 59, and 60 in the Melrose Commons Urban Renewal Area (URA) in the South Bronx. The overall project site consists of Block 2366 and most of Block 2367 (excluding Lots 17, 18, and 25), which are bounded by East 163rd Street, Third Avenue, East 161st Street, Washington Avenue, and Elton Avenue. Brook Avenue and East 162nd Street traverse the project site. Historically, these blocks were part of the Town of Morrisania. The proposed project is known as Boricua Village.

As part of the Melrose Commons Urban Renewal Plan, an archaeological and historic resource survey was conducted for the entire 45.2 acre project area in 1990 and the study was revised in 1993 (Tams Consultants 1990; Greenhouse Consultants 1993). The present Boricua Village project site falls within the larger area previously studied by Tams Consultants and Greenhouse Consultants. The two studies indicated that a number of lots on Blocks 2366 and 2367 had both precontact and historic period archaeological sensitivity.

As part of the present Boricua Village undertaking, AKRF, Inc. submitted project materials to the New York City Landmarks Preservation Commission (LPC) for an initial archaeological review in accordance with New York City Environmental Quality Review (CEQR) regulations and procedures. LPC responded that "there is potential for the recovery of remains from 19th Century occupation on Block 2367 Lots 10, 50, 11, and 37. Accordingly, the Commission recommends that an archaeological documentary study be prepared and provided to LPC for review. There are no archaeological concerns for the other lots on Blocks 2366 and 2367 (LPC 2005)." The present report, prepared by Historical Perspectives, Inc. (HPI) under contract to AKRF, Inc., comprises the archaeological documentary study for Block 2367, Lots 10, 50, 11, and 37. Lots 10, 50 (formerly 10 ½), and 11 are located on the south side of East 163rd Street, while Lot 37 is located on the north side of East 162nd Street.

Because this study builds on data from previously completed Phase IA investigations (e.g. Tams Consultants 1990; Greenhouse Consultants 1993), and since LPC has indicated that there should be no precontact period concerns for the Boricua Village project site, this archaeological documentary study concentrates solely on reviewing the specific historic period occupation of and disturbance to the selected lots on Block 2367. Occupation research was limited to the nineteenth century, while disturbance data were researched through the end of the twentieth century.

Results of the archival research and the site inspection revealed that Lots 10, 50, and 11 have a moderate archaeological sensitivity, while Lot 37 has a moderate to low archaeological sensitivity. The rankings were based on the level of disturbance to the properties and the degree to which occupancy (either of households or national or cultural groups) could be confirmed. Based upon these conclusions, HPI recommends that no further archaeological investigations are warranted for Block 2367, Lots 10, 50, 11, and 37.

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1. Project site lots showing ground cover and undulating soil. Lots 10, 50, and 11 are to the right of the brick building with the graffiti on the left side of the image and in line with the school bus. Lot 37 is in the foreground. View looking north.
2. Project site lots showing ground cover and undulating soil. Lots 10, 50, and 11 are to the left of the brick building with the graffiti on the right side of the image. Lot 37 is in the background. View looking south.

I. INTRODUCTION

The Atlantic Development Group proposes to acquire and develop parcels 48, 49, 59, and 60 in the Melrose Commons Urban Renewal Area (URA) in the South Bronx (see Figures 1 and 2). The overall project site consists of Block 2366 and most of Block 2367 (excluding Lots 17, 18, and 25), which are bounded by East 163rd Street, Third Avenue, East 161st Street, Washington Avenue, and Elton Avenue. Brook Avenue and East 162nd Street traverse the project site. Historically, these blocks were part of the Town of Morrisania. The proposed project, known as Boricua Village, would consist of approximately 725 dwelling units, 35,530 square feet of retail floor area, a 120,000 square foot building to house Boricua College's Bronx campus, and 200 accessory parking spaces. As currently contemplated, the complex would consist of four residential buildings ranging from 8 to 13 stories and a 16-story building to house the Bronx campus of Boricua College. The residential buildings would be constructed to the property line along Elton Avenue, East 163rd Street, and Third Avenue as well as along the demapped portions of East 161st Street and Brook Avenue. Ground floor retail space would be located along Third Avenue. The demapped portions of Brook Avenue and East 161st Street will serve as passive recreation space. Additionally, the development will include two courtyards among the residential buildings.

The proposed actions include the disposition of 43 city-owned lots, modifications to the Melrose Commons Urban Renewal Plan's regulations relating to maximum building height, the placement of curb cuts, and the permitted location of residential use. The Melrose Commons Urban Renewal Plan was adopted in 1994. The plan governs development in the approximately 33-block Melrose Commons Urban Renewal Area (URA), which is generally bounded by East 163rd Street to the north; Brook, St. Ann's, and Third Avenues on the east; East 156th, East 157th, East 158th, and East 159th Streets on the south; and Melrose, Courtlandt, and Park Avenues to the west.

As part of the Melrose Commons Urban Renewal Plan, an archaeological and historic resource survey was conducted for the entire 45.2 acre project area in 1990 and the study was revised in 1993 (Tams Consultants 1990; Greenhouse Consultants 1993). The present Boricua Village project site falls within the larger area previously studied by Tams Consultants and Greenhouse Consultants. The two studies indicated that a number of lots on Blocks 2366 and 2367 had both precontact and historic period archaeological sensitivity.

As part of the present Boricua Village undertaking, AKRF, Inc. submitted project materials to the New York City Landmarks Preservation Commission (LPC) for an initial archaeological review in accordance with New York City Environmental Quality Review (CEQR) regulations and procedures. LPC responded that "there is potential for the recovery of remains from 19th Century occupation on Block 2367 Lots 10, 50, 11, and 37. Accordingly, the Commission recommends that an archaeological documentary study be prepared and provided to LPC for review. There are no archaeological concerns for the other lots on Blocks 2366 and 2367 (LPC 2005)."

The present report, prepared by Historical Perspectives, Inc. under contract to AKRF, Inc., comprises the archaeological documentary study for Block 2367, Lots 10, 50, 11, and 37. Lots 10, 50 (formerly 10 ½), and 11 are located on the south side of East 163rd Street, while Lot 37 is located on the north side of East 162nd Street (Figure 2). This study complies with the guidelines of the LPC (CEQR 2001; LPC 2002). The HPI project team consisted of Julie Abell Horn, M.A., R.P.A., who conducted the majority of the project research and wrote this report; Nancy Dickinson, who assisted with the project research; and Cece Saunders, M.A., R.P.A., who oversaw the project and provided editorial and interpretive assistance.

II. METHODOLOGY

Because this study builds on data from previously completed Phase IA investigations (e.g. Tams Consultants 1990; Greenhouse Consultants 1993), and since LPC has indicated that there should be no precontact period concerns for the Boricua Village project site, this archaeological documentary study concentrates solely on reviewing the specific historic period occupation of and disturbance to the selected lots on Block 2367. Occupation research was limited to the nineteenth century (the Tams Consultants and Greenhouse Consultants reports [1990; 1993] indicated that piped municipal water became available to this area in 1878 and sewers were laid in 1893, suggesting that shaft features such as wells, cisterns, cesspools, and privies likely were not used after the late 1890s), while disturbance data were researched through the end of the twentieth century.

Preparation of this study involved using documentary, cartographic, and archival resources. Repositories visited (either in person or by using their on-line electronic resources) or contacted included the New York City Register; the New York City Department of Buildings; the New York Public Library; The Bronx County Historical Society; the Westchester County Archives; the LPC; and the NYSOPRHP. AKRF, Inc. provided current site data (e.g. Brinkerhoff Environmental 2004) and various maps.

The following specific resources were consulted:

- Land records available at the City Register (note: a number of the pre-1874 grantor/grantee index books are missing from the City Register, which prevented researchers from assembling a complete chain of title for each lot. Tax records, below, were used to fill in gaps where land records could not be located).
- Assessment of Real Estate Records (also referred to as tax assessment records), available on microfilm at the Municipal Archives of New York City. Tax records for Morrisania prior to 1874 are filed under the "Old Town Records" and only were available for the project site in the years 1859, 186_, 1861?, and 1863. These records are organized by surname. After 1874, the records, which are organized by town lot and by street, are filed under the 23rd ward of New York City, and are available on microfilm for the project site from 1874 through 1896.

- Federal Census records (for 1830, 1840, 1850, 1860, 1870, 1880, and 1900) available on microfilm and electronically at the New York Public Library. Of these censuses, only the 1880 and 1890 editions indicated street locations and only the 1900 edition had house numbers. None of the New York State or New York City censuses included the project site.
- City Directories, available at the New York Public Library and The Bronx County Historical Society. Prior to 1874, very few directories listed residents of Morrisania (e.g. Henry 1853; Curtin 1869-1873; Frisbee and Coles 1871). After 1874, New York City directories included residents of Morrisania.
- Block and lot folders, available at the Department of Buildings.
- Historic maps of the project site and vicinity, available at the New York Public Library, The Bronx County Historical Society, and the Westchester County Archives.
- Photograph and vertical file holdings were reviewed at The Bronx County Historical Society, but no materials were available for the project site.
- Previous archaeological investigations for the project area and vicinity, available at the LPC and the library of HPL.

The results of the archival research (through the nineteenth century) are detailed below, under "Lot Histories" and are summarized in table format in Appendix A (through the twentieth century).

A site walkover was undertaken on March 30, 2005 by Julie Abell Horn of HPL. Conditions were sunny and dry. Ms. Horn made notes and took photographs of buildings and existing ground conditions.

III. ENVIRONMENTAL/PHYSICAL SETTING

A. Current Conditions

The site inspection revealed that all of the project site lots under consideration are vacant, and covered with short weeds (Photographs 1 and 2). Visibility of the ground surface was fair to poor (ca. 10-25 percent). Debris, both originating from demolition activities on the block (brick fragments, mortar, broken glass, etc.) and dumping (household trash) was visible on the ground surface. Several rodent holes and tire ruts revealed a mixture of demolition debris mixed in the upper layer of the soil column.

The ground surface exhibited evidence of earthmoving, most recently from demolition in the late twentieth century of the buildings that formerly sat on the lots. The former rear yard areas of the lots all had areas of undulating soil, and the former rear yards of Lots

10, 50, and 11 were lower in elevation than the surrounding areas, suggesting some grading had occurred here.

B. Topography and Soils

The project site lots are situated at ca. 30 feet above mean sea level. The block is generally level, but slopes down slightly to the west. Historic topographic maps indicate that the elevation of the project site originally was lower. Both the Grant (1873) and the Heintz (1893) topographic maps show that the 20-foot contour line crossed through the block at the approximate location of the project site lots. Although these early maps may not be as precise as modern maps, the discrepancy in elevations suggests that there has probably been at least some additional fill added to the project site lots to bring them up to their current grade.

Soil within the project site is classified as "urban land," which is described as areas more than 80 percent covered by buildings and pavements (Brinkerhoff Environmental 2004:6). Soil rock line boring data, which are maintained by the New York City Department of Design and Construction, indicate that no soil borings have been excavated within the project site itself (most likely due to the fact that the lots were privately owned through the majority of their history), although some soil borings have been excavated in the general vicinity. The Tams Consultants and Greenhouse Consultants reports (1990; 1993) indicate that one rock line soil boring was situated at the southeast corner of Block 2367. They note that bedrock was documented at 10.8 feet below the ground surface in this boring. It is possible that depth to bedrock is reasonably similar in locations near this boring (including the project site), suggesting any extant archaeological resources could be located in the upper ca. 11 feet of the soil column.

IV. LOT HISTORIES

A. Early History of the Block

The earliest use of the land that would eventually become Block 2367 was for farmland, associated with the Morris family, who owned all the land in what would later become Morrisania. There is no indication that the property was developed in any way prior to the 1840s, although presumably the Morris family and/or their tenants made use of the nearby natural springs that fed Mill Brook, and thus may have traversed the project site at various times. Mill Brook, as shown on Figure 3, ran along the line of present Brook Avenue, and two springs were located at the approximate modern day intersections of Brook Avenue with Washington Street and East 163rd Street.

In 1848, Gouverneur Morris II agreed to sell 200 acres of farmland to mechanics and laboring men of New York City. They established New Village, which was later known as Morrisania village. Streets were surveyed and laid out, and one-acre lots, totaling 167, were sold by lottery (Frisbee and Coles 1871:v-vi). Present Block 2367 was divided into two town lots: Lot 3, on the eastern side of the modern block, and Lot 5, on the western side of the modern block. First Street (later 163rd Street) marked the northern boundary

of the future Block 2367; Morse Street (later Third Avenue) bordered the block on the east, Washington Avenue marked the western edge, and Railroad Avenue (later Brook Avenue) was located along the southwestern side of the block. The line of Union Lane (later known as 162nd Street) had not yet been cut through in 1848. Figure 3 illustrates the layout of Lots 3 and 5, and the surrounding streets. The four modern lots that are the subject of this report all fell within the boundaries of town Lot 5.

At the time that the village of Morrisania was laid out and surveyed in 1848, Charles L. Georgi was a tenant of the Morris family, and lived in a frame house on Lot 3, with his barn on Lot 5, as shown in Figure 3 (Frisbee and Coles 1871:vii; Comfort 1906:37). The location of the barn overlaps the boundaries of modern Lot 37. It is unknown for how many years Georgi occupied his frame house and barn prior to 1848. He was a German immigrant, but was not listed as a resident of the area in either the 1830 or 1840 federal censuses, suggesting that he did not move to his house on Morris' land until the 1840s. In 1850, the federal census listed him as a cabinet maker, 45 years old, and living in a household that contained himself, his wife Christina, 40, their three young children, and a young German woman, presumably a servant. Georgi's oldest child was five years old in 1850, and had been born in New York, implying that Georgi had lived in the state (although not necessarily on the property) since at least 1845.

Although Charles Georgi was Morris' tenant in 1848, the lottery system that was set up to sell the 167 lots in Morrisania did not allow Georgi to purchase Lots 3 and 5. Instead, the official deed went to Thomas Pardoe, who soon after conveyed the property to Georgi (Liber 26, 1848:129). In 1850, Georgi and his wife began selling portions of Lot 5 to new owners, a process that continued for over 20 years as they slowly disposed of their holdings. City Register conveyance indices and federal census records both indicate that the majority of the grantees of lots on the block, like the Georgis, were German immigrants. The properties conveyed by the Georgis generally adhered to standard lot lines shown on modern tax maps. Lot 5 was divided into 15 smaller portions, which were designated Lots a-p. Modern Lots 10, 50, and 11 were all part of section "n," while modern Lot 37 was section "d" (see Figures 7 and 8 for lot designations).

B. Lots 10, 50 (formerly 10 ½), and 11

Modern Lots 10, 50 (formerly 10 ½) and 11 were originally designated Lot 5, section "n," and until 1902 were conveyed and used as one property. The three-lot parcel measured 50 feet in width along 163rd Street and 100 feet deep. Until ca. 1885, there was no address for the lot. In ca. 1885 the block was first numbered (its original designation was Block 1347), and from ca. 1885 through the early 1900s, the address of the three lots was 754 East 163rd Street. Afterwards, Lot 10 became 494 East 163rd Street; Lot 50 became 496 East 163rd Street; and Lot 11 became 498 East 163rd Street.

As described above, modern Lots 10, 50, and 11 were undeveloped during the time that they were occupied (and later owned) by Charles Georgi. The barn shown on Figure 3 was located south of these lots, nearer to what would become the 162nd Street frontage. In 1850, Charles and Christina Georgi sold Lot 5, section "n" to Konstantine Klott (Liber

30, 1850:480). The following year, Klott conveyed the same property, still undeveloped, to Frederick Becker (Liber 33, 1851:393).

Frederick Becker appears to have built a house on the property between 1851 and 1853. A list of owners who had built houses in 1851, included in Morrisania's first city directory, did not include either Klott or Becker, but by 1853 the directory indicated Frederick Becker, a blind maker, was living on First Street between Morse and Washington Streets (Henry 1853). A map published in 1853 may illustrate the Becker house, although the rendering lacks precision and may not be accurate to the degree of detail necessary to pinpoint locations of specific houses (Figure 4). Becker was also attributed in the tax assessment records to a house on part of Lot 5 valued at \$600 (Assessed Valuation of Real Estate 1859).

In January 1860, Frederick Becker sold Lot 5, section "n" and the house on it to Frederick Cordes (Liber 87, 1860:420). Cordes was a grocer who had purchased the section of Lot 5 at the corner of First and Washington Streets from the Georgis in 1850. The 1860 federal census indicates that Cordes also was a German immigrant. It appears that he purchased the Becker house for use as a rental property; directory entries indicate he remained living on Washington Street, at the corner of First Street through at least the early 1880s (Gopsill 1866; Curtis 1869-1871; Frisbee and Coles 1871; Trow 1881). Tax assessment records from through 1896 indicate that the house on the lot was a two-story structure, measuring 30 feet by 20 feet. Historic maps made in 1860 (Figure 5), 1879 (Figure 6), 1882 (Figure 7), 1887 (Figure 8), and 1891 (Figure 9) all illustrate the house, which was a frame building situated near the northern end of the property, fronting the street. The 1860 map shows the house oriented north-south, whereas the remaining maps indicate it was oriented east-west.

An attempt was made to identify occupants of the rented house on Lots 10, 50, and 11 after Cordes purchased it in 1860. Known residents of the block (gleaned from land and tax records) were located in the federal census records for 1860, 1870, and 1880, and the names that were listed before and after the known residents, which should represent additional occupants on the streets, were searched in the available city directories to confirm where they lived. In general, very few of the names identified in the federal censuses for the project site vicinity could be traced in city directories, suggesting that there was a high turnover of residents on the block during this period. None of the names that could be traced in city directories corresponded to Lots 10, 50, and 11.

In 1891, Frederick and Catharine Cordes sold Lots 10, 50, and 11 and the house sitting on the property to Anna Vanecek (Liber 2, Section 9, 1891:4). The frame house remained on the parcel through the 1890s, although again tenancy could not be traced, since no federal censuses were available during this period. In 1902, the frame house was demolished and three row houses were built on the property, each house corresponding to one of the three lots that made up the larger parcel. The houses were moved from another property owned by Vanecek on the north side of East 163rd Street, which was being truncated due to the widening of East 163rd Street at the time. In preparation for moving the three row houses, new basements and cellars were constructed on Lots 10, 50, and 11,

so that when completed, each row house would be two stories with a basement (previously the houses had only been two stories). The row houses were constructed on the northern 50 feet of the lots, with the southern 50 feet left open for yard areas (DOB files, ALT 449-1902). The 1909 Sanborn map (Figure 10) illustrates the new row houses constructed in 1902. These houses remained essentially unaltered on the lots until being demolished in the late twentieth century (Sanborn 1951, 1970, 1980, 1996).

C. Lot 37

Modern Lot 37 was originally designated Lot 5, section "d." The parcel measured about 27 feet in width along what would become Union Lane (later East 162nd Street), and 100 feet deep. Until the late 1880s, there was no address for the lot. From the late 1880s through the early 1900s, the address of this lot was 759 East 162nd Street. Afterwards, Lot 37 became 493 East 162nd Street.

As described above, and shown on Figure 3, the barn belonging to Charles Georgi was partially located on modern Lot 37. Tax assessment records confirm that the barn was located on part of Lot 5, although the exact section was never noted. The barn appears to have stood through the 1850s. It is shown on Figure 4, from 1853, but by publication of the Beers map in 1860 (Figure 5), the structure had been demolished and the lot was vacant. Curiously, tax assessment records still indicate the barn standing as late as 1863, although comparison of the tax records with conveyance and cartographic records suggests that frequently it took several years for the tax records to be amended to reflect current conditions.

In 1868, Charles and Christina Georgi conveyed modern Lot 37, along with adjoining modern Lot 38 to the west, to John Dushaneck (Liber 148, 1868:111). In two other transactions in 1867 and 1868, Dushaneck had purchased what is now modern Lot 1 from the Georgis; with the purchase of modern Lots 37 and 38, he now owned much of the southwestern corner of the block (Liber 136, 1867:310; Liber 142, 1868:385). Figure 5, from 1860, illustrates that Dushaneck may already have been renting at least one of these lots by that time; his name is shown next to the irregularly shaped building at the corner of Railroad Avenue and Union Lane. Dushaneck was a "segar" dealer; a business directory from 1866 indicated he was located on Washington Avenue at the corner of Railroad Avenue (Gopskill 1866:238). No other city directories listed Dushaneck (either on the block or elsewhere in Morrisania), nor was he noted in any of the federal censuses for Morrisania.

Dushaneck appears to have sold his lots and the structure on the corner of the block to J.J. Cornell by at least 1876, and possibly earlier (Assessed Valuation of Real Estate 1874-1876). As noted above, the tax records often were several years out of date, when compared to conveyance and cartographic data (and the conveyance index identifying the exact date of sale was missing at the City Register). J.J. Cornell conveyed the property to E.C. Cornell by ca. 1879, John Pokorny acquired the lot by ca. 1884, and F.A. Wilcox obtained the lot by ca. 1887 (Assessed Valuation of Real Estate 1879-1887). According

to federal censuses and city directories, none of these people lived or worked on the property during the time that they owned it.

Modern Lot 37 appears to have remained vacant through at least 1879 (Figure 6), and perhaps until the early 1880s. Again, there is some discrepancy as to the exact dates, since tax assessment records indicate the lot was undeveloped through 1884, but a map published in 1882 (Figure 7) shows a frame structure on the property by this year. This structure may have been short-lived, however. By at least 1887 (Figure 8), a larger frame building had been constructed that extended across modern Lots 1, 37, and 38. This structure also appears on the 1891 Sanborn map (Figure 9). The portion of the structure that fell within the modern Lot 37 boundaries was one story high, while the section that fronted Railroad Avenue was two stories high. The rear yards of Lots 37 and 38 were undeveloped.

The owners of the property during this period appear to have rented the premises. An attempt was made to identify occupants of the rented building on Lots 1, 37, and 38. Known residents of the block (gleaned from land and tax records) were located in the federal census records for 1870 and 1880, and the names that were listed before and after the known residents, which should represent additional occupants on the streets, were searched in the available city directories. Unfortunately, none of the names that could be traced in city directories corresponded to these lots and so occupants of the building could not be identified.

In 1897, Wilcox sold Lots 1, 37, and 38 to the Petty, Soulard, and Walker Realty Co., who in turn conveyed the lot to Elizabeth Meyer (Liber 24, Section 9, 1897:388; Liber 26, Section 9, 1897:190). That same year, Department of Buildings index records indicate that a new building was constructed on Lot 37, although the actual forms are missing from the lot folder. The new building, five stories with a basement and covering all but the northern ca. 12 feet of the lot, is depicted on the 1909 Sanborn map (Figure 10). Federal census records for 1900 indicate that seven families were living in the building by this time, suggesting there was at least one apartment per floor. This apartment building remained on the lot until being demolished in the 1970s (Sanborn 1951, 1970).

V. DISTURBANCE RECORD

Results of the archival research generally were inconclusive regarding disturbance to the project site. Comparison of current conditions with topographic maps made during the nineteenth century suggests that at least some filling occurred on the project site lots over time. However, no soil borings were available for the former rear yard areas of the lots under consideration to confirm this assumption, and while at least one soil boring was noted in the immediate vicinity, conditions (other than possibly the depth to bedrock) would not necessarily correlate between the two locations, due to different historic uses of the areas (street versus yard). Files available at the Department of Buildings did not detail earthmoving or other modifications to the rear yards of the lots.

That said, it is likely that the former rear yard of Lot 37, which after construction of the ca. 1897 five-story (with basement) building on the property measured only about 12 feet in depth, was largely disturbed by excavation for the building's adjacent foundations. Although the depth of the former building's basement and foundations is not known, it must be assumed that builder's trenches would have been extended a number of feet into the yard. Likewise, while the former rear yards of Lots 10, 50, and 11 were undeveloped, builder's trenches from buildings on lots to the east and west may have extended several feet into the project site lots (for example, see Photograph 2). Only Lot 50, the center of the three lots, would have been unaffected by adjacent builder's trenches.

Finally, as described above, the site inspection revealed that the present ground surface on the project site has been disturbed from earthmoving, most recently associated with demolition of the buildings that once sat on the block. The former rear yards of Lots 10, 50, and 11 appeared to be unnaturally depressed (the areas surrounding them were all higher in elevation), suggesting that some grading may have occurred as well. However, the overall depth of the disturbance could not be ascertained during the site inspection.

VI. CONCLUSIONS

Based on the archival research completed for this documentary study, combined with the site inspection, HPI offers the following conclusions:

A. Lots 10, 50, and 11

- From ca. 1848-1851, Lots 10, 50, and 11 were part of larger Morrisania town Lot 5, which supported a barn belonging to Charles Georgi, originally a tenant of the Morris family. The barn was not located within the boundaries of Lots 10, 50, and 11. Although it is possible that archaeological resources associated with the barn, such as shaft features, were located on Lot 5, it is less likely that they would have been located in the rear yards of Lots 10, 50, and 11, since these areas were over 50 feet away from the barn. Additionally, when the barn was built, modern lot lines had not yet been established; shaft features associated with the barn would not necessarily have been situated at the rear of these lots, as they would have been after ca. 1850.
- From 1851-1860, the lots were owned by Frederick Becker, a blind maker from Germany. Becker built a house on the lots by ca. 1852, and was listed as a resident on the lots in 1853. However, due to the paucity of city directories for this decade, it is difficult to gauge whether Becker remained on the property through 1860, or if he rented it instead. Thus, although the Becker ownership of the lots lasted nine years, the occupancy could not be confirmed after 1853.
- After 1860, when local grocer Frederick Cordes purchased the lots, no residents could be identified on the property, due in part to a lack of available city directories, but also probably because there were a succession of short-term renters. Although the community living on the block and its vicinity in 1860 was predominantly German (based on review of federal census records), by 1870 the ratio of German immigrants to native-born and other immigrant groups had

dropped. While it might be a reasonable assumption that the unknown occupants of the lot also would have been German in 1860 (which would allow analysis of any recovered archaeological resources using nationality and cultural affinity as a basis for comparison), it is not clear that by the end of the decade (and beyond) that renters would necessarily have been from Germany or of German heritage. The difficulty in assigning a national or cultural identity to the unnamed renters further diminishes the research value of any potential archaeological resources from the property.

- The site inspection revealed there is some disturbance to the ground surface of these lots, including possible grading and impacts from builders' trenches of extant and former buildings on adjacent lots.

Given the distance of the lots from the Georgi barn, a lack of a direct association with known occupants or a national or cultural group over time, and the disturbance to the upper soil layers on the property, HPI assigns a ranking of **moderate** historical archaeological sensitivity for Lots 10, 50, and 11, based on a high-moderate-low scale.

B. Lot 37

- From ca. 1848-1859, the property, which was part of larger Morrisania town Lot 5, supported a barn belonging to Charles Georgi, originally a tenant of the Morris family. Although it is possible that archaeological resources associated with the barn, such as shaft features, were located on Lot 5, it is unclear whether they would have been located in the rear yard of Lot 37, since this area was nearly 50 feet away from the barn. Also, as described above, when the barn was built modern lot lines had not yet been established; shaft features associated with the barn would not necessarily have been situated at the rear of these lots, as they would have been after ca. 1850. Finally, the disturbance to the rear yard from the later apartment building may have destroyed any formerly intact archaeological resources in this location.
- After 1868, when Georgi sold Lot 37, no residents could be identified on the property, probably because they were a succession of short-term renters. As described above, by 1870 the ratio of German immigrants to native-born and other immigrant groups on the block had dropped. Thus, it is not clear that by ca. 1868 (and beyond) that renters on Lot 37 would necessarily have been from Germany or of German heritage, preventing analysis of any potential archaeological remains on a national or cultural basis.
- Finally, the former yard of Lot 37 was probably substantially disturbed from construction and demolition of the five-story apartment building, which had a basement.

Due to the likely disturbance to the rear yard of Lot 37 from the ca. 1897 five-story apartment building's construction and demolition, as well as the distance of the rear yard from the Georgi barn, and the difficulty in making a direct association with known occupants or a national or cultural group over time on the property, HPI assigns a ranking

of moderate to low historical archaeological sensitivity for Lot 37, based on a high-moderate-low ranking.

VII. RECOMMENDATIONS

Based upon the conclusions outlined above, HPI recommends that no further archaeological investigations are warranted for Block 2367, Lots 10, 50, 11, and 37.

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FIGURES

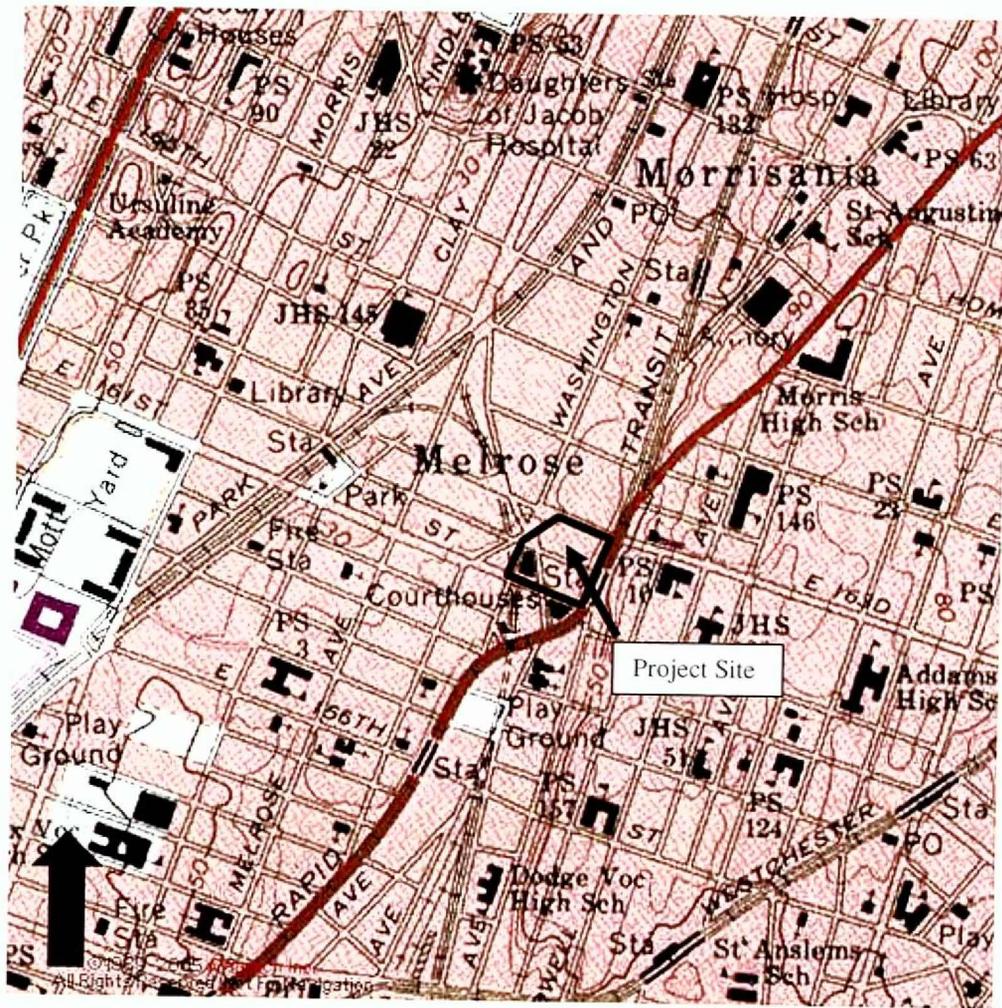


Figure 1: Boricua Village Project Site (USGS 1999).

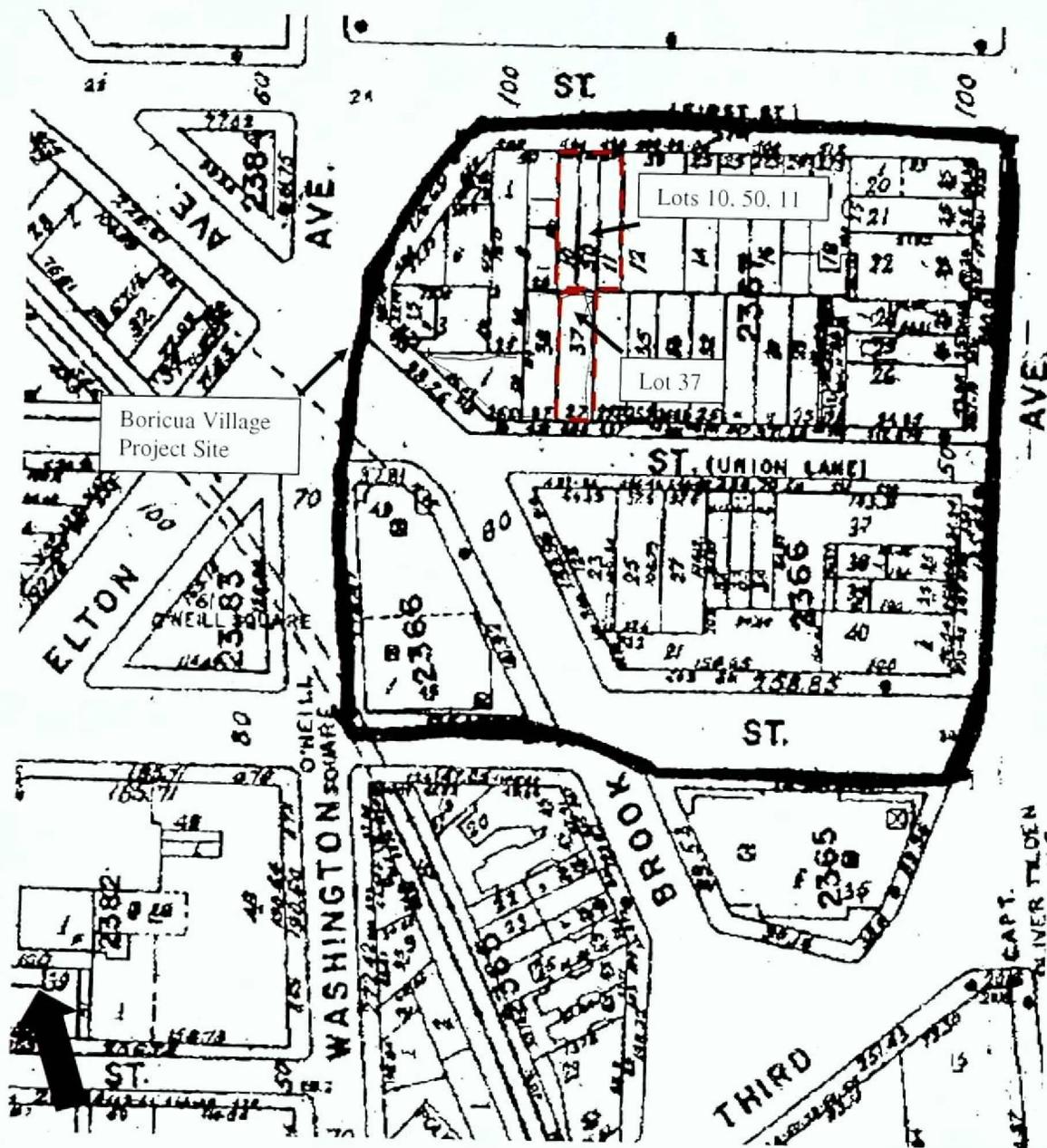


Figure 2: Boricua Village Project Site (courtesy AKRF, Inc.).

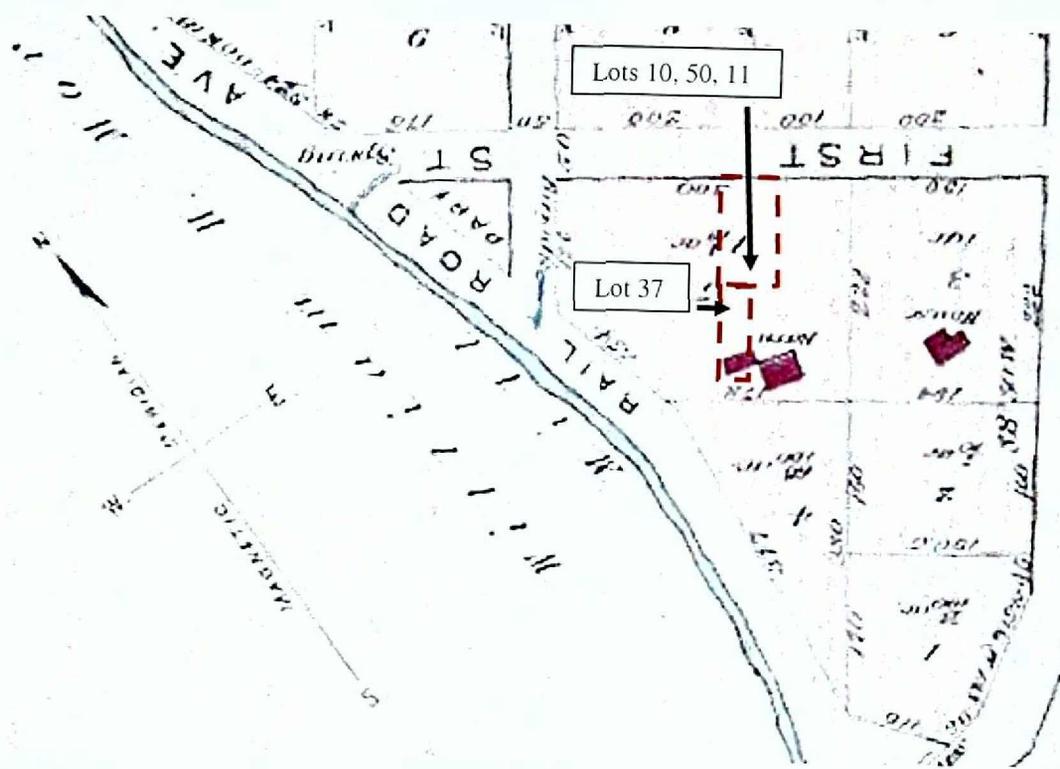


Figure 3: *Map of the Village of Morrisania (Findlay 1848).*

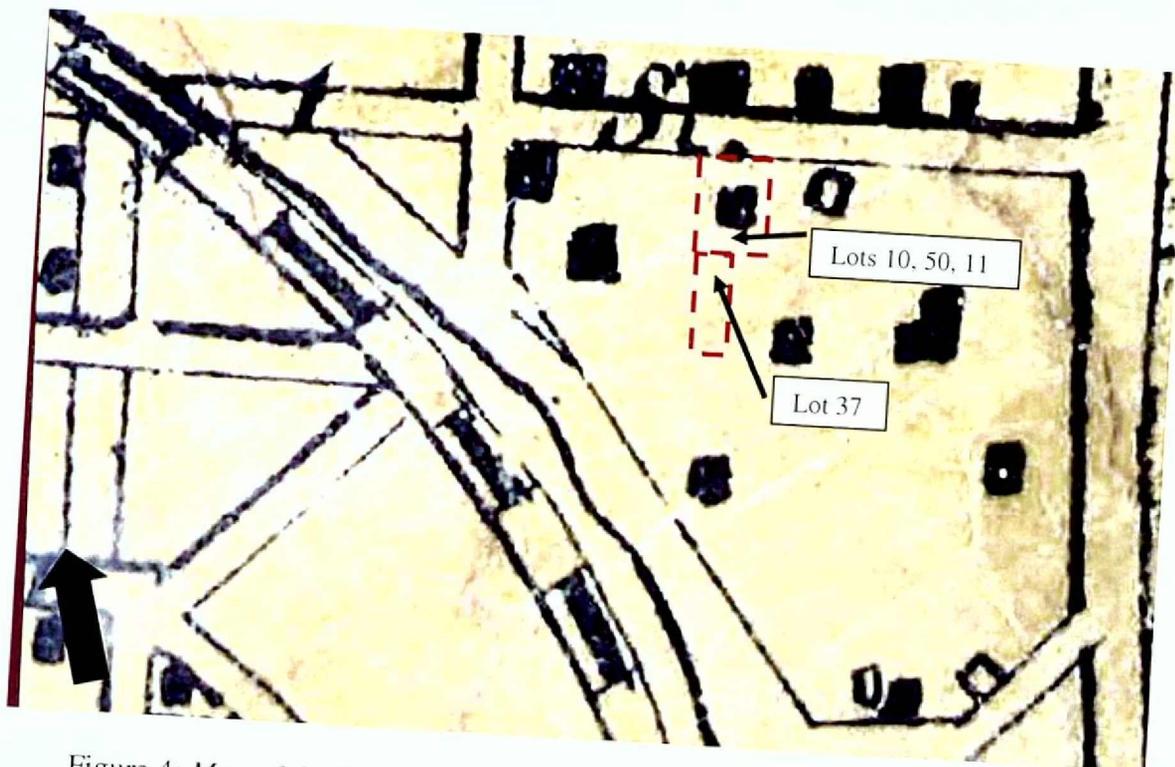


Figure 4: *Map of the Southern Part of Westchester County, N.Y. (Conner 1853).*

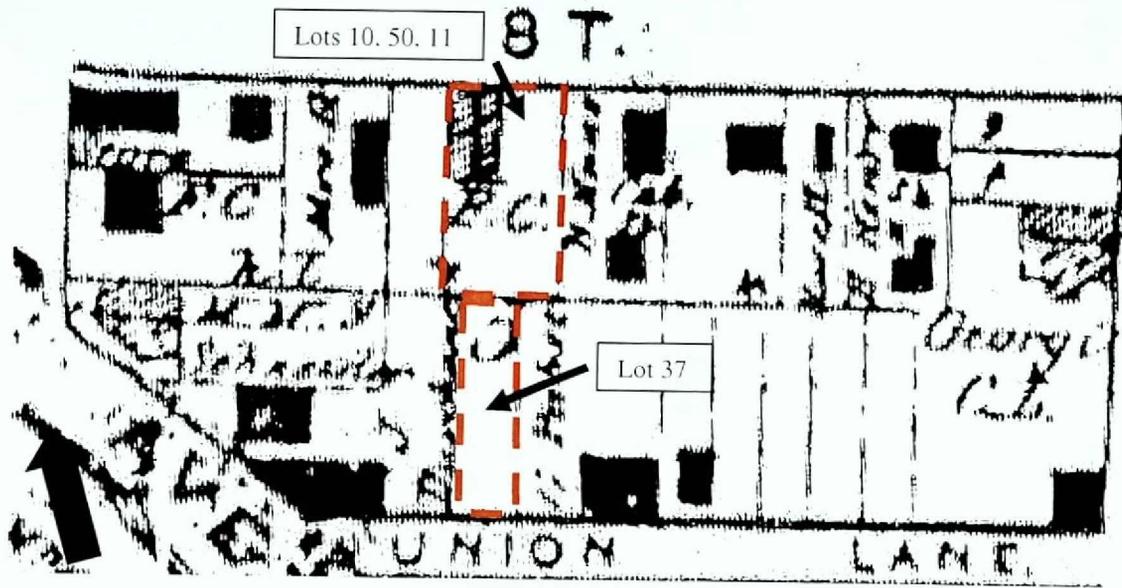


Figure 5: Map of the Town of Morrisania (Beers 1860).

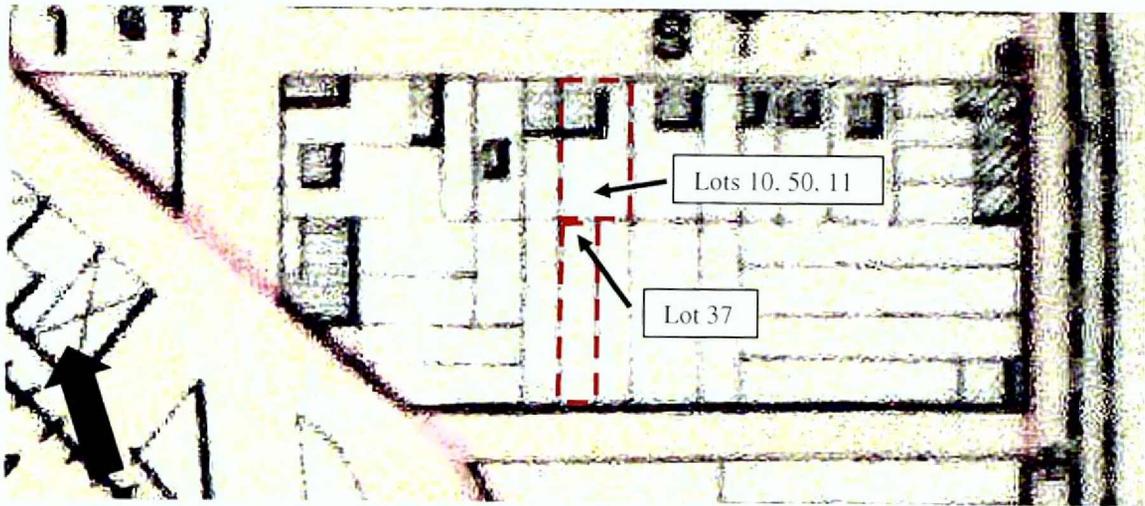


Figure 6: *Atlas of the City of New York* (Bromley 1879).

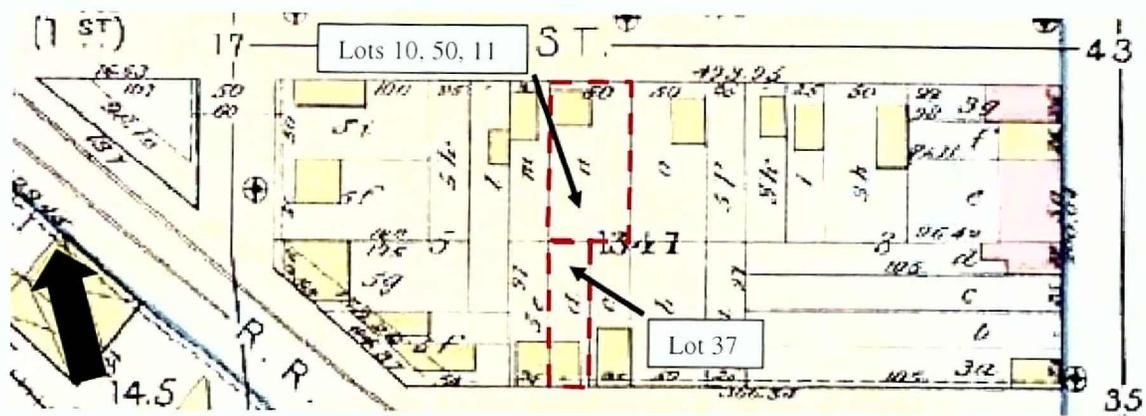


Figure 7: Atlas of the 23rd Ward, City of New York (Bromley 1882).

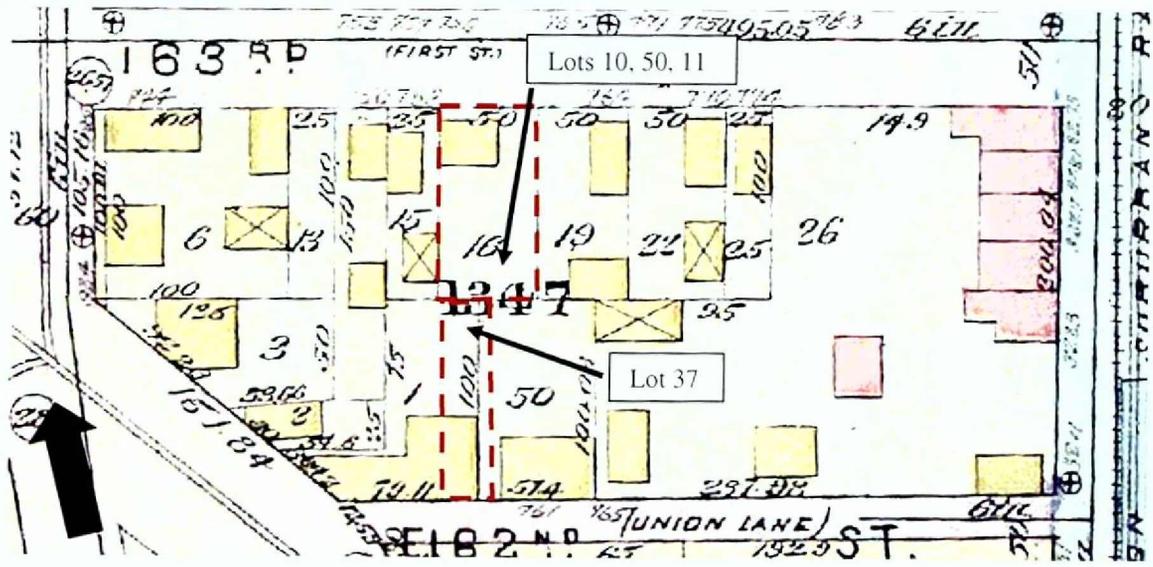


Figure 8: Atlas of the City of New York Embracing the 23rd Ward
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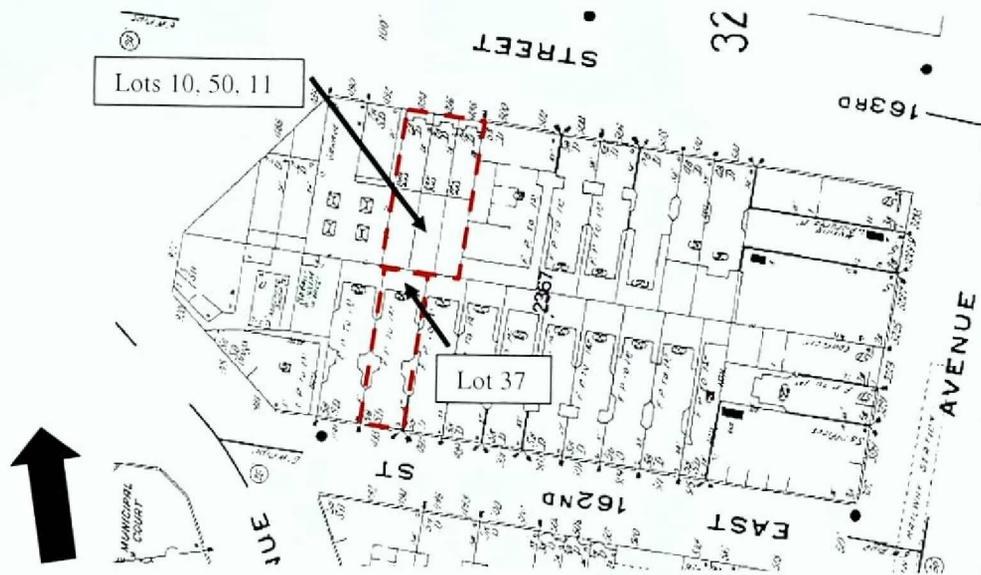


Figure 10: *Insurance Maps of the City of New York* (Sanborn 1909)

PHOTOGRAPHS



Photograph 1: Project site lots showing ground cover and undulating soil. Lots 10, 50, and 11 are to the right of the brick building with the graffiti on the left side of the image and in line with the school bus. Lot 37 is in the foreground. View looking north.



Photograph 2: Project site lots showing ground cover and undulating soil. Lots 10, 50, and 11 are to the left of the brick building with the graffiti on the right side of the image. Lot 37 is in the background. View looking south.

APPENDIX A

TABLES DETAILING INDIVIDUAL LOT HISTORIES

Block 2367, Lots 10, 50 [formerly 10 ½] and 11 (754 East 163rd Street/First Street through the nineteenth century)

Year	Grantor	Grantee	Tax	Census	Directory	Maps and DOB data
1848	Gouverneur Morris	Thomas Pardoe				Lot vacant; barn on larger Lot 5, house on adjacent Lot 3 (Findlay map)
1849?	Thomas Pardoe	Charles L. Georgi				
1850	Charles L. and Christina Georgi	Houstantine Klott		No residents identified		Lot vacant; unidentified building on larger Lot 5 and adjacent Lot 3 (Findlay map of Woodstock)
1851	Konstantine Klott	Frederick Becker			Neither Klott nor Becker listed as having built a dwelling	
1853					Frederick Becker, blind maker, 1 st between Morse and Washington Aves.	Unclear if house on map is on this lot (Conner map)
1859			Frederick Becker, house on part of Lot 5 (\$600)			
1860	Frederick Becker	Frederick Cordes		No residents identified		One frame construction building on Lot 10/11/50 oriented N-S (Beers map)
1869					Frederick Cordes, grocer, Washington Ave. corner 1 st (not on lot)	
1870				No residents identified		
1871					Frederick Cordes, grocer, h. Washington Ave. corner 1 st (not on lot)	
1874			Frederick Cordes, 2 houses (\$1000)			

Year	Grantor	Grantee	Tax	Census	Directory	Maps and DOB data
1890			Frederick Cordes, 1 house, 2 stories, 30x20 feet (\$1500, corrected to \$2200)	Not available for the Bronx		
1891	Frederick and Catharine Cordes	Anna Vanecek				One two-story building on Lot 10/11/50 oriented E-W and numbered 754 East 163 rd Street (Sanborn map)
1892			Frederick Cordes, 1 house, 2 stories, 30x20 feet (\$2200, corrected to \$2400)			
1894			Frederick Cordes, 1 house, 2 stories, 30x20 feet (\$2400, corrected to \$2500)			
1896			A. Vanecek, 1 house, 1.5 stories, 30x20 feet (\$2500)			
1897						One frame constructed building on Lot 10/11/50 oriented E-W [no number but should be 754 East 163 rd /First Street] (Bromley map)
1900				House number not listed		

Block 2367, Lot 10 (494 East 163rd Street)

Year	Grantor	Grantee	Tax	Census	Directory	Other
1902						New building on lot [shown on 1909 Sanborn map] (DOB records)

Year	Grantor	Grantee	Tax	Census	Directory	Other
1942	Executors of Auguste Schnitzler	Morris Abrahams				
1943	Morris Abrahams	James W. and Elsie R. Rabold				
1947	James W. and Elsie R. Rabold	Ida Wuff				
1952						One two-story brick dwelling with basement on Lot 10 only (Sanborn map)
1956	Ida Wuff	852 Realty Corp.				
1956	852 Realty Corp.	Hyman Sturmak				
1956	Hyman Sturmak	Bennie G. McNear				
1957	Michael Sibilio, Referee, Bennie G. McNear, defendant	Hyman Sturmak (foreclosure)				
1957	Hyman Sturmak	Susan Edelstein				
1968	Susan Edelstein	Madison Norman				
1977	Commissioner of Finance of the City of New York	The City of New York				
1982						Demolition permit filed (but not in folder at DOB)

Block 2367, Lot 11 (498 East 163rd Street)

Year	Grantor	Grantee	Tax	Census	Directory	Other
1902						New building on lot 11 [shown on 1909 Sanborn map] (DOB records)
1909						One two-story brick dwelling with basement on Lot 11 (Sanborn map)
1921	Vanecek heirs	Stancek Realty Co.				
1921	Stancek Realty Co.	Alfretta H. Englehardt (one of the Vanecek heirs)				
1932	Executors of Alfretta H. Englehardt	Friedrich and Sophie Klimbach				
1946	Friedrich and Sophie Klimbach	LeRoy and Edith Hallett				

Year	Grantor	Grantee	Tax	Census	Directory	Other
1876-1877			J.J. Cornell, lot vacant (\$300)			
1879			E.C. Cornell, lot vacant (\$300)			Lot and adjacent lots to west (formerly attributed to Dushaneck) all vacant (Bromley map)
1880-1881			E.C. Cornell, lot vacant (\$300)	No residents identified		
1882						One frame constructed building on Lot 37 oriented N-S (Beers map)
1883			E.C. Cornell, lot vacant (\$300)			
1884			John Pokorny, lot vacant (\$300)			
1885			John Pokorny, 1 frame house, 2 stories, 22x50 feet (\$2000)			
1887			F.A. Wilcox, 1 frame house, 2 stories, 22x50 feet (\$2000)			A large frame building covers the street-facing portions of Lots 37 and 38 (to the west) [no number but should be 759 East 162 nd /Union Place] (Robinson map)
1890			F.A. Wilcox, 1 frame house, 2 stories, 22x50 feet (\$2000)	Not available for the Bronx		
1891						The same building shown on the 1887 map is shown here. The portion on Lot 37 is one story high. No number but should be 759 East 162 nd Street (Sanborn map)

Year	Grantor	Grantee	Tax	Census	Directory	Other
1948	Executors of Isaac Goldblatt	Rebecca Goldblatt				
1949	Rebecca Goldblatt	Kazmierz and Alexandra Moczulski				
1952						One five-story brick dwelling with basement on Lot 37; very little rear yard (Sanborn map)
1960	Executors of Alexander Moczulski	Shappy Realty Corp.				
1960	Shappy Realty Corp.	Abraham Paserman				
1967	Aaron H. Schwartz, Referee, defendants Abraham Paserman et al.	Shappy Realty Corp.				
1967	Shappy Realty Corp.	Oswald Hoppe				
1972	Finance Administrator of the City of New York	The City of New York				
1972						Demolition permit filed (but not in folder at DOB)