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ARCHAEOLOGICAL DOCUMENTARY STUDY
THE NEHEMIAH PROJECT
BLOCK 2637, LOTS 1 and 10
BOROUGH OF THE BRONX, NEW YORK
CEQR 93-HPD-015X

by
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Submitted to
South Bronx Churches

April 1994

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I. INTRODUCTION

The Nehemiah project will involve the construction of one and two bedroom condominiums within a one square block area located in the Morrisania section of the Borough of the Bronx. The project site consists of block 2637, lots 1 and 10 as designated in the present land book (see Figures 1a and 1b). It should be noted that there are actually two blocks designated as 2637. The project site is limited to the southernmost of these two blocks. It is bounded on the west by Trinity Avenue, on the east by Jackson Avenue, on the south by East 158th Street and on the north by East 160th Street. As noted on Figure 1b, East 158th Street was formerly known as Cedar Place, and East 160th Street as Grove Hill Place and Denman Place.

This archaeological documentary study of the proposed construction site has been conducted as part of New York City's environmental review procedure. The objectives have been to record the known history of the site, evaluate its archaeological potential and, if appropriate, recommend locations for field testing.

A. Procedures

The study has included a review of the sensitivity of the project area for the presence of archaeological resources associated with both the prehistoric and historic periods.

To evaluate sensitivity for the presence of prehistoric sites, we reviewed summaries of known sites in the Bronx compiled earlier in the twentieth century. In addition we have considered the topographic and physiographic characteristics of the project site prior to modern development as indicated by historic period maps. These characteristics were compared with those of reported prehistoric sites.

The assessment of the project site's historic period archaeological sensitivity has been based on a review of secondary sources as well as an examination of relevant primary sources including maps, land deeds, and tax and census records. Research was conducted in the Map and Local History Divisions of the New York Public Library, the Bronx County Historical Society, the New York City Municipal Archives, the New York City Municipal Reference Library, and the Office of the New York and Bronx County Registers.

A site visit was conducted by the principal investigator on March 15, 1994.

B. Project Site Description and Planned Construction

Until recently the southern portion of the project site, now designated as lot 1, was the site of a standing structure which formerly functioned as Public School #51, as shown on Figure 1b. Lot 10, north of the school building, was paved and functioned as the school yard. The eastern portion of lot 1 was also paved. The school building has recently been razed and the pavements have been removed from the the remainder of the site.

At the time of the site visit, demolition debris had been removed from the basement of the main portion of the school building and piled up on the northern portion of the site (Plate 1). It was in the process of being removed from the site (Plate 2). Demolition debris was also being removed from the basement of the eastern extensions to the school building (Plate 3). It appeared that at least some of the area between the central extension to the building and the smaller extensions located on its northern and southern sides (see Figures 25-27 which show the plan of this building) had also been disturbed during the demolition process. Examination of the site indicates that the school building had an approximately 12 foot deep basement.

According to Mr. Josh Laird of the Nehemiah project, the proposed condominium structures would built along Trinity and Jackson Avenues. In the absence of detailed plans the extent to which construction would disturb the central portion of the site is uncertain.

II. DOCUMENTARY RESEARCH

A. Prehistoric Period

Knowledge of prehistoric and contact period Native American sites in the Borough of the Bronx derives mainly from reports of collectors active in the latter part of the 19th and early portion of the 20th century as well as ethnohistoric sources. These data were compiled in the early portion of the 20th century by Bolton (1922, 1934).

The red lines on Bolton's 1922 map (Figure 2a) correspond to his reconstruction of the location of the major paths which connected Native American settlements. As can be seen none of these was in the immediate vicinity of the project site.

The closest known site from which Native American remains have been recovered is designated as #6 on Bolton's maps. Bolton (1934:137) indicates that this site was located at Cypress Avenue near 131st street "where food-pits and Indian implements have been found." This site is approximately 1.5 miles south of the project site. Bolton's map also indicates a site, designated as #122, in the vicinity of Third Avenue and the Boston Road (see Figures 2a and 2b). This site is described by Bolton (1922:241) as

Pudding Rock - a glacial boulder, stated to have been used by natives as a resort, situated at the Boston Road, south of East 166th Street...It is not near any water supply and is therefore unlikely to have been a permanent station.

Bolton's reference for the existence of this site is a 1913 guidebook. The latter source (Kelly 1913) states only that "the Indians held their corn feasts" at Pudding Rock. There is no further reference to ethnohistoric sources and no indication that any Native American artifacts were actually found here. The location is some 2500 feet northwest of the project site.

As is typical of coastal New York, most of the known major prehistoric sites in the Bronx appear to have been located along the shoreline. The few interior sites were located near substantial water courses. These include the site located in Van Cortlandt Park, near Tibbits Brook (Bolton's site #19 - Figure 3 - see also Skinner 1920, Pickman 1990 and Pickman and Boesch 1991). Prehistoric finds have also been reported from the Bronx Botanical Gardens, near the Bronx River.

In the latter portion of the 20th century some additional archaeological excavations have been conducted on Bronx prehistoric sites along the along the shore of Long Island Sound and the East River (e.g. see Rothschild and Lavin 1977). We contacted Susan Dublin of the New York City Landmarks Preservation Commission to determine whether there have been any

more recent finds in the vicinity of the project site as a result of cultural resource investigations. No such sites have been reported.

It is possible that smaller inland sites in the Bronx which were present prior to the late 19th early 20th century development of the area may have gone unreported. Lightfoot *et al.* (1985) presented a model for prehistoric Native American resource procurement camps on Long Island. Such camps would have primarily been associated with hunting and with nut gathering activities. They would have been used by residents of larger permanent village or seasonal base camp sites primarily located along the shoreline.

Hunting camps would have been located near water sources which would have attracted game. High ground near these sources would have represented advantageous locations for the observation of game.

Prior to 20th century land modifications, the topography of the western portion of the Bronx was characterized by the presence of several low north-south oriented ridges (Beers 1876, Jones 1986), with several streams flowing between these ridges. These features are shown on several 18th and 19th century maps (e.g. see Figures 5, 6 and 9). The closest water course to the project site was Bungay Creek. According to R.P Bolton (1922) the Native American name for this stream was "Sackwaking", which he states was also the name applied to the tract of land east of Mill Brook. However, the map published by Robert Bolton (see Figure 4) indicates that the stream called "Sacrahung" was Mill Brook, rather than Bungay Creek as suggested by R.P. Bolton.

Several late 19th century topographic maps (e.g. Figures 5 and 6) show Bungay Creek in relationship to the street grid. It was located 2-3 blocks (ca. 800 feet) east of the site between the present locations of Union and Tinton Avenues. A larger stream, Mill Brook, was located some 1300 feet west of the site, at the present location of Brook Avenue.

The various 19th century maps showing the topography in the area indicate that the project site was at or near the top of one of the low north-south oriented ridges. The 1874 Viele map (Figure 6) indicates a ridge top extending northward from the approximate present location of 160th Street and Cauldwell Avenue. This topographic map indicates that the project site would have been located on sloping ground on the side of this ridge. An 1853 subdivision map (Figure 12) also suggests that the top of the ridge was located somewhat west of the project site, between the locations of the present Cauldwell and Trinity Avenues. However, the contours shown on an 1873 Parks Department map (Figure 5) are more consistent with street grades shown on various late 19th and 20th century maps (see Figures 17-27) as well as visual observation of the area which indicates that the site is located at or near the top of the ridge line.

Observation indicates that the grade slopes downward from Jackson to Forest Avenue. West of Jackson Avenue the grade appears to be fairly level to Cauldwell Avenue, where it slopes downward to the west. In the north-south direction the grade slopes downward slightly from East 158th Street to the vicinity of East 161st Street, where it once again slopes upward to the north. Thus the highest portion of the ridge line is located north of the project site.

The portion of the ridge top area occupied by the project site may have represented an advantageous location for prehistoric hunting camps. However, it would appear that a more attractive location for such camps would have been north of the project site, where the ridge top was somewhat higher and as shown on the 19th century maps (see Figures 5 and 6) closer to the location of Bungay Creek than at the project site.

B. Historic Period - Seventeenth Through Early Nineteenth Centuries

The Native Americans who occupied the New York area at the time of European contact represented various sub-groups, or "chieftaincies" of the Lenape people. According to Reginald Bolton (1934) the inhabitants of the western Bronx, including Morrisania, were part of the Weckquaesgeek group, whose territory extended northward to the vicinity of Dobbs ferry. However, Robert Bolton (1881) maintains that the territory of a separate group, the Manhattans, extended north of the Island of the same name to include the western portion of the Bronx as far north as Yonkers, with the Weckquaesgeek's territory extending north of this area. This division is shown on Robert Bolton's map, included here as Figure 4.

One of the local native settlements was apparently called Ranachqua, and R.P. Bolton (1934) indicates that the remains found at Cypress Avenue and 131st street (see above) may have been associated with this settlement.

The southern portion of the Borough of the Bronx lies within the boundaries of a large tract of land conveyed on August 3, 1639 to the Dutch West India Company by the sachems Teqweemet, Rechgawas and Pachimiens. In 1641, Jonas Bronck purchased a portion of this tract consisting of 500 acres located between the Harlem and the Aquehung River (later known as Broncks River and subsequently as the Bronx River). Bronck built his house, which he called "Emmaus", at approximately the present location of Lincoln Avenue and East 132nd Street, near the Harlem River (Jenkins 1912). This location places the house west of the former location of Mill Brook. The northern boundary of Bronck's estate was reportedly in the vicinity of 150th Street, south of the project site (Jones 1986).

Jonas Bronck died in 1643. Subsequently, after passing through several changes of ownership, the property came into the

possession of Samuel Edsall between 1668 and 1670 (Jenkins 1912). On August 10, 1870, the former Broncks Estate was purchased from Edsall by Richard Morris and his brother, Colonel Lewis Morris. Richard Morris and his wife took up residence on this estate, while Lewis remained in Barbados, where he had been residing.

Both Richard Morris and his wife died in 1672 and in 1675 Lewis Morris, Richard's brother, moved to New York and took up permanent residence on the estate. In 1676, Lewis Morris received a patent from the English Governor Andros confirming his ownership of the former Broncks tract and including an additional fourteen hundred acres "lying adjacent to Broncksland" (Jenkins 1912). The Morris property extended from the East River northward to Highbridge (vicinity of E. 170th Street) and from the Harlem River eastward to Bungay Creek (see Figure 7). Thus the project site is located in the northeastern portion of the Morris estate.

Colonel Lewis Morris died in 1691. On his death the ownership of the property fell to his nephew, the son of Richard Morris, who was also named Lewis. In 1697, Lewis Morris had his property established as one of several manors established by royal charter within the State of New York (Griffin 1946). The Manor house was located near 132nd Street west of Mill Brook (Brook Avenue). This site was near that on which Jonas Bronck had built his house earlier in the 17th century (Fluhr 1962).

In 1673, the Province of New York was divided into counties. One of these was Westchester County, and the Manor of Morrisania as well as the remainder of the land which now constitutes the Borough of the Bronx was included within this County (Jenkins 1912:67).

After Lewis Morris died in 1746 the manor of Morrisania came into the possession of his son, also named Lewis and sometimes referred to as Lewis Morris Jr. Among Lewis Morris Jr.'s children by his first wife, Catherine Staats, was Lewis Morris, known as "the signer" because he was one of the signatories to the Declaration of Independence. Among Lewis Morris Jr.'s sons by his second wife, Sarah Gouverneur, was Gouverneur Morris, who served in the United States Senate from 1800 to 1803. Gouverneur Morris lived for most of the later portion of his life at Morrisania. He erected his mansion on the Manor at the foot of St. Ann's Avenue, on the east side of Mill Brook (Comfort 1906), opposite the old Manor house which had been built by Col. Lewis Morris. On his death in 1816 the ownership of the Morrisania estate passed to his son Gouverneur Morris II (Anonymous 1849, Griffin 1946).

1. The Revolution

During the Revolutionary War, after the defeat of the Americans in the Battle of Long Island, Washington's forces retreated northward, while New York City remained in British possession. Westchester County was included in what became known as the "Neutral Ground," which was formally held by neither side. During

the remainder of the War, both sides mounted raids into this territory. However, according to Hufeland (1982), the British outpost lines extended from King's Bridge to West Farms. Morrisania would, therefore, have been within these outpost lines.

During this period British officers enlisted loyalists into what were known as "Refugee Corps." One such corps was headed by Col. James DeLancey. This group was formally known as "DeLancey's Light Horse" and informally as "the Refugees". DeLancey's refugee corps included some 450-490 men (Hufeland 1982, Griffin 1946).

The refugees were apparently quartered in log huts located in Morrisania. Several times during the war the American forces raided this Morrisania camp. During one such raid in 1781, 30-40 of the 70 log huts included in the camp were burned.

McNamara (1989), places the location of the Refugee camp at St. Mary's Park. However, Hufeland's map (Figure 8), based on military maps of the period, shows the "Refugee Camp and Settlement of Log Huts" extending into the area east of Mill Brook and north of a road corresponding to what is now 149th Street, indicating that the camp was not restricted to St. Mary's Park, which is located south of 149th Street. The project site is located in the northeastern portion of the area in which the Refugee Camp was situated as indicated on the Hufeland map (see Figure 8).

2. The Post-Revolutionary Period

The 1781 Taylor and Skinner map (Figure 9) shows only two houses on the Morris property. These were located on the East River shoreline on either side of Mill Brook and apparently represent the Morrisania Manor house and the Gouvernor Morris mansion.

Comfort (1906) notes that two other houses belonging to members of the Morris family were built in the 1790's "on high ground west of Webster Avenue." There were probably some other buildings within Morrisania at this time, including tenant houses, since according to Jenkins, the 1790 census lists 13 heads of families in Morrisania. However, there is no indication that any of these were in the vicinity of the project site.

In 1788, by an act of the New York State Legislature, all of the counties within New York State were divided into townships. Twenty one of these were formed within Westchester County, one of these being Morrisania. The boundaries of the township were the same as those of the former Manor of Morrisania, which ceased to exist as an entity with the formation of the townships (Jenkins 1912, Griffin 1946).

C. Mid-Nineteenth Century Subdivision

As early as 1816, Gouverneur Morris II had his land surveyed and laid out into lots. In 1841, Morris made the first sale of land within the former manor of Morrisania to Jordan L. Mott. Mott built a foundry on this land, known as Mott Haven. The tract was bounded by Third Avenue, 134th Street and the Harlem River.

In 1846 Morrisania temporarily ceased to exist as a separate township. In this year the new town of West Farms was formed. The latter town included both Morrisania and the additional land between Bungay Creek and the Bronx River. However, in 1855, Morrisania was separated from West Farms and again existed as a separate town (Griffin 1946).

In 1841, the New York and Harlem Railroad had crossed the Harlem River into Morrisania (Jones 1916) making this area readily accessible from Manhattan. At the same time, the 1840's saw an influx of immigration from Europe which created a demand for inexpensive housing. Many of these immigrants were Germans, fleeing the political unrest resulting from the Revolution of 1848 (Jenkins 1912). The land owned by Gouverneur Morris II, which was being used mostly for farming purposes was ideally located to meet this need and Morris proceeded to sell off large tracts of his estate. The first large sale occurred in 1848, when

several mechanics and laboring men in the City of New York began to discuss the feasibility of seeking some place near the city where they could erect dwellings, no matter how humble, and with their families settle down in them with the satisfaction of knowing that they were not at the mercy of landlords (Frisbee and Coles 1871).

A group of 167 persons collectively purchased a 200 acre tract which was divided into one acre lots. This tract, between Mill Brook and the Boston Post Road, became the village of Morrisania, which was incorporated in 1864. It should be noted, however, that the project site is not within the boundaries of Morrisania Village.

Subsequent to the Morrisania sale noted above, other portions of the Gouverneur Morris property were sold off. Some of these tracts were sold to groups of individuals as noted above. Other tracts were apparently sold to individuals who first established farms and subsequently subdivided their land and sold building lots to meet the demand as noted above.

By the 1860's, the Town of Morrisania encompassed a large number of villages, only some of which were incorporated. The map included by Schwartz (1972 - see Figure 10) shows the approximate boundaries of these villages. As discussed below, the major portion of the project site was included within the Grove Hill tract and another portion within the Woodstock tract. A third portion was apparently within none of these named villages.

A map drawn in 1849 (Figure 11), prior to the subdivision of the area which included the project site, shows the locations of the structures standing at that time. Nearly all of these were located along the Boston Road and Westchester Avenue. The closest structure to the project site is labeled "Shaw" on this map. It was located east of Third Avenue and north of 161st Street. The project site is located within the wooded area shown on this map southeast of the Shaw house.

It was the Shaw property which became the Grove Hill "village" tract. The 1853 Grove Hill subdivision map (Figure 12), is titled in part "Map of the Village of Grove Hill...the property of John Shaw Esq." The tract was laid out with three main north-south Avenues, designated A, B and C. Avenue C is located at the approximate location of the present Trinity Avenue (see below). Cedar Avenue corresponds to the present 158th Street, and Cliff Street to the present 161st Street. The present 160th Street is at the location of lot 103 as shown on the 1853 map east of Avenue C. Lots 104, 105, 105a, 106, 107, 108 and 109, east of Avenue C, encompass the western portion of the present project site. Each of these lots were 50 feet in width and extended a distance of 169.5 feet from Avenue C to the eastern boundary line of the Grove Hill tract.

The only structure present within the Grove Hill tract in 1853 was a barn located at the southwest corner of Cliff Street and Avenue A (the present 161st Street and Eagle Avenue), one block north and two blocks west of the project site); a well is also noted southeast of the barn on the 1853 map.

Two subdivision maps, dating to 1850 and 1861, show the Woodstock tract, which was located immediately east of the Grove Hill property. Portions of these maps are included as Figures 13a and 13b. The street indicated on these maps as "New Street" corresponds to the present 160th Street. The Woodstock lots shown west of Forest Avenue had a depth of 300 feet. The western portion of the lots shown on the 1862 map (Figure 13b) as 4 and 4a-4d, would include the present location of Jackson Avenue and the northeastern portion of the project site.

A later map (Beers 1876 - see Figure 14) shows the relationship among the various subdivisions of the Morris property. This map shows that the present project site includes portions of three different tracts. As shown on this map the block between Avenue C and Jackson Avenue is approximately 245 feet wide. The westernmost 169 1/2 feet consists of Grove Hill lots 104-109 as noted above. Avenue C is shown as an existing street. This map also shows a proposed street, shown in gray, immediately east of Avenue C. The proposed street, which was first known as Delmonico Place and later as Trinity Avenue, would occupy the western portion of the Grove Hill lots. The northeastern portion of the block, adjoining Grove Hill lots 104 and 105 consists of the Woodstock lots shown in the earlier subdivision maps. These lots extended a distance of 300 feet from the eastern boundary of the Grove Hill tract to Concord (now Forest) Avenue. Jackson Avenue

did not yet exist in this area.

The southeastern portion of the project site is located south of the Woodstock boundary line, and comprised a portion of the J.P. Cudlip farm. As can be seen, this property had also been gridded out into building lots. However, this subdivision was apparently not conceived of as a separate "Village". The Cudlip lots numbered 105-112 occupied the easternmost ca. 75 feet of the project site from the Grove Hill boundary line to the line of Jackson Avenue. The 1876 map shows Jackson Avenue as having been opened in this area.

An 1860 Beers map (Figures 15a and 15b) shows the structures which existed in the vicinity of the project site at this time. The map shows four breweries along St. Ann's Avenue, which Schwartz (1972) refers to as "brewers row." A few residential structures had been built within the Grove Hill tract, mostly along Avenue A.

The 1860 map shows that structures had been erected on two of the lots within the project site. The map shows two adjoining structures on lot 105, labeled "S.N. Rogers" and "Jno. Rogers". The designation "S. Sh." next to this structure suggests that the building had a commercial in addition to a residential function at this time. Lot 105 had been purchased by Stephen L. Rogers from William Loragh and his wife by a deed dated September 13th 1860 (Westchester County Deed Liber 445:191, referenced in New York County Deed Liber 1291:487).

On October 26th 1860, shortly after acquiring the property, Stephen N. Rogers deeded the northeastern portion of lot 105, extending 20 feet south of the lot's northern boundary and 75 feet east of Avenue C, to John Rogers (Copy of Westchester County deed on file in the office of the Bronx County Register Liber 92:316). Thus, the two men apparently held separate title to the two structures erected on the lot. The relationship between Stephen Rogers and John Rogers is uncertain. It is possible that John Rogers was Stephen's son. They may also have been brothers. It is of interest to note that examination of the later 1880 census indicates that these early inhabitants of Grove Hill were African-Americans.

The second structure standing on the project site in 1860 was located on lot 107 and is identified by the initials F.T. on the 1860 map. Lot 107 was conveyed on March 8, 1860 to Frederick O. Thompson of the City of New York by William Fitzgerald of the Town of Morissania and his wife (Copy of Westchester County deed on file Bronx County Register Liber 123:294). The 1880 census data indicate that Thompson was a Norwegian immigrant.

It is uncertain whether the structures on lots 105 and 107 were constructed by Rogers and Thompson or by the persons who previously owned the land. Neither of the deeds which were examined, as cited above, specifically mentions the presence of structures on the properties.

The 1860 map (Figures 15a and 15b) also shows that a house belonging to H. Menshausen had been erected on the southernmost Woodstock lot, east of Grove Hill lot 105. As noted above this house, shown fronting on the present Forest Avenue, would have been located some nearly 300 feet east of the Grove Hill/Woodstock boundary. The land within the project site would have been ca. 225 feet west of this house.

The 1871 Morrisania directory (Frisbee and Coles 1871) indicate that both John Rogers and Frederick Thompson continued to reside on the site at this time. Rogers is identified in this directory as a waiter in New York City, and Thompson as a painter. Stephen Rogers is not listed.

The tax records indicate that until 1877 the two Rogers houses on lot 105 and the Thompson house on lot 107 remained the only structures on the block. In the latter year houses were constructed on lot 104 as discussed below.

D. Western Portion of Project Site - Lot Histories After 1874

On January 1, 1874, the former towns of Morrisania, West Farms and Kings Bridge were annexed to the City of New York. This territory was designated as the 23rd and 24th Wards of the City and was commonly referred to as "the annexed district" (Griffin 1946). The project site falls within the bounds of the 23rd Ward. In 1895, the eastern portion of the Bronx was also annexed and in 1898 the Bronx became a Borough of the City of New York.

The history of construction on the project site after the 1874 annexation has been reconstructed by reference to selected deeds, tax records and maps. Information concerning the owners of and residents on the property was obtained from maps, deeds, directories, and the records of the 1880 census. Ownership information was collected for the period prior to 1891, with additional information derived from a 1905 list of owners (Bromley 1905b). These data are discussed below and summarized in Appendix A.

In some cases the various sources provide conflicting data. In particular, the tax records in some cases do not immediately reflect ownership changes. Where data conflict the interpretation is based on the weight of evidence. It should also be noted that in the 1880's the present block 2637 was designated as block 580. The present designation was adopted during the 1890's. The lot numbering system has also changed. Lots were numbered according to the systems used within the individual subdivisions until the 1880s, at which time the lots laid out on the block were numbered 1 - 30. Around 1900, some of the lot numbers were changed. The various lot numbers are noted below.

The following discussion summarizes the history for each of the eight 50 foot wide Grove Hill lots which originally fronted on

Avenue C. The subdivisions of these lots into are discussed as subheadings. The lots fronting on Jackson Avenue and Cedar Place are discussed below.

1. Grove Hill Lot 104

At the time of annexation in 1874, this lot, as well as lots 105a and 106, was owned by Lewis Lewis. The Westchester County deed index located in the office of the Bronx County Register indicates that Lewis had purchased these lots from John S. Shaw, the former owner of the Grove Hill tract.

The tax records indicate that Peter Decker acquired this lot from Lewis in 1876. In the following year, 1877, Decker subdivided lot 104 into five separate lots, referenced in the tax records as lot 104 and lots 104a - 104d. By 1885 the lots were renumbered as lots 13-17. By 1900 lots 15-17 had once again been re-numbered as 16-18.

In 1877, Peter Decker erected a house on each of these lots. These were two story frame structures, each measuring 15 by 25 feet. The later, 1900, Ullitz map (Figure 21) indicates that each of these houses had a basement with brick foundation walls. The houses which had been constructed on lots 104-104d are indicated on the 1879 Bromley map (Figure 16), although their size and location are apparently more accurately reflected on the 1882 Bromley map (Figure 17).

Peter Decker was a developer and builder. According to McNamara (1991) in the 1880's and 1890's the Woodstock area was known as "Deckerville." The 1880 directory indicates that Decker's house was at Concord Avenue (i.e. Forest Avenue) near Cliff Street (i.e. 161st Street). He did not reside on the project site.

a. Grove Hill Subdivided Lot 104 (Lot 14)

After the subdivision of lot 104, this lot represented the northwestern portion of the original 50 by 169.5 foot lot. It extended 25 feet south of Grove Hill Place (the present 160th Street) and 100 feet east of Avenue C. The maps indicate that the house on this lot (as well as the one built on the adjacent lot 104a) was set back from Avenue C to allow for the future relocation of the street (later named Delmonico Place and now Trinity Avenue). The size of the lot as indicated in the tax records (25 by 30 1/2 feet) apparently takes into account the future relocation of the street. Compared with the 18 by 25 foot size of the house this indicates that there would have been only a small (ca. six 1/2 foot wide) backyard at the rear of this structure.

The planned relocated street is indicated on the 1882 map (Figure 17). However, the street alteration apparently did not actually occur until the 1890's. The street is shown in its original

location on an 1893 map (Figure 20). The street relocation had been accomplished by 1900 as shown on the Ullitz map of that year (Figure 21).

In August 1877 Peter Decker sold the subdivided lot 104 (lot 14) to Christian Estell. The deed (New York County Deeds Liber 1434:72) specifically specifies the transfer of the lot "with building thereon erected." Estell sold the house and lot to Carl Stecker in March 1880 (New York County Deeds Liber 1530:275). The 1880 census lists John (sic) Stecker, a Prussian immigrant, and his wife as resident in what appears to be this structure. Stecker's occupation is listed as "composer." The data indicate that Carl Stecker continued to own this lot through at least 1905. A two story frame extension was apparently added to the north side of this building between 1909 and 1923 (see Figures 24 and 25). A small, one story frame shed appears to have been constructed in the northern portion of the small backyard area between 1923 and 1952 (see Figures 25 and 26). The southern portion of this area remained open. The maps suggest that this structure, as well as the one on lot 104a, continued to stand at least through 1952. Between 1952 and 1969 (see Figures 26 and 27) these buildings as well as all of the other structures on the northern portion of the block (the present lot 10) were razed and the area utilized as the school yard for Public School #51.

b. Lot 104a (Lot 13)

This was a second 25 by 100 foot lot located immediately south of lot 104. As with the above lot, as originally subdivided it included the land which later became the site of the relocated Trinity Avenue. As noted above, the house built on this lot was set back from the then existing Avenue C and there would have been only a ca. 6 1/2 foot backyard area behind the structure.

Peter Decker sold this lot to Peter Trautman, another German immigrant, in August 1878 (New York County Deeds Liber 1471:121). The deed indicates that a building had been previously erected on the lot. The 1880 census indicates that Trautman, a tailor, lived in this structure with his wife and two children. The tax records, however, do not reflect Trautman's ownership of the lot; Decker continued to be assessed for this house and lot through 1891. In 1905 it was owned by Carl Stecker, who also owned lot 104 (lot 14) as noted above. A one story frame extension was apparently added to the north side of this building between 1909 and 1923 (see Figures 24 and 25). However the small backyard area remained undeveloped. The structure on this lot, as well as that on the adjacent lot 14, remained standing as least through 1952 (see Figures 25 and 26).

c. Lot 104b (Lot 15 - Renumbered 16 ca. 1900)

This lot, as well as lots 104c and 104d, had a 23.1 foot frontage on Grove Hill Place (160th Street) and extended 50 feet south of

the street. Thus there would have been a ca. 15 - 20 foot backyard behind each of these houses. In the late 1880's these backyards were extended an additional 50 feet as discussed below.

In August, 1977 Peter Decker sold this lot to Carl Dalmar (New York County Deeds Liber 1404:45), another German immigrant. In 1880 Dalmar resided in the house constructed on it with his wife Pauline and two children. Dalmar continued to be assessed for this property through 1891. The lot was owned by John Townshend in 1905. The building on this lot continued to stand unaltered through at least 1909 (see Figure 24). The 1923 map (Figure 25) suggests that either a new building was built at the same location or an additional story was added to the ca. 1877 building. Between 1923 and 1952 (see Figures 25 and 26), a one story frame extension was added to the west side of the building and a two story frame extension to the rear. The rear portion of the backyard area remained undeveloped.

d. Lot 104c (Lot 16 - Renumbered 17 ca. 1900)

This lot fronted on Grove Hill Place immediately east of lot 104b. Peter Decker sold the house and lot to Edward Stange in July 1877 (New York County Deeds Liber 1426:59). Stange had died by 1880. His German-born widow, Matilda Stange, is listed in the 1880 census as operating a knitting school. The household included a daughter, also named Matilda. In July 1882 (New York County Deeds Liber 1679:94), Matilda Stange sold this lot to Elizabeth Pargman (Berner). An 1886 directory (Trow 1886) lists George M. Berner, a barber, as resident at 8 Grove Hill Place. This address (shown on Figure 19) corresponds to lot 16. In 1905 this lot was owned by C.E. Horn. The structure built on the lot appears to have been unaltered, and the backyard remained open through 1923 (see Figures 17-25).

The 1952 Sanborn map (Figure 26) indicates the structure on this lot as being ca. 10 feet deeper than as shown on the earlier maps. It may have been extended or the 1952 map may be in error. In any event, the rear portion of of the backyard area remained undeveloped.

e. Lot 104d (Lot 17 - Renumbered 18 ca. 1900)

This house and lot fronting on Grove Hill Place was sold in October 1878 by Peter Decker to Catherine Nelson (New York County Deeds Liber 1471:410). The 1880 census indicates that the house was occupied by Theodore Nelson, a Danish immigrant carpenter, his wife Kate (Catherine) and their daughter. In 1883 Catherine Nelson sold the property to Adolph Schneider (New York County Deeds Liber 1747:55). The 1886 directory lists Adolph Schneider, a piano maker, at 10 Grove Hill Place. Schneider continued to own the property through 1905. The structure appears to have remained unaltered through 1952 (see Figures 17-26). The backyard area remained open.

2. Grove Hill Lot 105 - (Lots 11 and 12)

As noted previously this Grove Hill lot was the location of two houses acquired in 1860 by Stephen and John Rogers. The tax records indicate that both were frame houses measuring 20 by 20 feet. The house located on the northern portion of the lot (later lot 12) was purchased by John Rogers from Stephen Rogers in 1860 (see above) and according to the tax records had two stories. These records indicate that the building on the southernmost portion of the lot had one story, and was owned by Stephen Rogers through 1874. The 1875 tax records indicate that John Rogers acquired the southern portion of the property (later lot 11) in this year.

The maps dating to the years 1879, 1885 and 1893 (Figures 16, 18 and 19) indicate that both of the structures on lot 105 were located on the portion of the lot which later became the site of Trinity Avenue. This may be the reason that they are not shown on the 1882 map (Figure 17). However, the other maps cited as well as the tax records indicate that these buildings continued to stand through the early 1890's. The backyard area of the Rogers houses would have extended ca. 130-140 feet from the rear of the structures to the lot line.

The 1880 census indicates that John Rogers was a black man, born in Maryland. He was 59 years of age, residing on the property with his wife, Rachel and two grown daughters. The sequence of names suggests that the Rogers family occupied the house on the northern portion of the lot. It is likely that Rogers was renting the second house, located on the southern portion of the lot to Mary Ross, a black woman and a widow. She apparently lived alone.

a. Lot 12

The maps and tax records indicate that the two Rogers houses continued to stand until after 1893 (see Figure 20). By 1900 (see Figure 21), Trinity Avenue had been relocated, the Rogers house demolished, and the lots on the western side of block 2637 reduced to a width of ca. 99 - 100 feet.

However, in September 1883, apparently anticipating a more immediate relocation of the street, John Rogers sold the easternmost 99.59 feet of the northern half of lot 105 (i.e. all of post-1900 lot 12) to lot to Carl and Pauline Dalmar, who as discussed above also owned lot 104c fronting on Grove Hill Place (160th Street). The deed (New York County Deeds Liber 1752:25) specifies that Carl and Pauline Dalmar "shall not claim any award in any street opening for any land that may be taken therefore lying outside and adjacent to the boundary line of the above premises." Therefore, after this transaction, Rogers continued in full ownership of the westernmost portion of Lot 12.

The strip of land purchased by Dalmar included the area rearward of the Grove Hill Place lots (104b-d) as noted above. In November 1889, Dalmar sold the two 23 by 50 foot plots extending rearward of lots 104c and 104d to the owners of these two lots, Elizabeth (Pargman) Berner (New York County Deeds Liber 2269:34) and Adolph Schneider (New York County Deeds Liber 2254:467).

After the relocation of Trinity Avenue in the 1890's, the remaining portion of lot 12 measured 25 feet by ca. 53 feet. It consisted of the land bought by Dalmar in 1883 less the two plots sold to Berner and Schneider in 1889 (see Figure 21). It remained vacant through 1909 (see Figures 22-24). In 1905 it was owned by John Townshend, who also had purchased the former Dalmar property fronting on Grove Hill Place.

Between ca. 1909 and 1923 (Figures 24 and 25) a one-story brick structure was built on lot 12. This building functioned as a Synagogue in 1952 (see Figure 26). The maps do not indicate that this building was constructed with a basement. A small one story frame extension at the rear of the brick building occupied the rearmost ca. 5 feet of the lot. The building was razed, together with the other structures on the northern portion of the block, between 1952 and 1969 (see Figure 27).

b. Lot 11

As noted above, the house owned by John Rogers apparently continued to stand on the western portion of this lot through the early 1890's. By 1900, this house had been removed to make way for the relocated street. The 1900 map (Figure 21) indicates that a new house had been constructed on the shortened lot 11. It is also possible that this structure represents the old Rogers house moved eastward from its original location.

In 1905, Rogers continued to own lot 11. The structure shown on the 1900 map continued to stand through at least 1909 (see Figures 22-24). Between 1909 and 1923 a large 5 story apartment building was constructed on this lot and the adjacent lot 10 (see below). However, the rearmost portion of lot 11 and portions of a narrow strip on the north side of the lot remained open (see Figures 25 and 26).

3. Grove Hill Lot 105a

The original 50 by 100 Grove Hill lot 105a was acquired by Franz Sigel in 1875. The tax records indicate that no structures were present on the lot at this time and lot 105a continued to be vacant until after it was divided into lots 9 and 10.

a. Lot 10

Lot 10 represents the northernmost 25 foot portion of Grove Hill

lot 105a. It was acquired in 1882 by John Rogers, who also owned the adjacent property (see above). By 1905 lot 10 had been acquired by O.A. Ackerly (Beers 1905). The lot remained vacant at least through 1909. The first structure to occupy this lot was the five story apartment building built between 1909 and 1923 which occupied lots 10 and 11 as noted above. The rearmost portion of lot 11, and a shaftway on the south side of the apartment building remained open.

b. Lot 9

The tax records indicate that lot 9 was acquired by Peter Decker in 1882 and that he erected a two story, 18 by 25 foot frame house on the property in that year, although this structure is shown on neither the 1882 nor the 1885 maps (see Figures 17 and 18). The tax records indicate this lot as owned by "Mrs Cunningham" after 1885. The 1886 directory lists Henry Cunningham, a clerk, as resident on Delmonico Place near E. 159th Street. The 1905 list of property owners indicates that "Alice H. Cunningham" continued to own the lot.

The house on lot 9 is shown on the maps dating from 1893 - 1909 (Figures 19-24). Lot 9 is the northernmost of the lots which are included within the boundaries of the present lot 1. The buildings on this part of the block were razed ca. 1915 for the construction of the Public School #51 building. A photograph dating to this year in the collection of the New York Public Library shows the school building under construction. The school is shown on the 1923 map (Figure 25).

The school building was located south of lot 9. The lot 9 property apparently represented an alleyway or yard along the north side of the school building.

4. Grove Hill Lot 106

The tax records indicate that in 1876 this 50 by 100 foot Grove Hill lot was acquired from Lewis Lewis by Frederick Thompson, who also owned the adjacent lot 107. The tax records indicate that in 1880, the lot was acquired by H. Frederick (sic), [i.e. Hans Fredericksen] who also owned lot 108. No structures were built on lot 106 until after its subdivision into lots 8 and 7.

a. Lot 8

In 1882 Mary Scott purchased lot 8 from H.F. Fredericksen (New York County Deeds Liber 1668:121). The tax records and maps indicate that no construction occurred on this lot until 1885, when a ca. 20 by 30 foot house was built. The 1885 map (Figure 18) shows two attached structures on the lot numbered 7 on this map. This lot represents both halves of the former lot 106, discussed here as lots 7 and 8. However, examination of the tax

records and other maps indicate that the two structures shown on the 1885 map were actually located on lots 8 and 9. The lot 9 structure was discussed above.

The 1893 map (Figure 20) indicates that the building on lot 8 was an L-shaped structure. Mrs. Scott continued to own this house and lot through 1905. The house continued to stand through 1909. It was razed when the school was built ca. 1915. The school building occupied the entire extent of this lot.

b. Lot 7

This lot was sold by H.F. Frederickson to John Wasatka in April 1886 (New York County Deeds Liber 1957:26). Wasatka continued to own the lot through 1905. The tax records and maps indicate that the lot remained vacant until the school was built ca. 1915.

5. Grove Hill Lot 107

As noted previously, Frederick Thompson, a house painter, acquired this lot in 1860 and a structure was present on the lot in this year. The tax records indicate that by 1874 two two-story frame houses had been constructed on the lot. The tax records indicate that the house on the northernmost portion of the lot (later lot 6 - see below) measured 20 by 30 feet, while the house on the southern portion of the lot (later lot 5) was an L-shaped structure listed in the tax records as measuring 25 by 14 feet (see also Figure 20). As with the Rogers houses on lot 105 discussed above, these structures were located on the portion of the block later acquired by the city for the purposes of constructing the present Trinity Avenue, with the backyard area extending ca. 120 - 130 feet east of the houses to the lot boundary.

The 1880 census indicates that at this time Frederick Thompson occupied one of the two structures. The sequence of names in the census suggests that that he probably occupied the house on the southernmost portion of the property (lot 5). The Thompson household at this time consisted of Thompson, who was unmarried, a brother, also unmarried, who is listed as a carpenter and an unmarried sister. All of the Thompsons had immigrated from Norway. The household also included a female servant and a border, who was also a house painter. Both the servant and the border were also Norwegian immigrants.

The house on the northern portion of the Thompson property (later lot 6) was apparently occupied by a tenant in 1880. The sequence of names in the tax records indicate that the tenant household was headed by Fred Manshardt, a bricklayer and a German immigrant. The household included Manshardt's wife and five children. The 1880 New York City Directory lists "Fred Manshardt, mason, house Avenue C near Grove Hill Place." Thompson continued to own all of lot 107 and both houses until 1882.

a. Lot 6

In November 1882 Thompson sold the the northern portion of Grove Hill lot 107 (i.e. lot 6) to John F. Wasatka, who as noted above, subsequently also acquired lot 7 which adjoined to the north. The deed (New York City Deeds Liber 1694:78) specifically specifies the transfer of the lot "with the frame building erected thereon." An 1885 directory (Trow 1885) lists "Vosatka, John F., manager 61 Broadway, h. Delmonico Pl. n. Cedar". Wasatka continued to own lot 6 through at least 1891. In 1905 it was owned by Carl Stecker, who also owned lots 13 and 14 on the northern northern portion of the block as noted above.

The Thompson house continued to stand on the westernmost portion of lot 6 through 1893 (see Figure 20). Between 1893 and 1900 the street was relocated and the Thompson house demolished. At this time a new structure was erected on the portion of the lot remaining after the street widening. This structure stood at least through 1909 and was demolished when the school was built ca. 1915. The plan of the school building as shown on Figures 25-27 indicates that northeast corner of lot 6 would have remained open.

b. Lot 5

Frederick Thompson continued to own lot 5 (the southern half of Grove Hill lot 107) until November 1883, when it was transferred to Hans Fredericksen (New York County Deeds Liber 1761:241;283), who also owned the adjacent lot 108.

The maps and tax records indicate that the former Thompson house continued to stand through at least 1893 (Figure 20) on the portion of the lot later taken by the City of New York for the construction of Trinity Avenue. However, the tax records indicate that while this house was still standing a second house was erected, in 1891, on the eastern portion of the lot (see also Figures 18-20). The new house on lot 5 actually represented a portion of two attached structures which occupied the southern portion of this lot as well as lot 4. These lots and structures were owned in 1905 by Caroline Fredericksen. The structures continued to stand until they were razed for construction of the school ca. 1915. The central extension of the school building (see Figures 25-27), would have occupied all of the backyard area of this lot.

6. Grove Hill Lot 108

The tax records indicate that at the time of annexation in 1874, Grove Hill lot 108 was owned by H. Frederick (sic) [i.e. Hans Fredericksen]. No structures were built on either half of lot 108 until the late 1880's.

a. Lot 4

Lot 4 represents the northern half of Grove Hill lot 108. The first building to be constructed on this lot was the southern portion of the attached structure noted above which, as indicated by the tax records, was built in 1891 on lot 4 and the southern portion of lot 5. Lots 4 and 5 were owned in 1905 by Caroline Fredericksen. The structures continued to stand until they were razed for construction of the school building ca. 1915. The central extension of the school building (see Figures 25-27), would have occupied all of the backyard area of this lot.

b. Lot 3

Lot 3 also remained in the possession of the Fredericksen family. Hans C. Fredericksen continued to own this lot in 1905. The tax records indicate that the first structure was built on this lot in 1887. The two story frame structure, measuring 21 by 30 feet is shown on the 1891 and 1893 maps (Figures 19-20). It continued to stand through 1909 and was razed when the schoolhouse was built between 1909 and 1923. The plan of the school building (see Figures 25-27), indicates that a small area in the rear of this lot would have remained open. However, this area may have been disturbed during the recent demolition of the school building.

7. Grove Hill Lot 109

Lot 109 is listed in the tax records from 1874 through 1891 as owned by M. Roche. Roche continued to own this lot in 1905. The maps and tax records indicate that no construction occurred on this lot prior to the erection of the school building ca. 1915.

E. Eastern Portion of Block 2637

The eastern portion of block 2637 extends approximately 75 feet from the former Grove Hill boundary line eastward to Jackson Avenue. As discussed above, the northern portion of this area originally constituted the western portion of 300 foot deep lots fronting on Forest Avenue designated as Woodstock lots numbered 4 and 4a-d. Maps dating after 1879 (Figures 16-20) show that the western portion of the Woodstock lots was included within the boundaries of block 2637 (then block 580). This portion of the block was designated as lots 18 and 19 in the latter portion of the 19th century and as lots 19-23 during the first decade of the 20th century.

1. Woodstock Lot 4g - Lot 18 (Renumbered 19 ca. 1900)

The 1879 map (Figure 16) does not show structures on the eastern

portion of block 580. However, the 1882 map (Figure 17) indicates that a structure had been built on lot 18, in the northeast corner of the block. The tax records indicate that in 1882 this house and lot were owned by Henry Hoffman. This lot appears to have been a portion of the Woodstock lot formerly designated as 4c. The 1882 tax records designate the portion of the lot owned by Hoffman as Woodstock lot 4g. An 1882 directory (Trow 1882) lists Henry Hoffman, a "gilder", as resident at 12 Grove Hill Place.

The tax records indicate that Peter Decker had owned this land prior its acquisition by Hoffman, and the house most likely was built by Peter Decker prior to the sale. The 1882 assessment indicates that the lot measured 29 feet (south of Grove Hill Avenue) and extended 75.1 feet east of the Grove Hill tract boundary to Jackson Avenue. The building is indicated in the tax records as a two story structure measuring 18 by 25 feet, like the other Decker-built houses noted above.

Henry Hoffman sold the property to Charles Sanford in September 1884 (New York County Deeds Liber 1832:240). The tax records and 1905 ownership list indicate that Sanford remained in possession of the property through the latter year.

The maps and tax records indicate that the house was expanded between 1885 and 1893, with a three story frame building measuring 20 by 30 feet added to the original structure (see Figure 20). A one story brick structure was built in the easternmost portion of this lot, at the corner of Jackson Avenue and Grove Hill Place, between 1909 and 1923 (see Figures 24 and 25). An area between the frame and brick structures remained open.

The "backyard" area associated with the frame building was most likely located in the southwestern corner of the lot (see Figures 17-20). A small one-story frame addition was constructed in this area ca. 1909 (Figure 24). No other construction occurred in this "backyard" area.

2. Lot 19 (Renumbered 21 - 23)

The maps (see Figures 21-23) indicate that the first structure to be built on these lots was a five story brick apartment building constructed between 1905 and 1907. This building remained standing until the buildings on the north portion of the block (present lot 10) were razed after 1952. The rear portion of the lots, two side alleys and a central courtyard of the apartment building remained open.

3. East Side of Block 2637 - Southern Portion

This portion of the block consists of lots 25 - 34 as indicated on the maps dating to the first decade of the 20th century

(Figures 21-23). As noted previously, in the mid-19th century this land was a portion of the Cudlip estate. The maps and tax records indicate that no construction occurred on this portion of the block through 1893.

a. Lots 23-27

Lots numbered 23-27 in 1893 and 25-30 after 1900 were sold by the Cudlip estate to H.P. Degraaf on May 23, 1887 (New York County Deeds Liber 2056:247). Six frame structures were erected on lots 23-26 (numbered 25-29 in 1900) between 1893 and 1900 (see Figures 20 and 21). The structures consisted of a row of four attached three story structures on lots 25-28 (as numbered in 1900) and two attached two story structures on lots 28-29. The structures remained standing until at least through 1909 (Figure 24) and were razed when the school building was constructed between ca. 1915. The backyard areas of these buildings remained open.

b. Lots 27-30

The tax records and maps indicate that no construction took place on lots 27-30 (30-34 as numbered in 1900) prior to construction of the school building ca. 1915. Construction of the central extension to the school building would have affected the westernmost portion of lot 30 and the northernmost portion of lot 34. The remainder of these lots as well as lots 32 and 33 remained open.

III. ANALYSIS OF ARCHAEOLOGICAL SENSITIVITY AND RECOMMENDATIONS

A. Archaeological Sensitivity

The archaeological sensitivity of the project site derives primarily from the possible presence of archaeological "features" associated with the occupation of the area in the latter portion of the 19th century. The occupants of the block in 1880 represented a multi-ethnic, multi-racial community, including immigrants from Norway, Denmark and Germany, and an African-American family from Maryland. The construction of low cost single family homes in the Morrisania area provided these working class families with an attractive alternative to tenement living in Manhattan. Associated artifacts could provide interesting comparisons among the different households as well as with artifacts recovered from working class tenements in Manhattan.

Features associated with these occupations could consist of cisterns, wells and/or privies which were associated with structures built on block 2637 ca. 1860 - 1882. Prior to the introduction of a public water supply, residents of these structures would have obtained their domestic water supply from cisterns or wells, and sanitary facilities would typically have taken the form of privies. After the public water supply and sewer facilities became available these facilities would no longer have been needed. Often such features were filled with refuse prior to being covered over.

We reviewed the annual reports for the New York City Department of Public Works for the years beginning with the 1874 annexation through 1894, to determine when water and sewer facilities were installed in the streets bordering the project site. These facilities are also shown on the maps included here as Figures 16-27.

The public water supply would have first been available to residents of the block in 1882. In that year a six inch water pipe was laid in Delmonico Place (Trinity Avenue) between Cedar Place and Wall Street (i.e 165th Street - Bureau of Public Works 1882). The installation was probably completed in the latter portion of the year as it is not shown on the 1882 Bromley map (Figure 17). However, its presence is indicated by the hydrants shown in Delmonico Place on the 1885 Robinson map (Figure 18). The annual reports examined as well as the maps do not indicate that any water pipes were laid in Jackson Avenue, Grove Hill Place or Cedar Place through 1894.

Thus the buildings constructed on the site prior to 1882 would have had associated features as noted above. The period in which the cisterns or wells associated with such structures would have been abandoned would depend on when the lot owners tapped into the available water mains.

The maps indicate that water pipes were laid in Jackson Avenue and Cedar Place (158th Street) between 1893 and 1900 and that the first pipe was laid in Grove Hill Place between 1900 and 1905 (see Figures 20-22). Unless the owners of the buildings constructed along Grove Hill Place in the 1870s and early 1880's were able to tap into the Delmonico Place (Trinity Avenue) water main they would have continued to require cisterns or wells through the first decade of the 20th century.

The Bureau of Public Works reports do not indicate that sewers were laid in any of the streets adjacent to the project site through 1894. This is consistent with the maps, which show that the first sewer was installed in Jackson Avenue between 1893 and 1900 (Figures 20 and 21), and that sewers were installed in Trinity Avenue and East 158th Street between 1900 and 1905 (see Figures 21 and 22). A sewer was apparently not installed in Grove Hill Place until after 1923 (Figures 25 and 26).

After the public water supply became available but before the installation of sewers it is uncertain what provisions for sanitary facilities would have been utilized. Privies may have continued in use in some cases. On other properties, the privies may have been replaced by septic tanks or cesspools.

The location of features within the backyard areas of the various lots would depend to some extent on the size of the lot. Where the lot size was sufficient to provide a large backyard area, such as was the case with the original Rogers and Thompson lots (Grove Hill lots 105 and 107), cisterns would probably have been located close to the rear of the house to provide ready access. However, privies would most likely have been placed at the rear of the lot, as far from the house as possible, for sanitary reasons.

In the case of some of the lots subdivided after the 1874 annexation only small backyard areas would have been available. In these cases both cisterns and privies would have necessarily been located close to the house. An 1874 Board of Health report cited by Schwartz (1872:241) indicated that "in the small tenement houses along the Boston Road and Courtlandt Avenue...wells and cisterns [were located] within fifteen feet of privy vaults." This probably would have been the case with the lots developed by Peter Decker on the northern portion of block 2637 as discussed in the previous chapter.

1. Portions of the Site Sensitive for the Presence of Archaeological Features

The data suggest that archaeological features would necessarily have been present on the lots where houses were built prior to 1882, when a water main was installed in Delmonico Place. These include Grove Hill lot 104 (lots 13-17), lot 105 (lots 11 and 12) and lot 107 (lots 5 and 6). It may also include two lots on which

houses were built during 1882. One of these is lot 18 (later lot 19), in the northeastern portion of the block. This lot probably included features since water was not available in either Grove Hill Place or Jackson Avenue at this time. The 1882 structure on lot 9, fronting on Delmonico place was built in the same year that the water main was installed in this street. It is possible, therefore, that the house was constructed with associated features. Since there was no subsequent construction in the backyard area of this lot, it is also considered to be sensitive for the presence of features.

It is possible that other buildings constructed after the availability of a public water supply would have required privies since sewers were not available until later years. However it is more likely that after the availability of running water, buried septic tanks or cesspools would have been utilized for sanitary purposes.

? clay
sols

Construction and demolition activities which occurred on block 2637 during the 20th century would probably have disturbed the pre-existing surface on most portions of the block. However, features excavated into the subsoil would probably have remained substantially undisturbed except in areas where excavations occurred for the basements of later buildings (see Figure 28).

Since no borings have been taken on this block we could not assess the extent to which ground surfaces and/or features are buried under demolition debris. The street grades in the area as indicated on the various maps have remained the same since the 1880's. However, comparison of these grades with the observed topography and with the contours shown on the 1873 Parks Department topographic map (Figure 5) indicate that a few feet of fill may have been deposited in the northern portion of the area prior to the construction of the present streets. If that is the case, then the backyard areas of the early buildings in the northern portion of the block would have probably been a few feet below street grade. Debris from later structural demolition would have raised these areas to the present street grade. In this event, several feet of such debris may have to be removed in order to reach the depths at which features would be encountered.

Figure 28 indicates the portions of the project site most sensitivity for the possible presence of archaeological features. The most sensitive areas are represented by "undisturbed" backyard areas where features are most likely to be present. These yard areas either remained open or were the location of frame sheds or extensions unlikely to have had basements.

The sensitive areas include the backyard areas of lots 13-18, where houses were built in 1877/78 (lots 13-18) and 1882 (lots 9 and 19). They also include portions of the backyard areas of the structures built ca. 1860. A portion of the backyard area of the ca. 1860's Rogers houses (lots 11 and 12) would have been located beneath the Trinity Avenue pavement. However, as noted above, it is likely that privies would have been located in the rear

portion of these lots. A large portion of this area remained undisturbed. In addition, the one-story 20th century building built on a portion of this property (lot 12) apparently did not have a basement, Construction in the latter area may have truncated any features present in this area, but the basal portions of the features and any associated deposits could remain intact.

Lots 5 and 6 were also the site of a ca. 1860 occupation (the Thompson houses). As with the Rogers property, a portion of the backyard area of the Thompson houses is now beneath the Trinity Avenue pavement. Unlike the Rogers lots 11 and 12, however, most of the remainder of the Thompson backyard area has been destroyed by the excavation of the basement for the early 20th century school building. However, the plan of the school building indicates that two small portions of the backyard area may have remained undisturbed. One of these is a strip of some 15 feet between the Trinity Avenue pavement and the front of the building (see also Plate 4). The other is a small area in the northeastern corner of the lot. It should be noted however, that this latter area may have been disturbed during the recent demolition of the public school building.

2. Earlier Deposits

The documentary research indicates that the project site consisted of open land prior to the first subdivision of the area in the mid-19th century. During the Revolution there was a documented encampment of Tory "Refugee" soldiers in the general area. However, there is no documentation indicating that any of the Refugee huts were actually located within the project site. There are also no reported prehistoric sites in the immediate vicinity of the project site. Although camp sites may have been located on the high ground in the general area, the project site itself was not necessarily a more attractive location for such sites than other locations in the general vicinity.

Any artifacts associated with such sites would probably have been contained within soil strata representing former ground surfaces or plow zone deposits. Although some of the lots within the project site apparently were never built upon, it is likely that any such surficial deposits would have been disturbed during the construction of the large public school building on the southern portion of the block and the multi-story apartment buildings erected on the northern portion in the early 20th century. The area in which old ground surfaces are most likely to have remained undisturbed is represented by the backyard areas of the frame structures which remained standing through 1952 on lots 15-18 (renumbered as lots 16-19).

B. Recommendations

It is recommended that a program of surface testing be conducted

on the archaeologically sensitive portions of the site as indicated on Figure 28. These include portions of the lots numbered 5-6, 9, and 11-19.

The major testing objective would be to determine if features are present on these portions of the site as discussed above, and whether they contain artifact deposits. The testing program would utilize a backhoe to remove debris from the uppermost portion of the area indicated. The area would be cleared to the level at which either an intact ground surface or the subsoil which underlies the debris is encountered. In the two large backyard areas on lots 9 and 12 as indicated on Figure 28, the initial backhoe clearing should take place in the areas closest to the house locations and to the rear of the lots. The need for additional clearing of these two lots would depend on the initial results.

If an intact ground surface is encountered, it should be sampled by means of shovel tests to determine the presence of artifact deposits. Should features be encountered they should be manually tested only to the extent necessary to determine the presence of artifact deposits. Should such deposits be encountered, samples should be obtained for evaluation and excavation should cease. Any further excavation to mitigate the impact of construction on significant deposits would be conducted during a separate phase of archaeological investigations.

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FIGURES



Figure 1a
 Location of Project Site
 Base Map: Hagstrom 1989
 Scale: 1" = ca. 2200'



Figure 2a
Map Showing South Bronx Indian Paths and Prehistoric Sites
Source: Bolton 1922: Map VIIIC

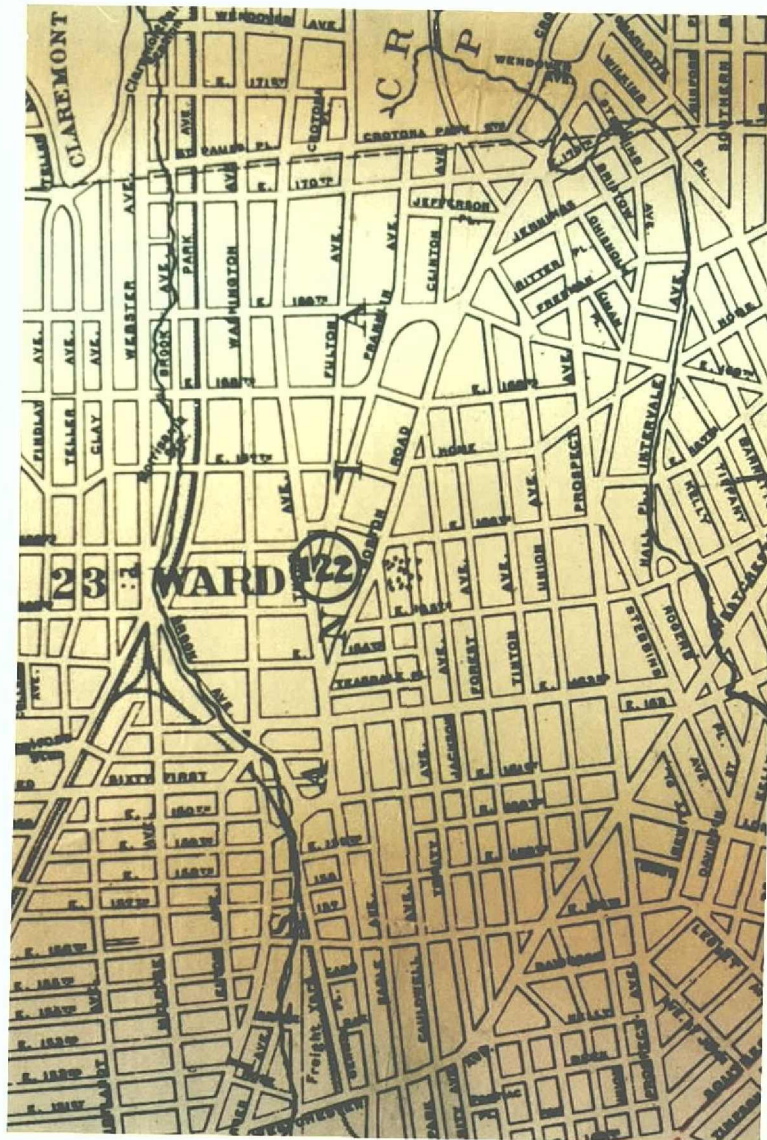
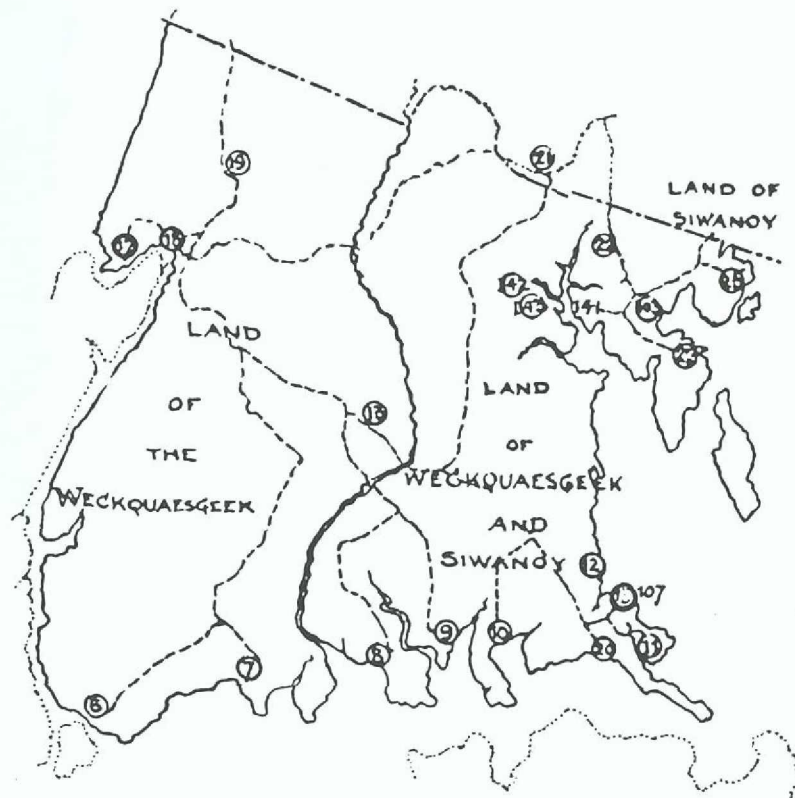


Figure 2b
Map Showing South Bronx Indian Paths and Prehistoric Sites
Detail Showing Project Area
Source: Bolton 1922: Map VIII C



INDIAN SITES IN THE BOROUGH OF THE BRONX

Figure 3
 Map Showing Bronx Prehistoric Sites
 Source: Bolton 1934:136

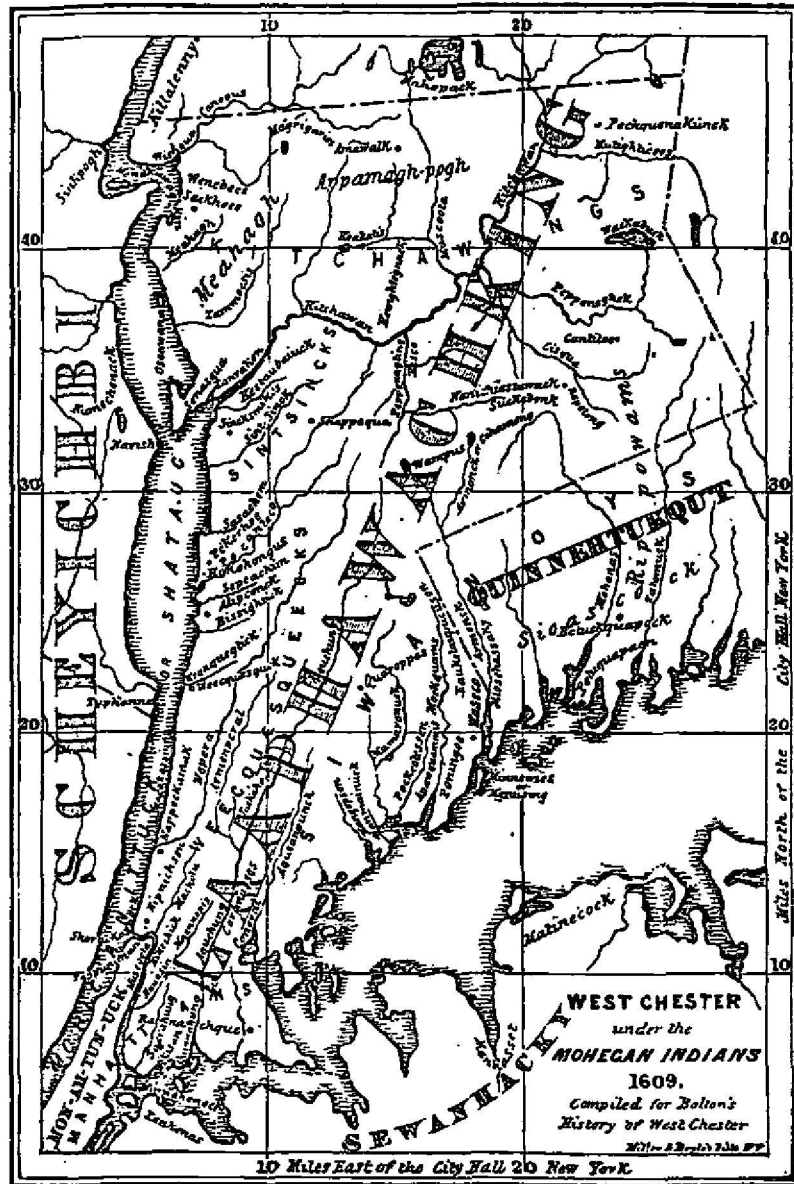


Figure 4
Map Showing Westchester County at the Time of European Contact
Source: Robert Bolton (1905)



Figure 6
Source: Viele 1874
Scale of Original: 3/4" = 800'



Figure 5

Source: Department of Public Parks, City of New York 1873
Scale of Original: 1" = 1000'; Contour Interval 20'

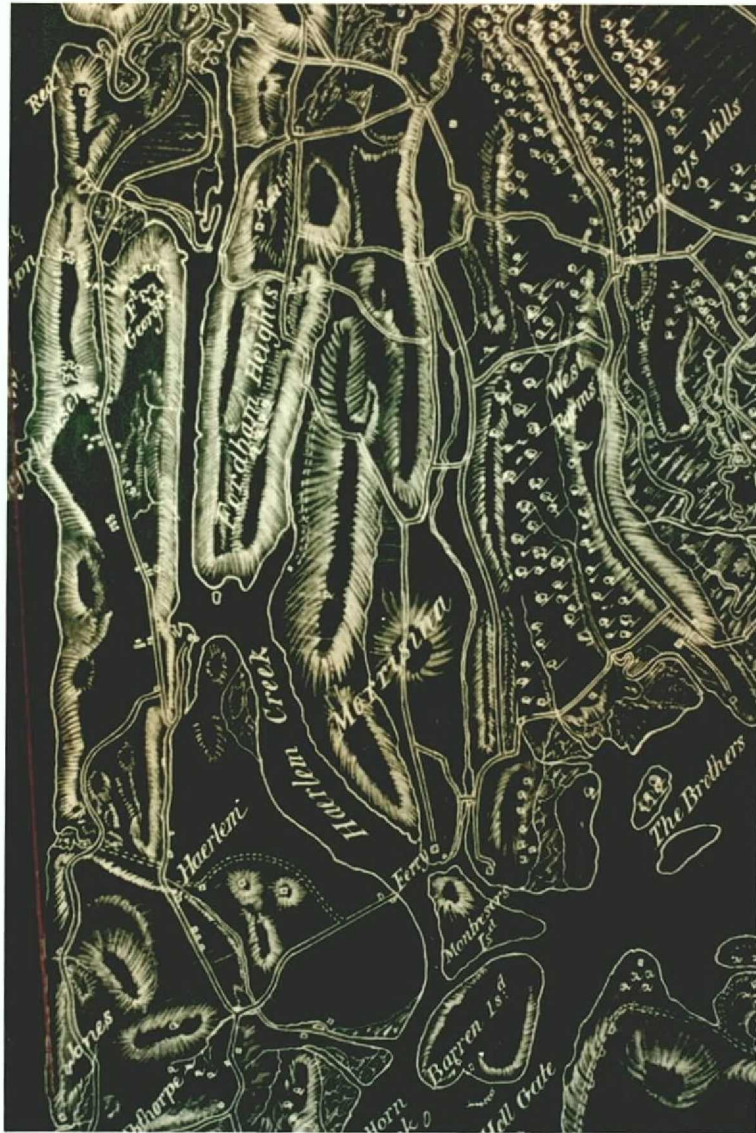


Figure 9

Source: Taylor and Skinner 1781
Scale of Original: 1" = 1 mile

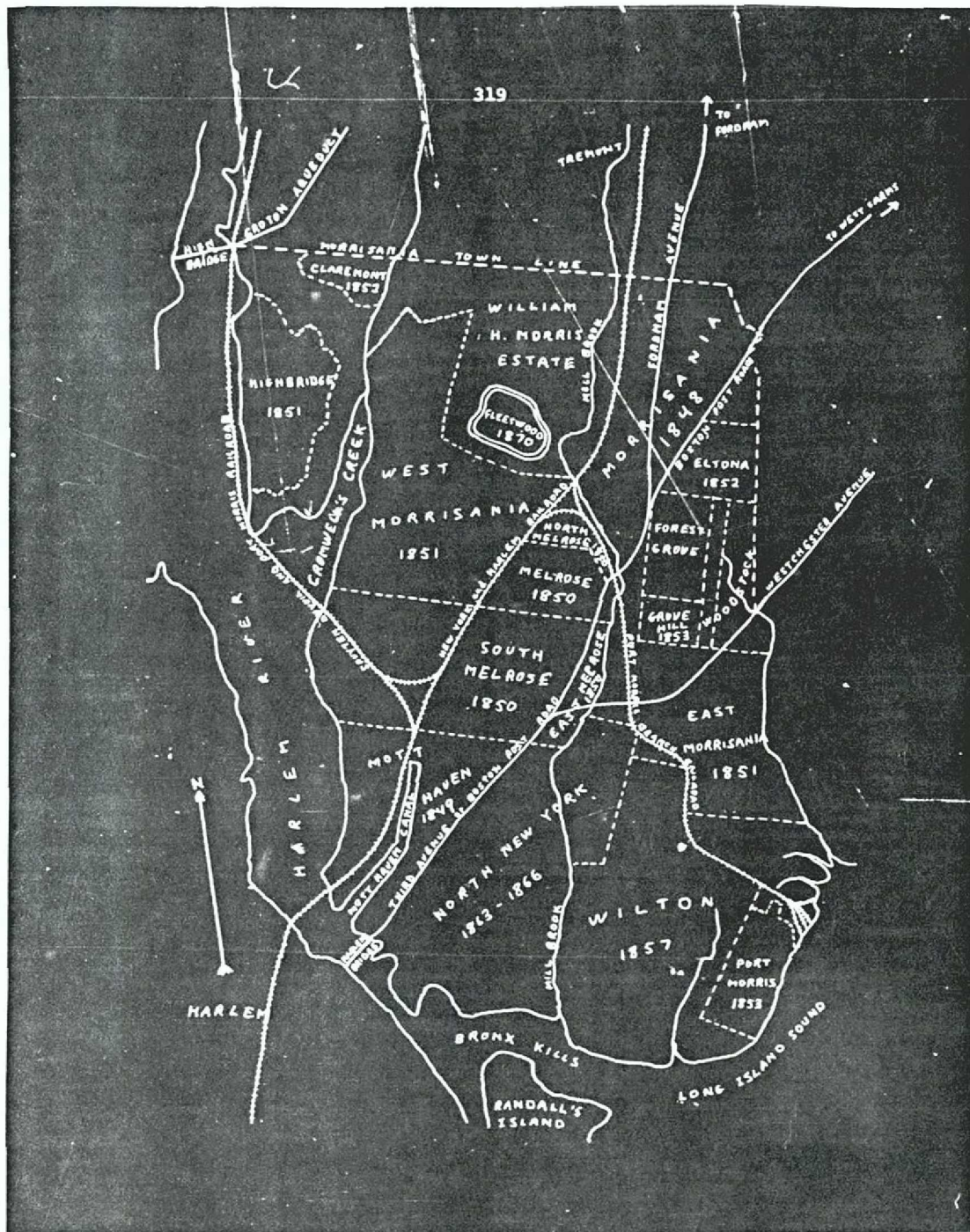


Figure 10
 Map Showing Location of Mid-19th Century "Village" Tracts
 Source: Schwartz 1972



Figure 11
Source: Sidney 1849
Scale of Original: 1.4" = 1 mile

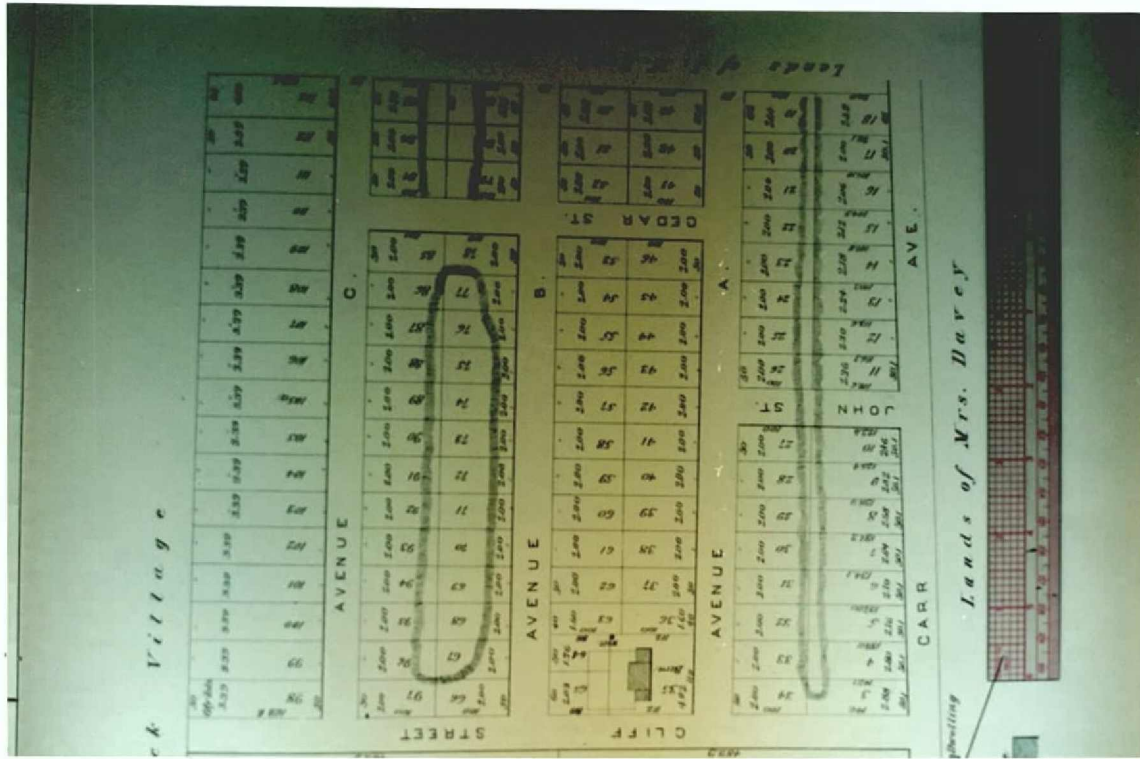


Figure 12
 Grove Hill Subdivision Map
 Source: Henwood 1853
 Scale of Original: 1" = 100'



Figure 14
Source: Beers 1876
Scale of Original: 1" = 150'



Figure 15a
 Source: Beers 1860
 Scale of Original: 1" = 300'

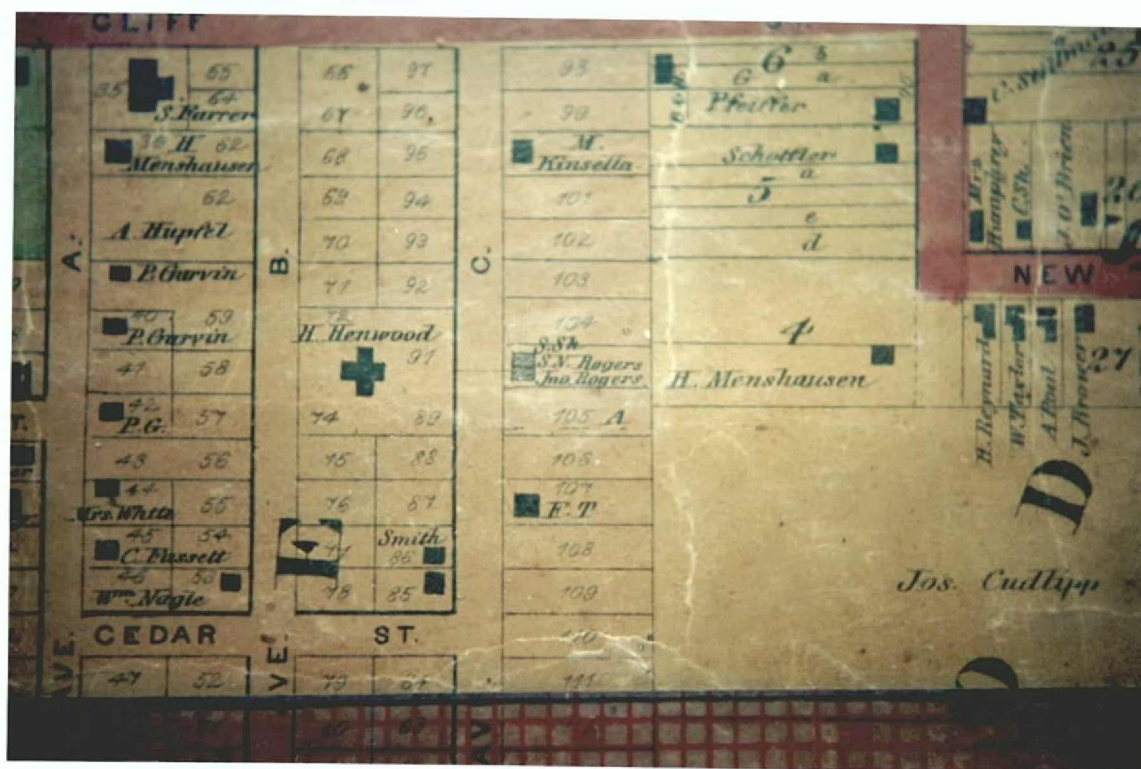


Figure 15b
 Source: Beers 1860
 Detail Showing Project Site (East of Avenue C)
 Scale of Original: 1" = 300'

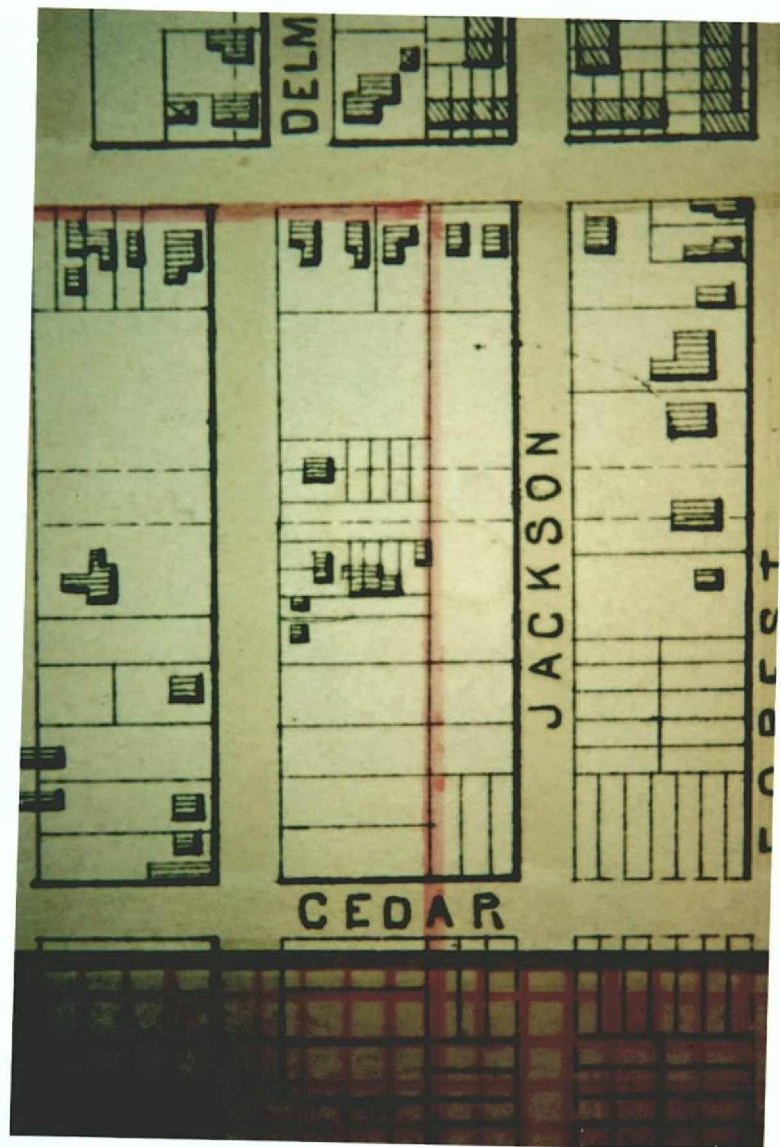


Figure 16

Source: Bromley 1879:35

Scale of Original: 1" = 400'

Note: Dashed Lines Indicate Approximate Future
Location of Grove Hill Place (160th Street)

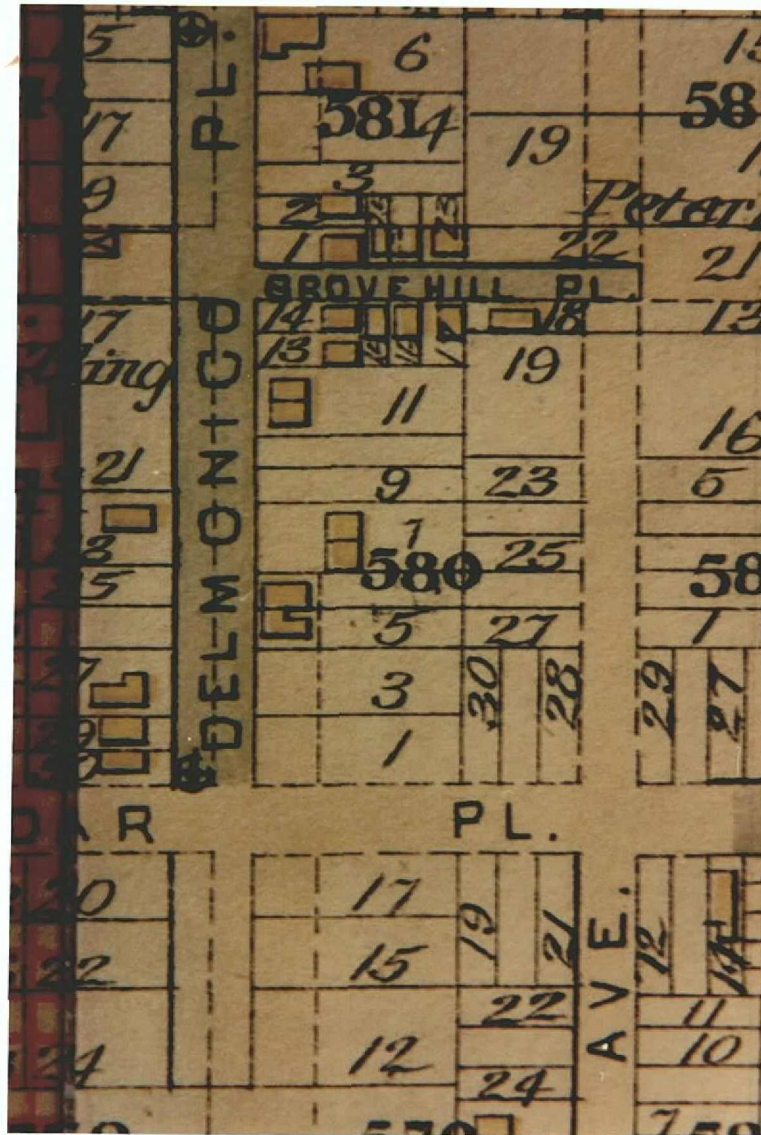


Figure 18
 Source: Robinson and Pidgeon 1885:34
 Scale of Original: 1" = 300'

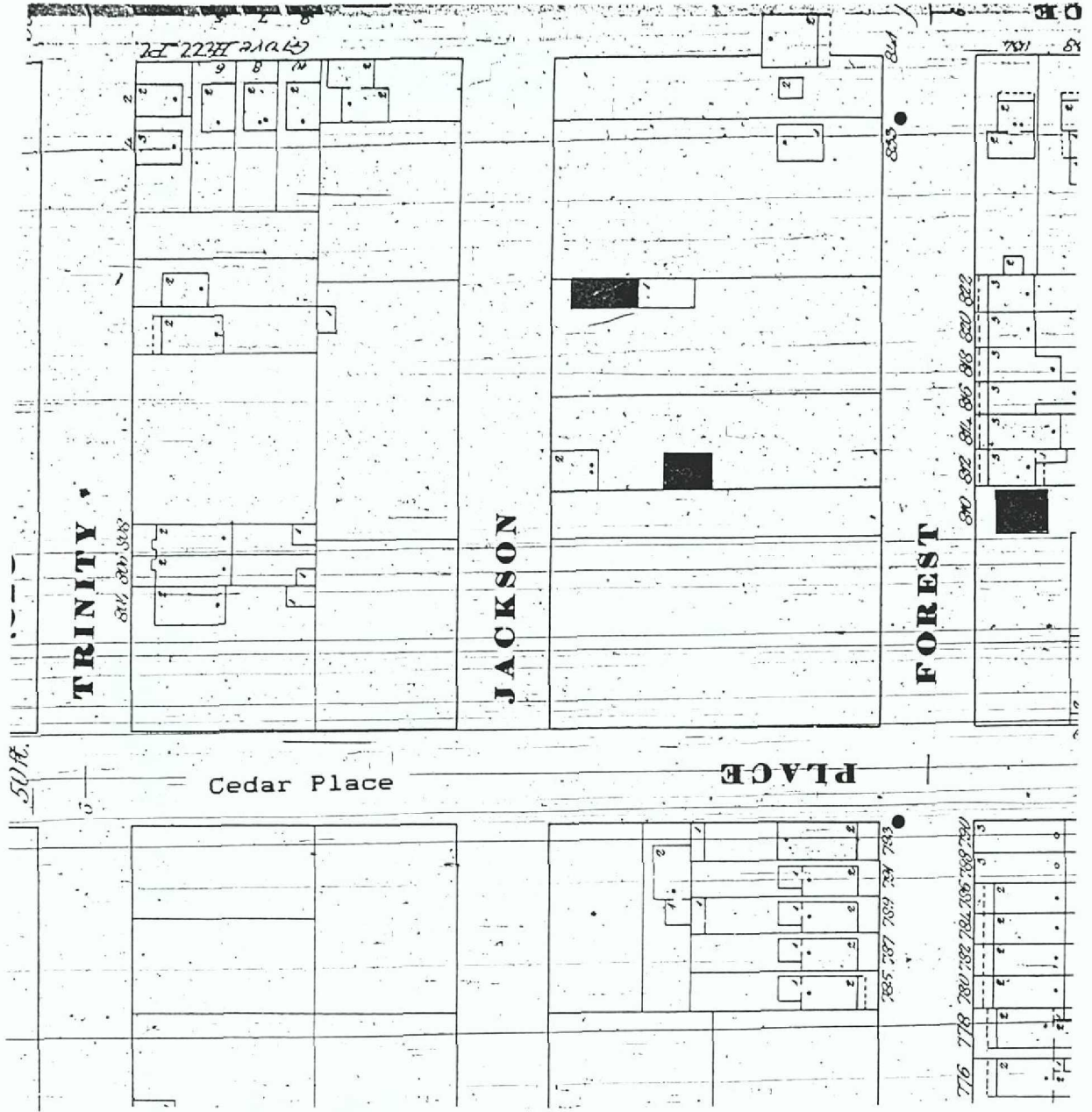


Figure 19
 Source: Sanborn 1891
 Scale of Original: 1.1" = 100'

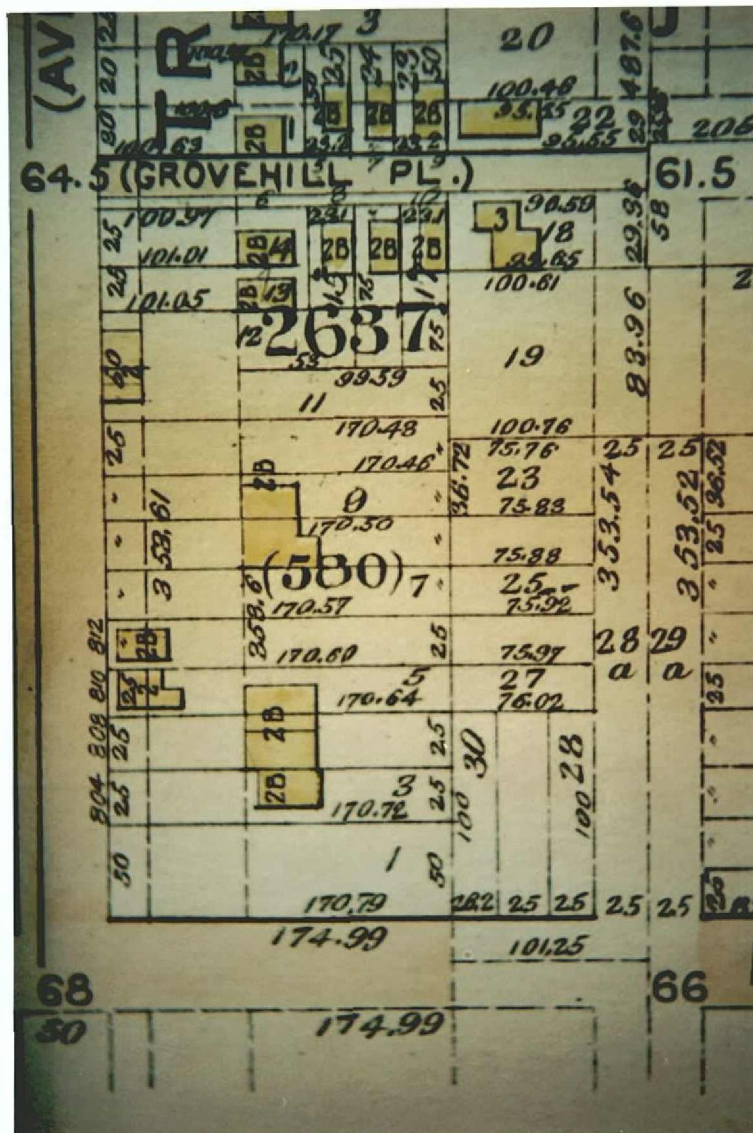


Figure 20
 Source: Bromley 1893:8
 Scale of Original: 1" = 150'

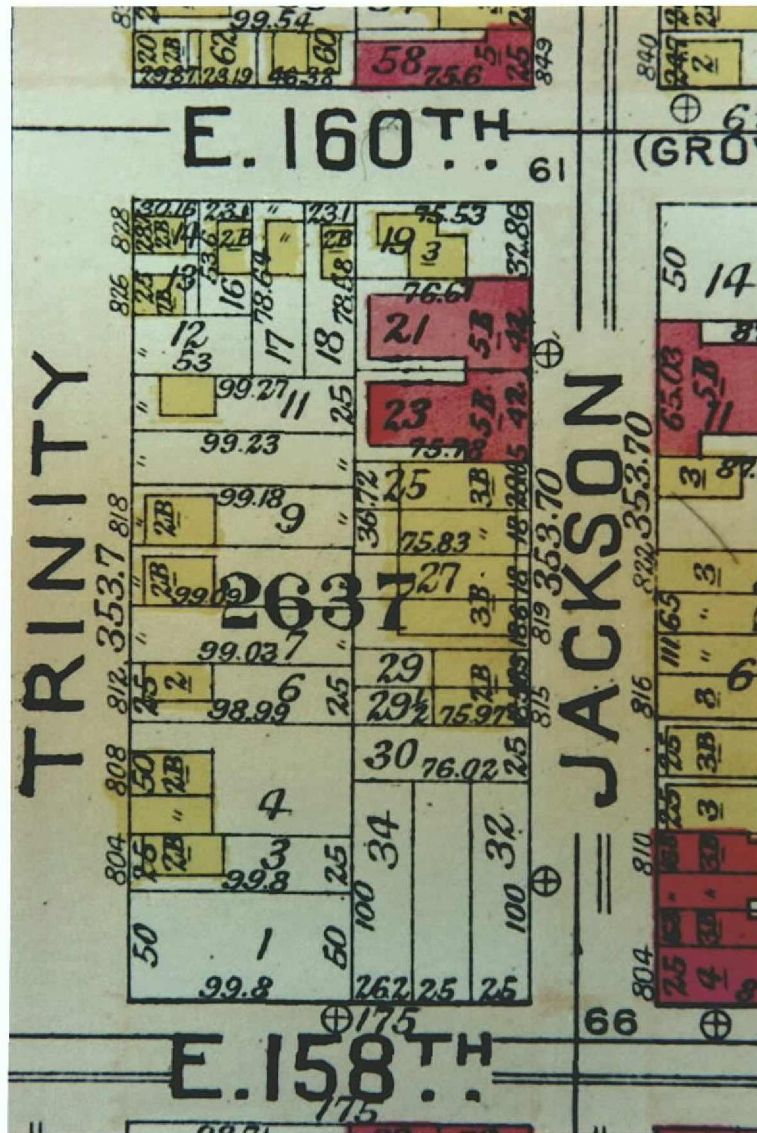


Figure 23
 Source: Bromley 1907:14
 Scale of Original: 1" = 150'

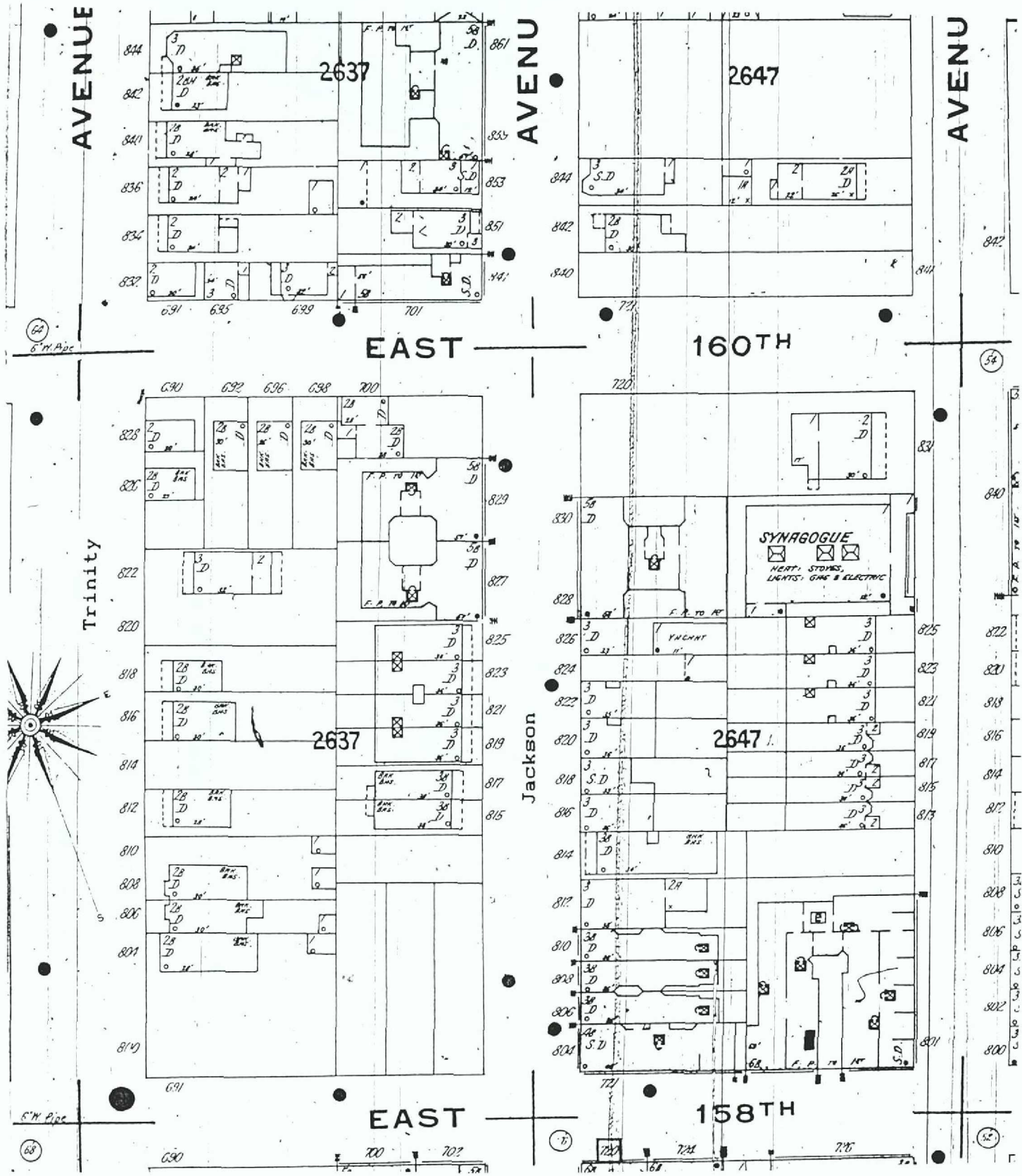


Figure 24
 Source: Sanborn 1909:14
 Scale of Original: 1.4" = 100'

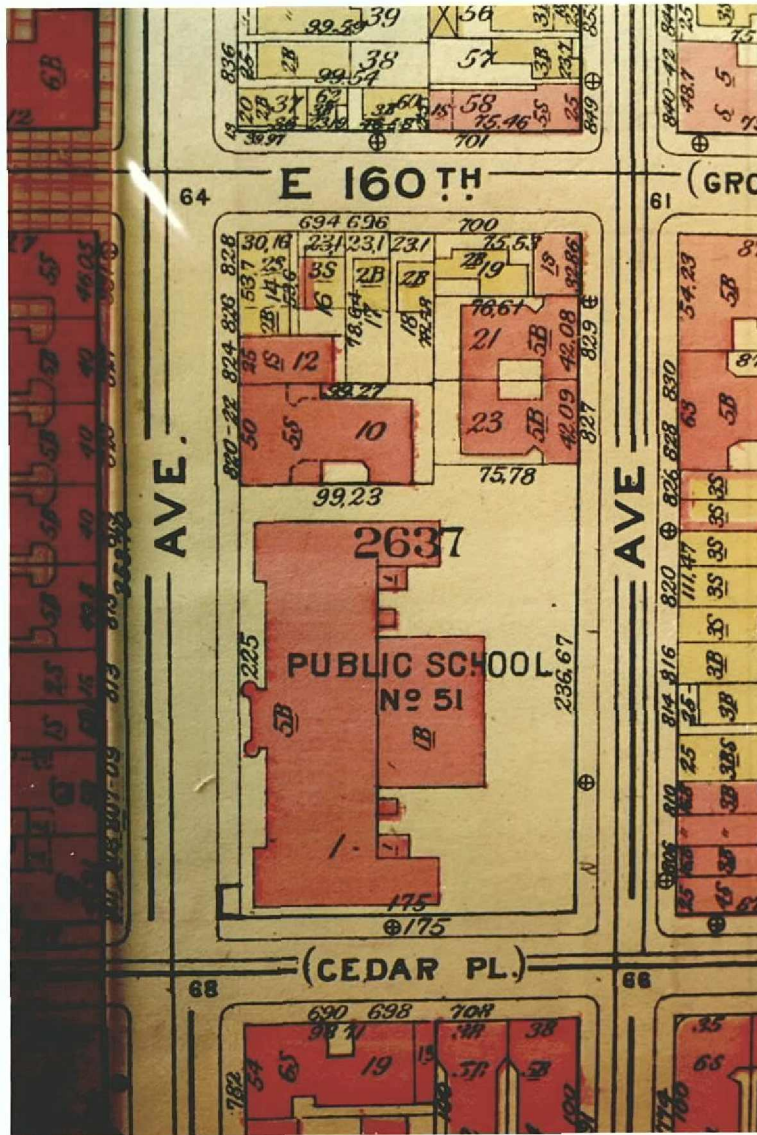


Figure 25
 Source: Bromley 1923:23
 Scale of Original: 1" = 100'

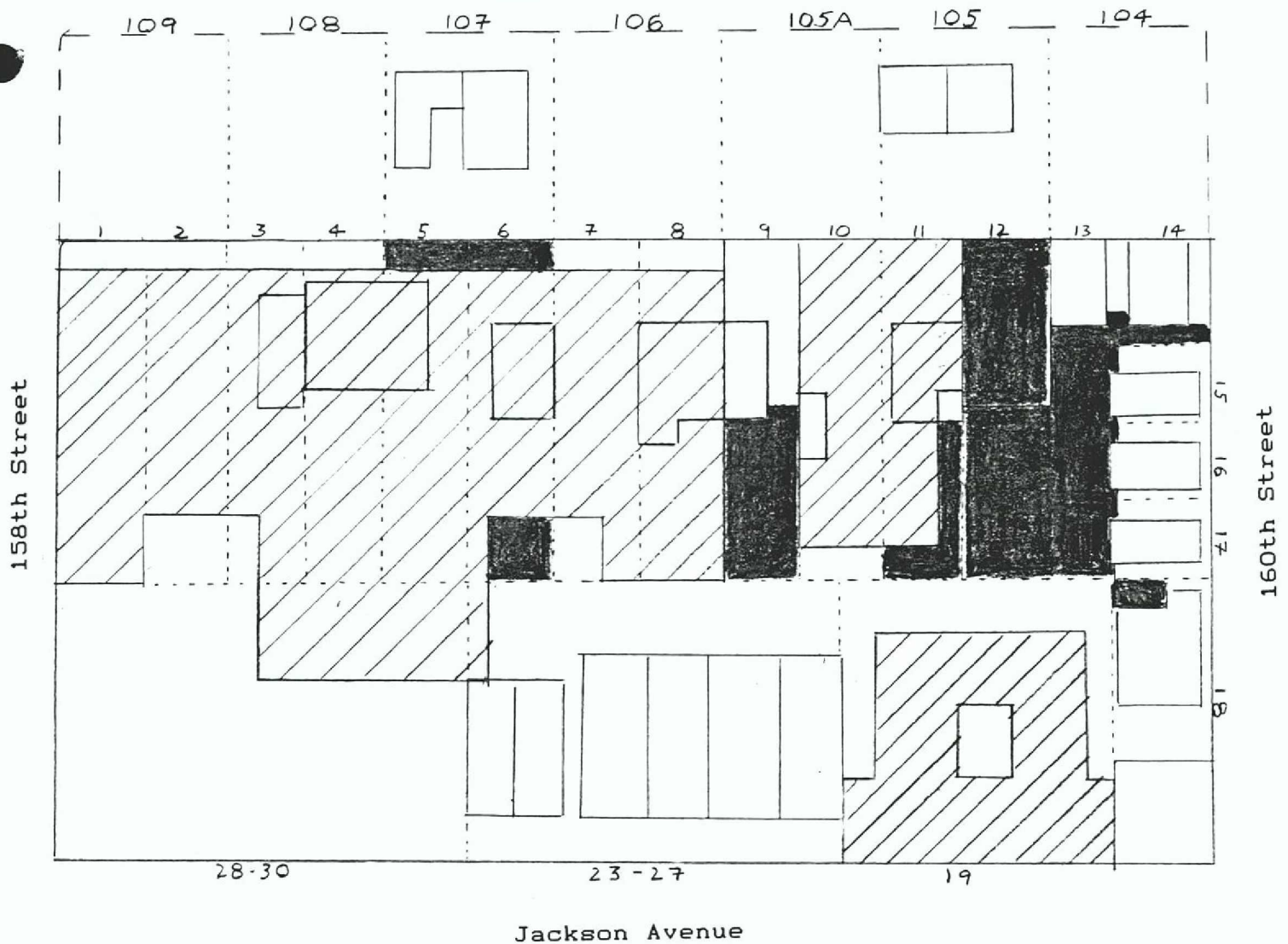






Figure 28

Block 2637, Lots 1 and 10 - Archaeological Sensitivity

-  19th Century Domestic Structures
-  Multi-story 20th Century Structures with Basements
-  Open Backyard Areas of Structures Built 1882 or Earlier - Sensitive for Presence of Archaeological Features - Testing Recommended
-  Lot Boundaries

104-109 Grove Hill Lot Numbers

1-30 Late 19th Century Lot Numbers

Note: Area Shown with Dashed Lines Is West of Project Site

PLATES



Plate 1
Basement of ca. 1915 School Building After Removal of Demolition
Debris - Note Debris Pile on Northern Portion of Site
View Northwest



Plate 2
Debris Being Removed from Northern Portion of Site
View East from West Side Trinity Avenue



Plate 3
Debris Being Removed from Basement
of Eastern Extensions of School Building
View North



Plate 4
School Building Foundation Showing Strip Between
Foundation and Trinity Avenue
View South

APPENDIX A

SUMMARY OF LOT CONSTRUCTION AND OCCUPATION

LOTS OCCUPIED 1882 AND EARLIER

Grove Hill lot 107 south portion (lot 5)
 House Built (Beers 1860): 1860 or earlier
 1880 Owner: Frederick Thompson
 Water Available (Delmonico Place): 1882

Date Acquired: March 8, 1860 (Westchester County Deeds Liber 588:1324)
 Date Sold: November 1883 (Thompson - Hans Fredricksen - New York County
 Deeds Liber 1761:241;283)

1880 Census:

Name	Age	Relation	Occupation	Birth Place
Thompson, Frederick	47		House Painter	Norway
Hans	36	Brother	Carpenter	Norway
Boletta	28	Sister	Keeping House	Norway
Euremius, Boletta	17	Servant	Servant	Norway
Redder, Inqerdt	37	Boarder	House Painter	Norway

 Grove Hill lot 107 north portion (lot 6)

House Built (Beers 1860): 1860 or earlier
 1880 Owner: Frederick Thompson
 Water Available (Delmonico Place): 1882
 Date Acquired: March 8, 1860 (Westchester County Deeds Liber 588:1324)
 Date Sold: November 1883 (Thompson - John F. Wasatka - New York County
 Deeds Liber 1694:78)
 1885 Directory: John F. Vosatka, manager, 61 Broadway,
 h. Delmonico Pl. near Cedar

1880 Census (Tenant Occupied):

Name	Age	Relation	Occupation	Birth Place
Manshardt, Fred	40		Bricklayer	Baden
Barbara	33	Wife	Keeping House	Hesse-Darmstadt
Lizzie	10	Daughter	At School	New York
Rosa	9	Daughter	At School	New York
Louisa	7	Daughter	At School	New York
Fred	5	Son		New York
Heimmis?	3	Daughter		New York
Amelia	10mos	Daughter		New York

Grove Hill Lot 105a, South Portion (lot 9)
House Built (Tax Records) 1882
Water Available (Delmonico Place): 1882

Owner 1882 (Tax Records) Peter Decker
Owner 1885 (Tax Records) Mrs. Cunningham
1885 Directory: Henry Cunningham, clerk, h. Delmonico Pl. near E. 159th

Date Sold: After 1905 (1905 ownership Alice H. Cunningham)

Grove Hill lot 105 south portion (lot 11)
House Built (Beers 1860): 1860 or earlier
Water Available (Delmonico Place): 1882
1880 Owner: John Rogers

Date Acquired: September 13, 1860 (William Loragh - Stephen Rogers:
Westchester County Deeds Liber 445:191)
1875 - John Rogers (Tax Records)

Date Sold: After 1905 (Eastern Portion)

1880 Census (Tenant Occupied):

Name	Age	Relation	Occupation	Birth Place
Ross Mary	53		Keeping House	Maryland (Black) (Widow)

Grove Hill lot 105 north portion (lot 12)
House Built (Beers 1860): 1860 or earlier
Water Available (Delmonico Place): 1882
1880 Owner: John Rogers

Date Acquired: September 13, 1860 (William Loragh - Stephen Rogers:
Westchester County Deeds Liber 445:191)
October 26, 1860 (Stephen Rogers - John Rogers: Liber
92:216)

Date Sold: Eastern Portion sold September 1883 to Carl and Pauline
Dalmar (New York County Deed Liber 1752:25).
Portion sold November 1889 by Carl and Pauline Dalmar
to Elizabeth Pargman (Berner) (New York County Deeds
Liber 2269:34)
Portion sold November 1889 by Carl and Pauline Dalmar
to Adolph Schneider (New York County Deeds Liber
2254:467)

1880 Census:

Name	Age	Relation	Occupation	Birth Place
Rogers, John	59		Waiter	Maryland (Black)
Rachel	55	Wife	Keeping House	Maryland (Black)
Catherine	26	Daughter	At Home	New York (Black)
Martha	23	Daughter	At Home	New York (Black) (Spinal Disease)

Grove Hill Lot 104a (lot 13)
House Built (Tax Records): 1877
Water Available: 1882
1880 Owner: Peter Trautman

Date Acquired: August 30, 1878 (Peter Decker - Peter Trautman: New York
County Deeds Liber 1471:121)
Date Sold: n.a.

1880 Census:

Name	Age	Relation	Occupation	Birth Place
Trautman, Peter	37		Tailor	Hesse-Darmstadt
Barbara	40	Wife	Keeping House	Hesse-Darmstadt
John	4	Son		New York
Freda	1	Daughter		New York

Grove Hill (subdivided) lot 104 (lot 14)
House Built (Tax Records): 1877
Water Available (Delmonico Place): 1882
1880 Owner: Carl Stecker

Date Acquired: March 1880
 Peter Decker - Christian Estell, August 10, 1877: New
 York County Deeds Liber 1434:72
 Christian Estell - Carl Stecker, March 10, 1880:
 New York County Deeds Liber 1534:275
 1882 Directory: Carl Stecker, printer, h 2 Grove
 Hill Pl.

Date Sold: After 1905

1880 Census:

Name	Age	Relation	Occupation	Birth Place
Stecker, John (sic)	35		Composer	Prussia
Augusta	38	Wife		Prussia

Grove Hill lot 104b (Lot 15 - Renumbered 16)
 House Built (Tax Records): 1877
 Water Available (Grove Hill Place): 1893-1900
 1880 Owner: Carl Dalmar

Date Acquired: July 26, 1877 Peter Decker - Carl and Pauline Dalmar:
 New York County Deeds Liber 1404:451

Date Sold: After 1891

1880 Census:

Name	Age	Relation	Occupation	Birth Place
Dalmar, C. (arl)	43		Moulding Maker	Wirtemberg
Paulina	43	Wife	Keeping House	Wirtemberg
Otto	18	Son	Wood Carver	Wirtemberg
Bertha	4	Daughter		New York

 Grove Hill lot 104c (lot 16 - renumbered 17)
 House Built (Tax Records): 1877
 Water Available (Grove Hill Place): 1893-1900
 1880 Owner: Matilda Stange

Date Acquired: July 1877 Peter and Clara Decker - Edward and Matilda
 Stange: New York County Deeds Liber 1426:59)

Date Sold: July 1882 Matilda Stange - Elizabeth Pargman (Berner):
 New York County Deeds Liber 1679:94
 1886 Directory: George M. Berner, Barber, 890 E. 161st
 Street, h. 8 Grove Hill Place.

1880 Census:

Name	Age	Relation	Occupation	Birth Place
Stange, Matilda	39		Knitting School	Prussia (Widow)
Matilda	15	Daughter	At Home	Prussia

 Grove Hill lot 104d (lot 17 - renumbered 18)

House Built (Tax Records): 1877
Water Available (Grove Hill Place): 1893-1900
1880 Owner: Catherine Nelson

Date Acquired: October 1, 1878 Peter and Clara Decker - Catherine and Theodore Nelson (New York County Deeds Liber 1471:410)
Date Sold: July 5, 1883 Catherine and Theodore Nelson - Adolph and Caroline Schneider (New York County Deeds Liber 1747:55)
1886 Directory: Adolph Schneider, pianomaker, h 10 Grove Hill Pl.

1880 Census:

Name	Age	Relation	Occupation	Birth Place
Nelson, Theodore	31		Carpenter	Denmark
Kate	32	Wife	Keeping House	Baden
Maggie	2	Daughter		New York

Lot 18 - Renumbered 19
House Built (Tax Records): 1882
Water Available (Grove Hill Place): 1893-1900

1882 Owner: Henry Hoffman
Date Acquired: 1882 (Tax Records)
1882 Directory: Henry Hoffman, gilder, h. 12 Grove Hill Pl.

Date Sold: September 1884; Henry Hoffman - Charles Sanford (New York County Deeds Liber 1832:240)

LOTS OCCUPIED AFTER 1882

Delmonico Place (Trinity Avenue):
Water Available: 1882

Lot #	Date of First Domestic Construction
1-2	None (School constructed ca. 1915)
3	1887
4	1891
7	None (School constructed ca. 1915)
8	1885
10	1909-1923

Jackson Avenue:
Water Available: 1893-1900

Lot 19 (Renumbered 21-23)	1905-1907
Lots 23-26 (Renumbered 25-29)	1893-1900
Lots 27-30 (Renumbered 30-34)	None (School constructed ca. 1915)