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PERSPECTIVES INC.



**Phase IA Archaeological Documentary Study
New York Foundling Home Project Site**

**119 Tompkins Avenue
Block 534, Lot 88**

Staten Island, Richmond County, New York

NYSOPRHP 07PR05968

1030

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Prepared For:

**Jacobs, Edwards and Kelcey
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Prepared By:

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February 2008

MANAGEMENT SUMMARY

SHPO Project Review Number (if available): 07PR05968

Involved State and Federal Agencies: Dormitory Authority of the State of New York (DASNY), New York State Office of Children and Family Services (OCFS)

Phase of Survey: Phase IA Archaeological Documentary Study

Location Information

**Location: Block 534, Lot 88, Staten Island, New York. The project site is on the east side of
Tompkins Avenue north of Vanderbilt Avenue and adjacent to the Bayley Seton Hospital.
Minor Civil Division: 08501, Staten Island
County: Richmond**

Survey Area

**Length: varies
Width: varies
Number of Acres Surveyed: ca. 1.5**

USGS 7.5 Minute Quadrangle Map: Jersey City

Archaeological Survey Overview

**Number & Interval of Shovel Tests: N/A
Number & Size of Units: N/A
Width of Plowed Strips: N/A
Surface Survey Transect Interval: N/A, urban area**

Results of Archaeological Survey

**Number & name of precontact sites identified: None
Number & name of historic sites identified: None
Number & name of sites recommended for Phase II/Avoidance: None**

Report Authors(s): Julie Abell Horn, M.A., R.P.A., Historical Perspectives, Inc.

Date of Report: February 2008

EXECUTIVE SUMMARY

The Dormitory Authority of the State of New York (DASNY) has received a funding request from The New York Foundling Hospital, Inc. (NYF), via the New York State Office of Children and Family Services (OCFS), for its New York Foundling Home project. The site of the proposed project is NYF's existing property located at 119 Tompkins Avenue, Staten Island, adjacent to the campus of Bayley-Seton Hospital on Block 534, Lot 88, which is an approximately 1.5-acre parcel (Figures 1 and 2). The existing five-story structure on the property was known as the Mariner's Family Asylum and dates to the early 1850s. According to the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) the building is eligible for listing on the State and National Register of Historic Places (NRHP) (Cumming et al. 2007). Prior to the 1850s, the property was part of the Seaman's Retreat facility, which occupied land on both sides of Tompkins Avenue, including what is now the Bayley-Seton Hospital campus. Under the proposed project, the existing Mariner's Family Asylum structure would be demolished and a new 24-bed, 22,000-gsf, 5-story (plus basement) Diagnostic Reception Center residential facility for youth would be built immediately south of the current building (Figure 3). The Area of Potential Effect (APE) is the area that could be affected by project development. Since project plans may still change, the APE for the property includes the entire ca. 1.5 acre project site.

DASNY is the lead agency for the required State Environmental Quality Review (SEQR). The NYSOPRHP has requested a Phase IA archaeological survey to determine the presence or absence of archaeological sites or other cultural resources within the APE (Cumming et al. 2007). This would include evaluation of both precontact and historic period archaeological potential. Additionally, the project is subject to City Environmental Quality Review (CEQR). The New York City Landmarks Preservation Commission (LPC) has indicated that

...the project has the potential to impact potentially significant 19th century resources related to Seaman's Retreat and Mariner's Family Retreat including the possible disturbance of human remains associated with the Seaman's Retreat (Sutphin 2007).

Historical Perspectives, Inc. was asked by Jacobs, Edwards and Kelcey, under contract to DASNY, to prepare a Phase IA Archaeological Documentary Study that would satisfy the requirements of both SEQR and CEQR, and to comply with the standards of the NYSOPRHP and the LPC (New York Archaeological Council 1994, NYSOPRHP 2005; LPC 2002; CEQR 2001). Where guidelines for the archaeological evaluation and report format of the LPC and the NYSOPRHP varied, those of the LPC, which specifically address New York City conditions and resources, took precedent.

The Phase IA study concluded that the project site has a moderate sensitivity for precontact archaeological resources. If any precontact resources exist on the project site, they would likely be located in the flatter areas of the property, where there appears to have been minimal disturbance to the original ground surface (see Figure 14).

The Phase IA study also concluded that the project site appears to be highly sensitive for the recovery of nineteenth-century era resources associated with the Mariner's Family Asylum occupation of the property (see Figure 14). As noted above, the Asylum building was constructed in the early 1850s, over 35 years before the introduction of municipal water and sewer service to this area, leaving the residents to rely on private wells, cisterns, privies, and cesspools for their needs. The Annual Reports of the Asylum specifically mention use of both a cistern and a cesspool on the greater Asylum property prior to hookups to municipal water and sewer lines in the late 1880s and 1890s. The shaft feature encountered during the site inspection may in fact be the cesspool that was mentioned in the reports. It is likely that there also was a well on or near the property, as well as one or more privies prior to construction of the cesspool.

There has been disturbance to the project site for construction of the Asylum building, creation of the driveway and pathway off Tompkins Avenue, and paving of parking lots and the play area. There may also be additional, undocumented disturbance to other areas of the property. However, the presence of a seemingly natural soil column in the one soil boring located in a non-asphalt covered area of the project site suggests that there are at least some locations on the project site that have not been significantly affected by past disturbance. Additionally, the documented level of disturbance to the project site (such as the two feet of fill beneath asphalt areas) would not necessarily preclude the recovery of shaft features, and it is possible that other subsurface features, such as sheet middens or former outbuilding foundations, could be preserved as well, particularly in areas that are not paved. Historically, the southern side of the

Asylum building seems to have been used for gardens or the like (on the 1907 map [Figure 11] this area is noted as a grape arbor), suggesting there may have been minimal disturbance to this area. Although the Annual Reports for the Asylum did not give any specific locations for above or below-ground structures or features within the project site, the fact that there were a number of outbuildings on the overall property suggests that remains of these structures could still exist on the project site. Because the southern and western facades of the building were historically the rear sides, it is more likely that shaft features or other types of subsurface archaeological remains associated with the Asylum would be located in these areas. The shaft feature documented in the site walkover is located near the southwestern corner of the building.

Finally, although there is nothing in the archival records to suggest that the original Seaman's Retreat cemetery, believed to have been located north of the Asylum property, extended into the project site, because the exact boundaries of the former cemetery cannot be confirmed, there is a possibility that the project site could contain human remains associated with this burial ground that were not removed or were redeposited during the reinterment process. Of note, during the 1960s human remains were found on the former Seaman's Retreat grounds (now the Bayley Seton Hospital campus), indicating that the burial removal was incomplete, at best, and human remains may still be located in the area (Bergoffen 2006a). If these remains do exist, they would likely be located on the northern side of the project site.

Based on the conclusions outlined above, HPI recommends that a program of Phase IB archaeological testing at certain locations within the project site, consisting of three tasks.

1. The first task would be to excavate a series of shovel tests in areas of the APE that are not presently covered by asphalt or contain steep slopes, to ascertain the integrity of the soil column (as there was only one soil boring excavated in a grassy area, which may not be indicative of conditions across the entire site) and determine the presence or absence of both possible precontact resources and nineteenth-century remains associated with the Mariner's Family Asylum occupation of the property.
2. The second task would involve using a backhoe to remove the asphalt surface and underlying fill, as well as scraping the top of the upper soil layer in non-asphalt covered areas in selected sensitive locations of the APE (to be determined based on field conditions by archaeological personnel) in order to ascertain whether any additional shaft features exist on the project site. At this time, the known shaft feature on the project site could also be examined.
3. The last task would involve possible monitoring of construction along the northern edge of the project site which abuts the Hospital parking lot. This is the Asylum land that would have bordered the Seaman's Retreat cemetery, although the precise location of the cemetery in relation to today's landscape is unknown. Albeit minimal, there is some possibility of finding human remains associated with the ca. 1831-1850 era Seaman's Retreat cemetery. A Monitoring Protocol, developed in consultation with NYSOPRHP and LPC, would establish appropriate procedures.

Last, all archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards (New York Archaeological Council 1994, NYSOPRHP 2005; LPC 2002; CEQR 2001). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

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PHOTOGRAPHS
(Locations and orientations shown on Figure 2)

1. Entrance to project site from Tompkins Avenue at northwest corner of property. Note stone retaining wall. View looking northeast from Tompkins Avenue.
2. East (with fire escape) and south sides of Mariner's Family Asylum building, with asphalt parking lot in foreground. View looking northwest from interior of property.
3. North side of Mariner's Family Asylum building. Note imprint of former piazza on bricks along ground floor. View looking southeast from interior of property.
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7. Asphalt basketball court at southeast corner of project site. Chain link fence marks edge of property. View looking southeast from interior of property.
8. Southeast corner of project site with edge of basketball court on right. Chain link fences mark edges of property. View looking southeast from interior of property.
9. Pedestrian stairway leading down to Tompkins Avenue at southwestern side of project site. Note retaining wall along Tompkins Avenue. View looking southwest from interior of property.
10. Pedestrian walkway (extension of stairway in previous photograph) leading up from Tompkins Avenue at southwestern side of project site. View looking northeast from interior of property.
11. Picnic tables on south side of southernmost parking lot. View looking southwest from interior of property.
12. Freestanding modern sheds at northeastern corner of the property, north of parking lot. View looking northeast from interior of property.
13. Area with grass and mature trees at southern end of project site (chain link fence on left marks property boundary). View looking southwest towards Tompkins Avenue in rear from interior of property.
14. Possible shaft feature (in foreground) near the southwest corner of Mariner's Family Asylum building, capped by a manhole cover. View looking northeast from interior of property.
15. Close up of manhole cover capping possible shaft feature from previous photograph. Note bricks under cement lining.

I. INTRODUCTION

The Dormitory Authority of the State of New York (DASNY) has received a funding request from The New York Foundling Hospital, Inc. (NYF), via the New York State Office of Children and Family Services (OCFS), for its New York Foundling Home project. The site of the proposed project is NYF's existing property located at 119 Tompkins Avenue, Staten Island, adjacent to the campus of Bayley-Seton Hospital on Block 534, Lot 88, which is an approximately 1.5-acre parcel (Figures 1 and 2). The existing five-story structure on the property was known as the Mariner's Family Asylum and dates to the early 1850s. According to the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) the building is eligible for listing on the State and National Register of Historic Places (NRHP) (Cumming et al. 2007). Prior to the 1850s, the property was part of the Seaman's Retreat facility, which occupied land on both sides of Tompkins Avenue, including what is now the Bayley-Seton Hospital campus. Under the proposed project, the existing Mariner's Family Asylum structure would be demolished and a new 24-bed, 22,000-gsf, 5-story (plus basement) Diagnostic Reception Center residential facility for youth would be built immediately south of the current building (Figure 3). The Area of Potential Effect (APE) is the area that could be affected by project development. Since project plans may still change, the APE for the property includes the entire ca. 1.5 acre project site.

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II. METHODOLOGY

The present study entailed review of various resources.

- Historic maps were reviewed at the New York Public Library and using various online websites. These maps provided an overview of the topography and a chronology of land usage for the study site.
- Primary and secondary sources concerning the general precontact period and history of Staten Island, as well as specific events associated with the project site, were also reviewed at the New York Public Library, the Staten Island Historical Society/Richmondton Restoration, and the LPC. Particularly useful were materials relating to the Seaman's Retreat on file at the LPC.
- Available Annual Reports and other documents of the Seaman's Retreat and the Mariner's Family Asylum were reviewed at the New York Public Library.
- Newspaper clippings and other data relating to the Mariner's Family Asylum were obtained at the Staten Island Historical Society/Richmondton Restoration.
- New York City Department of Buildings data were reviewed using the department's online website.
- Archaeological site data were reviewed using materials available at the NYSOPRHP and the LPC, including Phase IA and Phase IB studies for a property on the other side of Tompkins Avenue (Bergoffen

2006a, 2006b). The Phase IA Bergoffen report was especially valuable in illuminating the history of local cemeteries. All archaeological sites within one mile of the project site were documented.

- DASNY provided various maps, site data and soil borings for the property (Breger Bermel Associates 2006a, 2006b, 2006c). The soil borings are included as Appendix A.
- Last, site visits were conducted on November 2, 2007 and January 28, 2008 to assess any obvious or unrecorded subsurface disturbance related to potential archaeological resources (Photographs 1-15). The location and orientation of the photographs are shown on Figure 2.

III. BACKGROUND RESEARCH

A. CURRENT CONDITIONS

The project site is a roughly trapezoid-shaped parcel, measuring approximately 1.5 acres. Its western edge borders Tompkins Avenue, and this is where the site is accessed, via an asphalt driveway at the northwest corner of the property (Photograph 1). The Tompkins Street side of the property has a ca. four-foot high stone retaining wall, with the ground surface of the project site sloping up toward the middle of the parcel. The building in the approximate center of the property is a five-story (with basement) brick structure, dating to the early 1850s, and formerly known as the Mariner's Family Asylum. The original entrance to the building was on the east side, and was accessed by a driveway from the north prior to construction of Tompkins Avenue in the late 1880s. Today, the east façade of the building has a large fire escape (Photograph 2). The north façade of the building at one time had a piazza, or large porch; the former outline of which is still visible on the brickwork (Photograph 3). The west side of the building, facing Tompkins Avenue, has a three-story brick extension and a one-story metal "shed" attached to it (Photograph 4). There are asphalt-covered parking areas on the east and south sides of the building, with another parking area near the northern end of the parcel (Photographs 5 and 6). An island located in the parking area on the east side of the building appears to be a remnant from the original nineteenth-century driveway.

Additional features on the property include an asphalt-covered basketball court at the southeastern corner of the property (Photographs 7 and 8), and a set of stairs and a pathway leading up to the building from Tompkins Avenue at the southwestern side of the property (Photographs 9 and 10). There are picnic tables amid a small grove of trees south of the southernmost parking lot (Photograph 11), and two small freestanding modern sheds at the northeastern corner of the property (Photograph 12). Areas of the project site not covered by the building or asphalt contain grass and mature trees (Photograph 13). With the exception of the Tompkins Avenue side of the property, which is fairly sloped, the remainder of the project site is reasonably level. The site is enclosed by chain link fencing on all sides except along the Tompkins Avenue. Last, the site walkover revealed the presence of a shaft feature near the southwest corner of the building, which has been capped by a manhole cover (Photographs 14 and 15). The slightly dome-shaped feature (only the upper ca. 1-2 feet are visible above ground) appears to be made of brick and encased with cement. It is possible that this feature is a former cesspool.

B. TOPOGRAPHY AND HYDROLOGY

According to the Borough of Richmond Topographic Map of 1907, the project site occupies a knoll top, with the highest point where the building is located at about 70 feet above sea level (see Figure 11). The parcel slopes down to the west by Tompkins Avenue (with elevations ranging from 55-65 feet above sea level). Comparison with the modern topographic survey of the property (see Figure 2) suggests that since the early twentieth century there has been little change to the overall topography of the project site.

The project site is several blocks west of the original New York Bay shoreline, and several blocks east of a former stream that once ran along the approximate line of Gordon Street, to the west. There was also a small pond located nearby, about three blocks west of Tompkins Avenue, in an area now covered by the Stapleton Housing complex (Bien and Vermeule 1891).

C. GEOLOGY

The project site sits within the Coastal Plain Province. As described by Boesch (after Wolfe 1977),

The portion of Staten Island south of a line running from approximately north of Stapleton to Westerleigh and Bloomfield is part of the inner lowland subprovince of the Coastal Plain Province. Generally this province is a broad, low-lying land form that slopes gently towards the Atlantic Ocean. The inner lowland subprovince consists of generally level to gently undulating terrain that is between 20 and 50 feet in elevation...Most of the inner Coastal Plain is underlain with gently southeastward dipping, unconsolidated marine and fluvial deposits of clay, silt, sand, and gravel of Late Cretaceous and Tertiary age (Wolfe 1977:207). Large areas are also covered with interglacial fluvial deposits of Quaternary age (Wolfe 1977: 207) (Boesch 1994: 3)

D. SOILS

According to the soil survey for New York City, much of eastern Staten Island, including the project site, is mapped as "Pavement & buildings-Greenbelt-Cheshire complex, 0 to 8 percent slopes." This mapping unit is described as:

Nearly level to gently sloping areas of till plains and moraines that have been partially filled with natural soil materials, mostly for residential use; a mixture of anthropogenic soils and red till soils, with 50 to 80 percent of the surface covered by impervious pavement and buildings; located in eastern Staten Island (USDA 2005:21).

Figure 4 illustrates the location of the project site on the soil survey map for New York City.

Additionally, three soil borings have been completed as part of the proposed project. The locations and logs are included as Appendix A. The three borings were all situated within the footprint of the proposed new building, located south of the existing building. Borings 1 and 2 were located under the blacktop parking lot, and as such the first and second strata in each of these borings are recorded as blacktop and underlying fill necessary to support the blacktop. The fill extended to a depth of two feet below grade in each of these borings. Boring 3, located in a grassy area, contained a top stratum of dark brown organic loam instead of the blacktop. Beneath these upper layers in all three borings were strata that appear to be part of the natural soil column. However, because the borings did not identify specific soil horizons (such as an A horizon or a B horizon) it is not possible to judge whether the natural landform of the project site – at least in this particular location – has been significantly graded in the past.

E. ARCHAEOLOGICAL SITES WITHIN A ONE MILE RADIUS

Records on file at the NYSOPRHP, the NYSM, and the LPC (Boesch 1994) indicate that there are ten precontact archaeological sites within one mile of the project site. These sites are summarized in the table, below.

Site #	Distance from APE	Time Period	Site Type
Boesch 103	0.2 mile southeast	Woodland	Unknown
Boesch 99	0.6 mile southwest	Unknown precontact	unknown
Boesch 100	0.9 mile southeast	Unknown precontact	Unknown
NYSM 4613; Boesch 68	0.5 mile northwest	Woodland	Camps
Boesch 114	0.5 mile north	Woodland	Small camp
NYSM 6956	0.5 mile northeast	Unknown precontact	unknown
Boesch 37	0.5 mile northwest	Unknown precontact	unknown
NYSM 4618; Boesch 67	0.7 mile northwest	Woodland	Traces of occupation
NYSM 8972	0.7 mile northwest	Unknown precontact	unknown
Boesch 115	1 mile northwest	Woodland	Small camp

In addition to the above sites, Archaeologist/Historian Robert S. Grumet (1981) notes the presence of a Native American trail following the former route of Richmond Road (now Van Duzer Street), located about six blocks west of the project site.

F. HISTORY OF THE PROJECT SITE

1. Seaman's Retreat

Until the 1830s, the project site appears to have been undeveloped and probably used only as farmland or grazing land. Historic maps made during the late eighteenth century show the project site and vicinity as vacant land, with development confined generally to areas along the shore of New York Bay, several blocks to the east of the project site (Anglo-Hessian 1780-1783; Taylor and Skinner 1781). In 1831, the project site was included in a 36-acre transaction from local landowner Cornelius Corson (whose house was located along what is now Bay Street) to the State of New York (Liber T, 1831:165,170). The farm had been in possession of the Corson family since the eighteenth century, and fronted on the bay. The sale of the 36 acres was slated for a new marine hospital, called the Seaman's Fund and Retreat. It was established by "An Act to Provide for Sick and Disabled Seamen," which the New York State Legislature passed in April 1831, and funded by a head-tax levied on seamen entering the Port of New York. The Corson farmhouse along Bay Street was enlarged and converted into the first hospital on the property. Sick seamen arrived at the hospital from their ships by "water taxi," which docked at the hospital's pier (LPC 1985; Zavin 1981). The village of Stapleton, located west of the Seaman's Retreat grounds, was established in the mid 1830s by local developers, who purchased land from the Vanderbilt family.

Use of the project site during the time it was owned and occupied by the Seaman's Retreat, from ca. 1831-1850, appears to have been chiefly for farming and/or pasturage by the facility. None of the historic maps published during this period showed any buildings or other use of the project site (e.g. United States Coast Survey 1844; Dripps 1850). The main buildings of the Seaman's Retreat during these years were located well to the northeast of the project site. By 1850 they included a second hospital building, constructed in 1832 and located about 1000 feet from the shoreline (known as the "Hill Hospital and in the approximate location of modern Building 13); a third hospital building completed in 1837 and enlarged in 1847-1848 (now known as Building 7); the Chief Physician's house, built in 1842 near Bay Street; a "dead house" constructed in 1849 behind the Hill Hospital; and various barns, outhouses, and offices. Twelve acres (although it was not specified which twelve acres) were used for growing vegetables and other garden items (LPC 1985; Bergoffen 2006a).

In addition to the buildings constructed by the Seaman's Retreat from 1831-1850 – the period that the project site land was part of the Retreat acreage – records note the presence of a Seaman's Retreat cemetery adjacent to the project site on the north. Unfortunately, information about this cemetery is sparse and conflicting, including its dates of use, boundaries, and ultimate disposition. It was never depicted on any nineteenth-century maps. Much of the information about the cemetery comes from an unpublished manuscript about the Seaman's Retreat prepared by Shirley Zavin in 1981, and which also was summarized by Celia Bergoffen in 2006. Zavin notes that the cemetery was located a short distance west of the Hill Hospital. According to one of the Chief Physician's reports, the cemetery (located "in the rear of the Hospital") had been in use since 1831 (Annual Report of the Seaman's Retreat 1879:18). Zavin says that by 1837, when the cemetery was nearly full, the boundary fence was moved 60-70 feet west of its original location, and that in 1847, the boundary was again moved to accommodate additional burials. However, the initial boundary fence location cannot be confirmed, and Zavin does not cite her sources for this information. Bergoffen attempted to verify this information with Zavin, but was unable to do so (Bergoffen 2006a).

The original Seaman's Retreat cemetery appears to have been moved, or partially moved, in 1849 by disinterring at least some of the burials and reburying them in a new cemetery, located at the far western end of the Seaman's Retreat property, in a location which is now west of Tompkins Avenue. According to the Minutes of the Board of Trustees for the Seaman's Retreat, the burying ground was to be changed from its current location (presumably west of the Hill Hospital) to a new site and internments from then on were to be made at the new location. The headstones were to be removed and the area leveled and seeded to the extent possible (Bergoffen 2006a). However, it is not clear to what degree this action occurred. In 1862, the Seaman's Retreat Annual Report noted that there was an unpleasant smell coming from "the vaults" and suggested a remedy (Annual Report of the Seaman's Retreat 1862:14). More than fifteen years later, in 1879, the Chief Physician wrote:

The cemetery in the rear of the Hospital is in sadly dilapidated condition. It has been used since the year 1831. Many of the graves are almost obliterated, and some of the headstones are broken, others defaced" (Annual Report of the Seaman's Retreat 1879:18).

At the time, he suggested repairs and an iron fence surrounding the cemetery be built. Another report in 1880 had a similar account of the cemetery's condition, although in 1881 the cemetery had finally been fenced (Annual Report of the Seaman's Retreat 1880, 1881). Thus, while a new cemetery does appear to have been opened west of Tompkins Street (Zavin notes a roadway leading there from the hospital grounds), the original cemetery just west of the Hill Hospital may have stayed in use for a number of years after that period. Historic maps (e.g. Sanborn 1951) show that the area north of the project site where the original cemetery was located remained part of the U.S. Marine Hospital complex (the successor to the Seaman's Retreat) and undeveloped through at least the mid-twentieth century. Bergoffen (2006a:24) speculates that the original Seaman's Retreat cemetery probably was gradually obliterated over time. In 1990, the parcel was developed with a four-story (plus basement) hospital building (DOB records), surrounded by surface parking lots. The area to the north of the project site currently contains an asphalt-covered parking lot that lies several feet below the elevation of the project site (there is a retaining wall between the two lots), suggesting the area was graded during this time. A Stage I archaeological report prepared for the NYSOPRHP in advance of this development project amazingly concluded that there were no archaeological concerns for the hospital property, and so no archaeological testing of this area apparently occurred prior to building construction. Bergoffen notes that this report is not on file and seemingly was never received by either the NYSOPRHP or LPC (2006a:21).

Did the original Seaman's Retreat cemetery extend into the present project site? There is no viable evidence to suggest it, although unfortunately with no concrete data concerning the exact boundaries of the cemetery, it cannot be completely ruled out. However, it should be stressed that the cemetery probably did not include the project site. For example, in her report Bergoffen analyzed the probable size of the original Seaman's Retreat cemetery and concluded that it was probably quite small. According to Annual Reports of the Seaman's Retreat, there were 1139 deaths at the Seaman's Retreat from 1831-1848, the year before the new cemetery opened. Bergoffen notes that the density of burials at most cemeteries is about 1000 per acre (2006a:20). Assuming that the large majority of the 1139 dead during these years would have been buried on the Seaman's Retreat property, this suggests that at its fullest, the cemetery would have been little more than one acre in extent, a size that roughly corresponds to the central area bounded by Tompkins Avenue on the west, the Hill Hospital on the east, the project site on the south, and the edge of the Seaman's Retreat property on the north.

2. Mariner's Family Asylum

In 1843, the Female Bethel Society of New York, a private charity, founded the Mariner's Family Industrial Society of the Port of New York. In 1847, an Act was passed by the New York State legislature to fund construction of a home for dependents of seamen, later known as the Mariner's Family Asylum, although the money – a \$10,000 appropriation for the building and a ten percent head-tax on seamen entering the Port of New York for its monthly support – was not officially granted until 1851. The ca. five-acre site chosen for the Asylum, commonly called the "Old Ladies' Home" because it housed the aged wives, mothers, sisters and daughters of seamen, was on the south side of the Seaman's Retreat property, located on both sides of what is now Tompkins Avenue (Annual Report the Physician in Chief and Auditing Committee 1862; Leng and Davis 1930; Zavin 1981; Bergoffen 2006a).

The cornerstone for the Mariner's Family Asylum building (the building currently standing on the project site) was laid in either 1851 or 1852 (there is some dispute) and the institution began accepting residents in either 1852 or 1853, although the official dedication was not until June 9, 1855 (Leng and Davis 1930; Annual Report of the Mariner's Family Industrial Society of the Port of New York 1867). The Physician in Chief for the Seaman's Retreat noted in 1862 that:

The grounds, consisting of five acres, are highly cultivated, producing an ample supply of fruits and vegetables. The building itself is a square, brick structure five stories in height, and capable of offering a comfortable home for about 60 inmates (Annual Report the Physician in Chief and Auditing Committee 1862: 51).

Historic maps made during the 1850s show the approximate location of the new Mariner's Family Asylum building, although since Tompkins Avenue was not yet laid out, the placement of the building on these maps was not wholly accurate (Butler 1853 [Figure 5]; Walling 1859 [Figure 6]).

The Mariner's Family Industrial Society, which was the parent organization of the Mariner's Family Asylum, also made Annual Reports, some of which have survived. In 1866, the report noted that the Asylum property has:

...ample grounds, tastefully laid out with walks, ornamented with flowers and shrubbery, and a large well cultivated garden and orchard for the use of the Asylum" (Annual Report of the Mariner's Family Industrial Society of the Port of New York 1866: 12).

An image made during this period, of the eastern façade of the Mariner's Family Asylum, shows some of the landscaping described above (Figure 7). The 1874 Beers map (Figure 8), the most detailed map of the project site to date, shows that the Asylum building originally was accessed via a driveway from a roadway traversing the Seaman's Retreat property north of the project site (and which Zavín notes led to the second Seaman's Retreat cemetery to the west of Tompkins Avenue). The driveway ran along the eastern side of the project site and ended at the eastern side of the Asylum building, which was its main entrance. Tompkins Avenue (originally called Center or Centre Street) is noted on the Beers map as only "proposed." Thus, the northern and eastern sides of the Asylum building originally were its public façades, while the southern and western sides would have been the rear sides.

The 1874 Beers map also shows a small cemetery on the west side of proposed Centre Street, on land that was part of the Mariner's Family Asylum holdings, although not labeled on the map as such. This cemetery, noted in a number of the Mariner's Family Asylum Annual Reports, was specifically dedicated to burials of residents at the Mariner's Family Asylum, and was separate from the older Seaman's Retreat cemetery discussed above. The first burial in this cemetery appears to have been in 1858, and additional burials (there were usually less than ten deaths of residents each year) were made most of the following years. Bergoffen (2006a:13) notes that in 1907, 107 burials from the Mariner's Family Asylum cemetery in Stapleton were removed to the Moravian Cemetery on Staten Island, suggesting that even at the end of its use life the Mariner's Family Asylum cemetery would not have been very large, and was probably limited to an area similar in size to that shown on the 1874 Beers map. When Tompkins Avenue (then called Center or Centre Street) first was projected to run through the Mariner's Family Asylum property, Annual Reports make no mention of an impact on the Asylum's cemetery by the road cut, implying that the cemetery was still contained to an area well west of the new roadway. The cemetery very clearly never extended into the project site.

According to Annual Reports, residents of the Mariner's Family Asylum numbered about 45 or 50 through the 1860s, but decreased to about 35-40 by the 1870s. All were over 60 years old. The staff generally consisted of a matron (or directress), several assistants, and a gardener (Annual Report of the Mariner's Family Industrial Society of the Port of New York 1866, 1867, 1868, 1875). In the mid-1850s, the institution had lost its funding from the head-tax levied on seamen, and relied solely on money raised by the Mariner's Family Industrial Society. By 1875, the Mariner's Family Industrial Society had been dissolved and the corporation was then known simply as the Mariner's Family Asylum. Much of the Annual Reports during this period were devoted to detailing fundraising efforts, particularly fairs that were held annually or semi-annually, as well as long lists of donors. Sometimes the lists included articles that were donated directly to the Asylum, as well as luxury items that perhaps were then sold to raise funds. By the late 1870s funding became harder to find, and they began to charge a \$100 entry fee for new residents (Annual Report of the Mariner's Family Industrial Society of the Port of New York 1875).

The Annual Reports also provided some detail about changes to the Asylum building and grounds. In 1874 the directress (the author of the report) mentioned that she would like to make the burial ground more attractive for the husbands and sons who might visit the graves. The accounts show that a small extension to the house was built (this may be the addition on the west façade), as well as two small outbuildings. The 1876 report noted that there was a small pasturage for cows on the grounds, and a new cistern had been constructed. During this period, the reports became more strident about needing money for maintaining the home, and the difficulties of caring for the old ladies with the present circumstances. In 1881, it was reported that the barn and shed had burned down. A "caloric engine," probably used for pumping water, was purchased in the early 1880s, along with a "ventilating tube." There was much discussion about the construction of Center/Centre Street through the Asylum property in the late 1880s: a plan for the road was noted in 1886, in 1887 the report said that the road survey had been done incorrectly and so construction had still not begun, and in 1888 the report indicated that the road had been constructed, and a stone wall and fences had been built along the edge of the road. Also in 1888, the report noted that some new outbuildings had been constructed and areas of the ground (where is not specified) were graded. In 1889 water from the city main was linked to the house (provided by the "Crystal Water Co."), although there was still no city sewer hookup and a

cesspool was still in use on the property. According to Leng and Delevan (1924), sewers were not introduced on Staten Island until the 1890s.

Historic maps made during the 1880s through the twentieth century show little change to the project site over time. Other than the opening of Center/Centre Street (now Tompkins Avenue) in the late 1880s and the subsequent change of the property's entryway to that road, the project site was depicted in much the same way on every subsequent map (e.g. Beers 1887 (Figure 9); Robinson 1898 (Figure 10); Robinson 1907; Borough of Richmond 1907 (Figure 11); Bromley 1917 (Figure 12); Sanborn 1917; Sanborn 1937 (Figure 13); Sanborn 1951. Alterations and updates to the Asylum building have been made over the years, including installation of an elevator, fire escapes, sprinkler systems, and the like. For a time there was a piazza on the northern side of the building (see Figure 11), which has since been removed. Although the grounds surrounding the building are still landscaped, no gardens remain.

The Mariner's Family Asylum continued to operate through the early 1980s, although newspaper articles written at various times during the twentieth century continually lamented its lack of funding and the difficulties in meeting expenses (Staten Island Historical Society vertical files). The condition of the building and the life of the residents was recorded in annual reports throughout the twentieth century occupation (Appendix B). In 1980 the by-laws of the organization were changed to allow admittance of any retirees wishing residence, regardless of gender or affiliation with seamen. However, only a few people were interested, and in 1983, with occupancy down to only five residents, the Asylum and its property were sold to the New York Foundling Hospital, the project site's current owner (Staten Island Advance March 27, 1986).

IV. CONCLUSIONS

A. PRECONTACT SENSITIVITY AND DISTURBANCE RECORD

According to Boesch's 1994 archaeological sensitivity assessment for Staten Island, areas considered to have a high potential for precontact resources are characterized by three or more characteristics, including known precontact sites in the immediate vicinity; a nearby fresh water source; a high subsistence potential; high, level ground overlooking water; and well drained soil. The project site does have some of these characteristics, namely a landform consisting of a high, level knoll top located several blocks from the New York Bay shoreline on the east and several blocks from a former stream on the west, as well as reasonably well drained soil. However, the degree of disturbance to the original soil column across the project site is not well known (although the one soil boring located outside of the asphalt-capped areas appears to have natural soils, this only is an indication of conditions on one isolated location on the property). Therefore, HPI concludes that the project site is probably only moderately sensitive for precontact archaeological resources. If any precontact resources exist on the project site, they would likely be located in the flatter areas of the property, where there appears to have been minimal disturbance to the original ground surface (see Figure 14).

B. HISTORIC PERIOD SENSITIVITY AND DISTURBANCE RECORD

The project site appears to be highly sensitive for the recovery of nineteenth-century era resources associated with the Mariner's Family Asylum occupation of the property (see Figure 14). As noted above, the Asylum building was constructed in the early 1850s, over 35 years before the introduction of municipal water and sewer service to this area, leaving the residents to rely on private wells, cisterns, privies, and cesspools for their needs. The Annual Reports of the Asylum specifically mention use of both a cistern and a cesspool on the greater Asylum property prior to hookups to municipal water and sewer lines in the late 1880s and 1890s. The shaft feature encountered during the site inspection may in fact be the cesspool that was mentioned in the reports. It is likely that there also was a well on or near the property, as well as one or more privies prior to construction of the cesspool.

Privies, wells, and cisterns, which are often filled with contemporary refuse related to the dwellings and their occupants, can provide important stratified cultural deposits for the archaeologist and frequently provide the best remains recovered on sites. Frequently, wells or cisterns would be located in reasonably close proximity to a residence, for use in washing or cooking (additional wells and/or cisterns might be located further away from a residence for other uses, such as watering livestock). Privies often were situated further away from the residence, for sanitary purposes. Portions of these shaft features are often encountered because their deeper and therefore earlier layers remain undisturbed by subsequent construction, and in fact, construction often preserves the lower sections of the features by sealing them beneath structures and fill layers. Wells would have been excavated as far as the water table, and cisterns and privies often were

dug up to 10-15 feet below grade. Other commonly occurring but more fragile backyard remains include fence lines, paths, traces of landscaping and sheet midden scatter.

There has been disturbance to the project site for construction of the Asylum building, creation of the driveway and pathway off Tompkins Avenue, and paving of parking lots and the play area. There may also be additional, undocumented disturbance to other areas of the property. However, the presence of a seemingly natural soil column in the one soil boring located in a non-asphalt covered area of the project site suggests that there are at least some locations on the project site that have not been significantly affected by past disturbance. Additionally, the documented level of disturbance to the project site (such as the two feet of fill beneath asphalt areas) would not necessarily preclude the recovery of shaft features, and it is possible that other subsurface features, such as sheet middens or former outbuilding foundations, could be preserved as well, particularly in areas that are not paved. Historically, the southern side of the Asylum building seems to have been used for gardens or the like (on the 1907 map [Figure 11] this area is noted as a grape arbor), suggesting there may have been minimal disturbance to this area. Although the Annual Reports for the Asylum did not give any specific locations for above or below-ground structures or features within the project site, the fact that there were a number of outbuildings on the overall property suggests that remains of these structures could still exist on the project site. Because the southern and western facades of the building were historically the rear sides, it is more likely that shaft features or other types of subsurface archaeological remains associated with the Asylum would be located in these areas. The shaft feature documented in the site walkover is located near the southwestern corner of the building.

Finally, although there is nothing in the archival records to suggest that the original Seaman's Retreat cemetery, believed to have been located north of the Asylum property, extended into the project site, because the exact boundaries of the former cemetery cannot be confirmed, there is a possibility that the project site could contain human remains associated with this burial ground that were not removed or were redeposited during the reinterment process. Of note, during the 1960s human remains were found on the former Seaman's Retreat grounds (now the Bayley Seton Hospital campus), indicating that the burial removal was incomplete, at best, and human remains may still be located in the area (Bergoffen 2006a). If these remains do exist, they would likely be located on the northern side of the project site.

V. RECOMMENDATIONS

Based on the conclusions outlined above, HPI recommends that a program of Phase IB archaeological testing at certain locations within the project site, consisting of three tasks.

1. The first task would be to excavate a series of shovel tests in areas of the APE that are not presently covered by asphalt or contain steep slopes, to ascertain the integrity of the soil column (as there was only one soil boring excavated in a grassy area, which may not be indicative of conditions across the entire site) and determine the presence or absence of both possible precontact resources and nineteenth-century remains associated with the Mariner's Family Asylum occupation of the property.
2. The second task would involve using a backhoe to remove the asphalt surface and underlying fill, as well as scraping the top of the upper soil layer in non-asphalt covered areas of the APE in selected sensitive locations (to be determined based on field conditions by archaeological personnel) in order to ascertain whether any additional shaft features exist on the project site. At this time, the known shaft feature on the project site could also be examined.
3. The last task would involve possible monitoring of construction along the northern edge of the project site which abuts the Hospital parking lot. This is the Asylum land that would have bordered the Seaman's Retreat cemetery, although the precise location of the cemetery in relation to today's landscape is unknown. Albeit minimal, there is some possibility of finding human remains associated with the ca. 1831-1850 era Seaman's Retreat cemetery. A Monitoring Protocol, developed in consultation with NYSOPRHP and LPC, would establish appropriate procedures.

Last, all archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards (New York Archaeological Council 1994, NYSOPRHP 2005; LPC 2002; CEQR 2001). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

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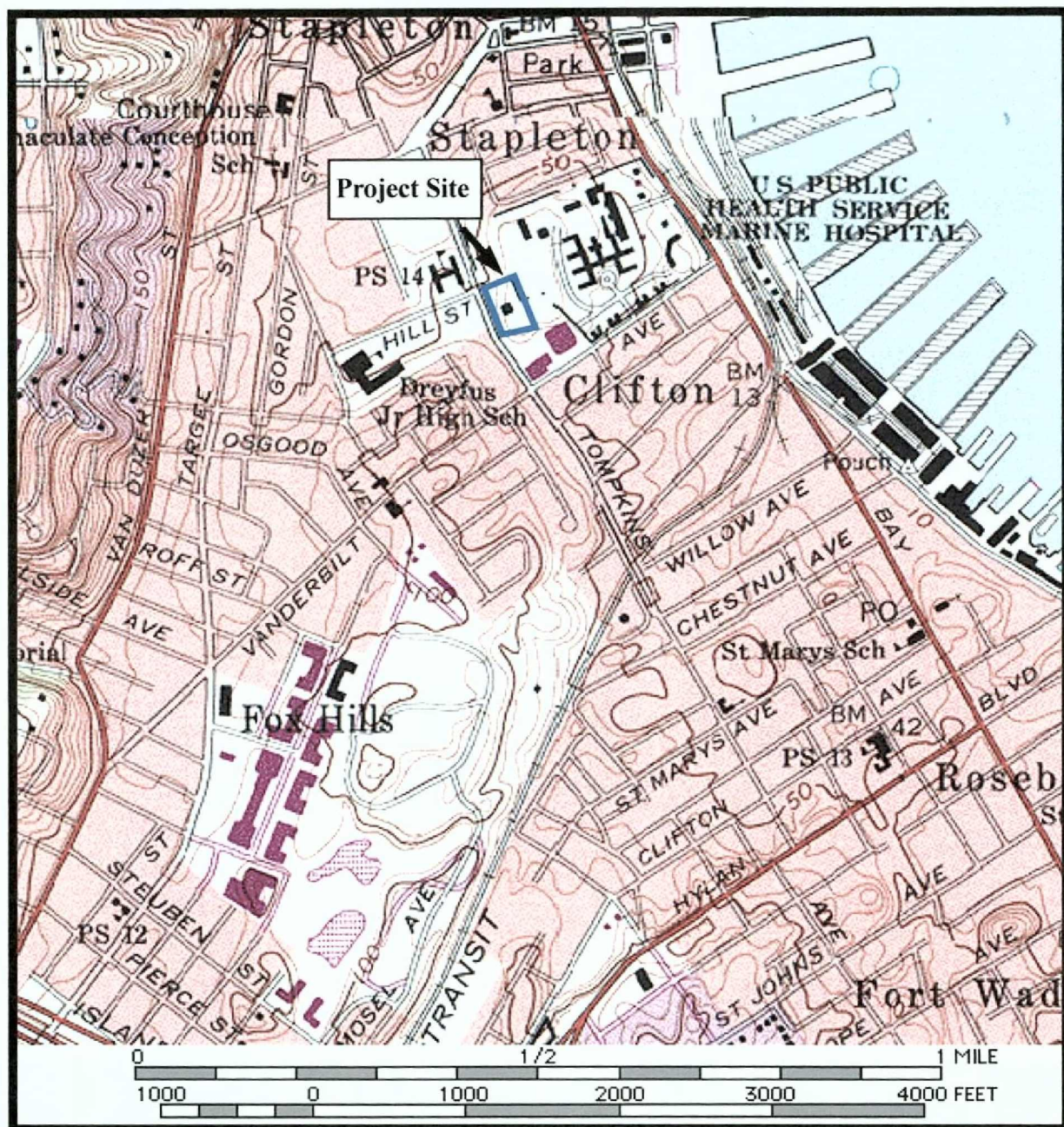
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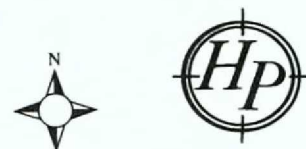
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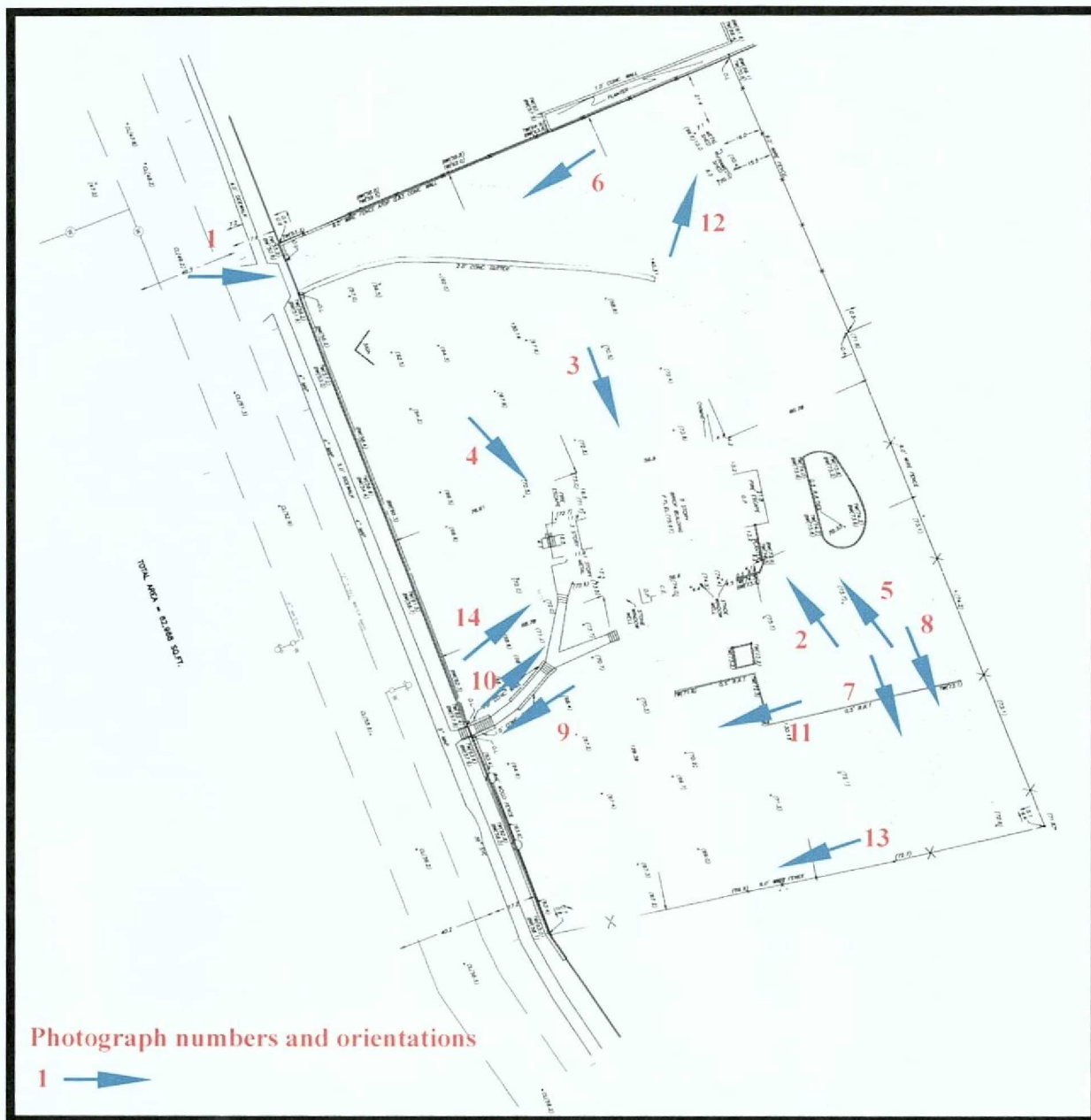
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 New York Foundling Home Project Site
 119 Tompkins Avenue, Block 534, Lot 88, Staten Island, Richmond County, NY

Figure 1: Project site on *The Narrows* and *Jersey City, N.Y.-N.J.*
 topographic quadrangles (U.S.G.S. 1981 and 1976).





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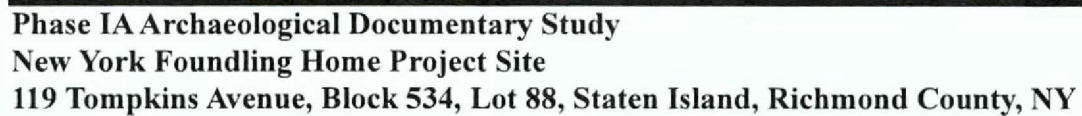
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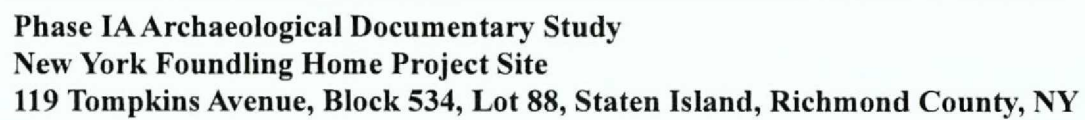
119 Tompkins Avenue, Block 534, Lot 88, Staten Island, Richmond County, NY

Figure 2: Project site and photograph locations on modern survey map (Breger Bermel Associates 2006a and HPI 2008).

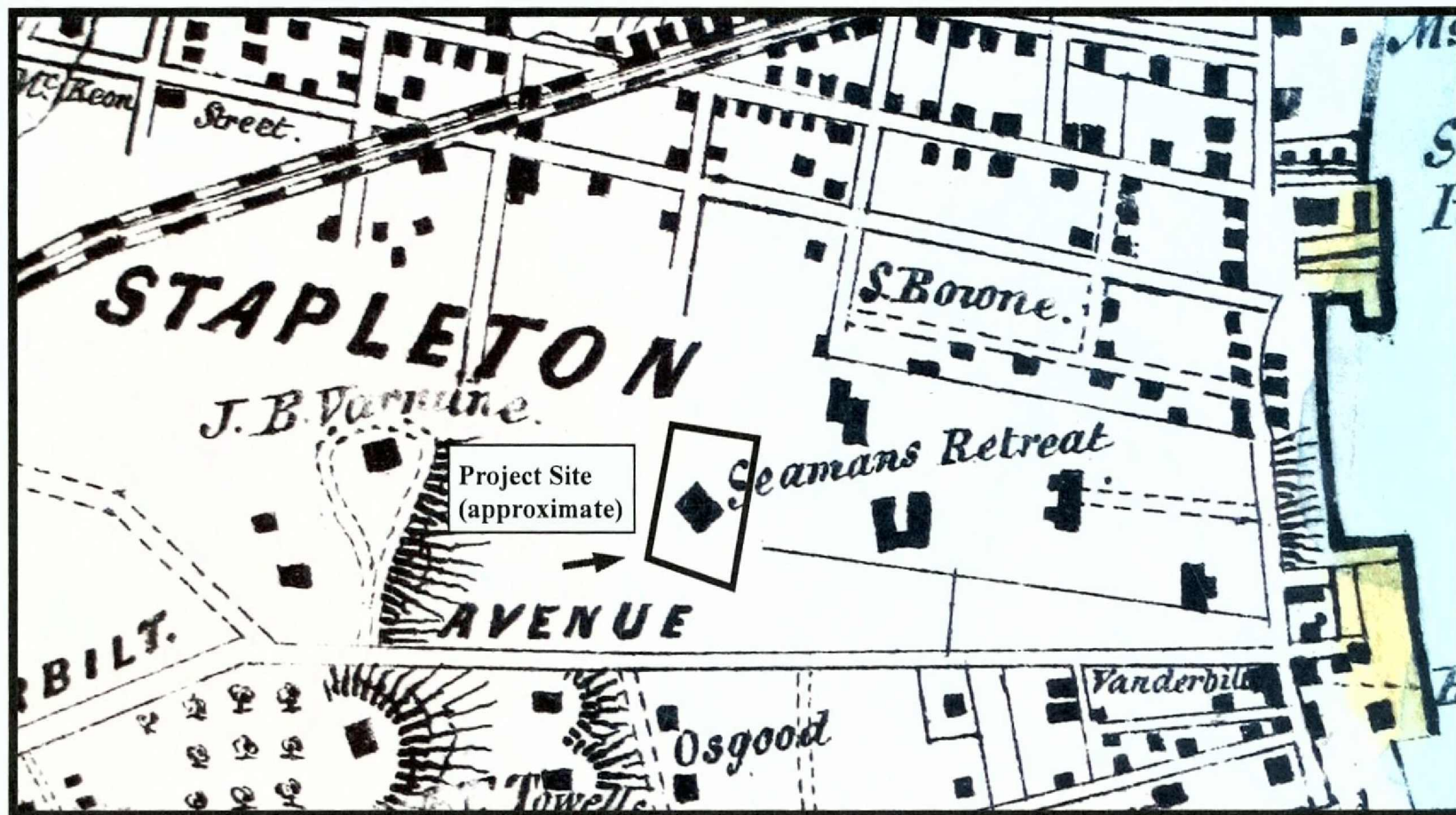
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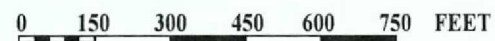


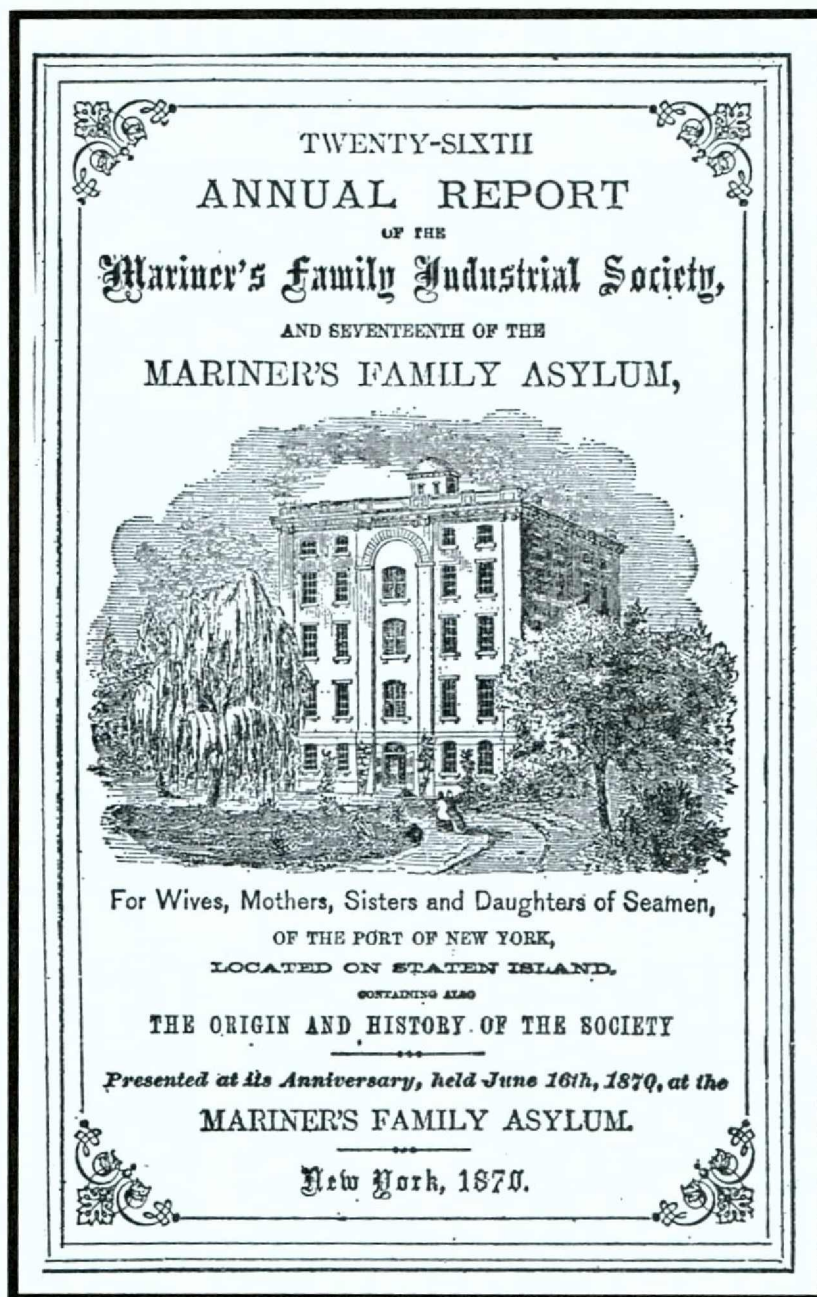
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Figure 5: Map of Staten Island or Richmond County (Butler 1853)

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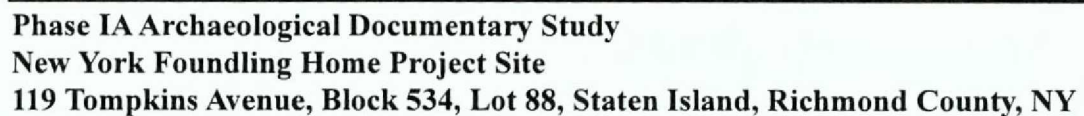




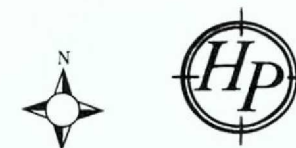
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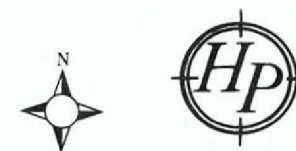
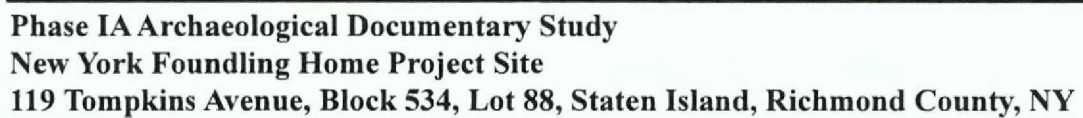
Figure 7: Image of Mariner's Family Asylum Building
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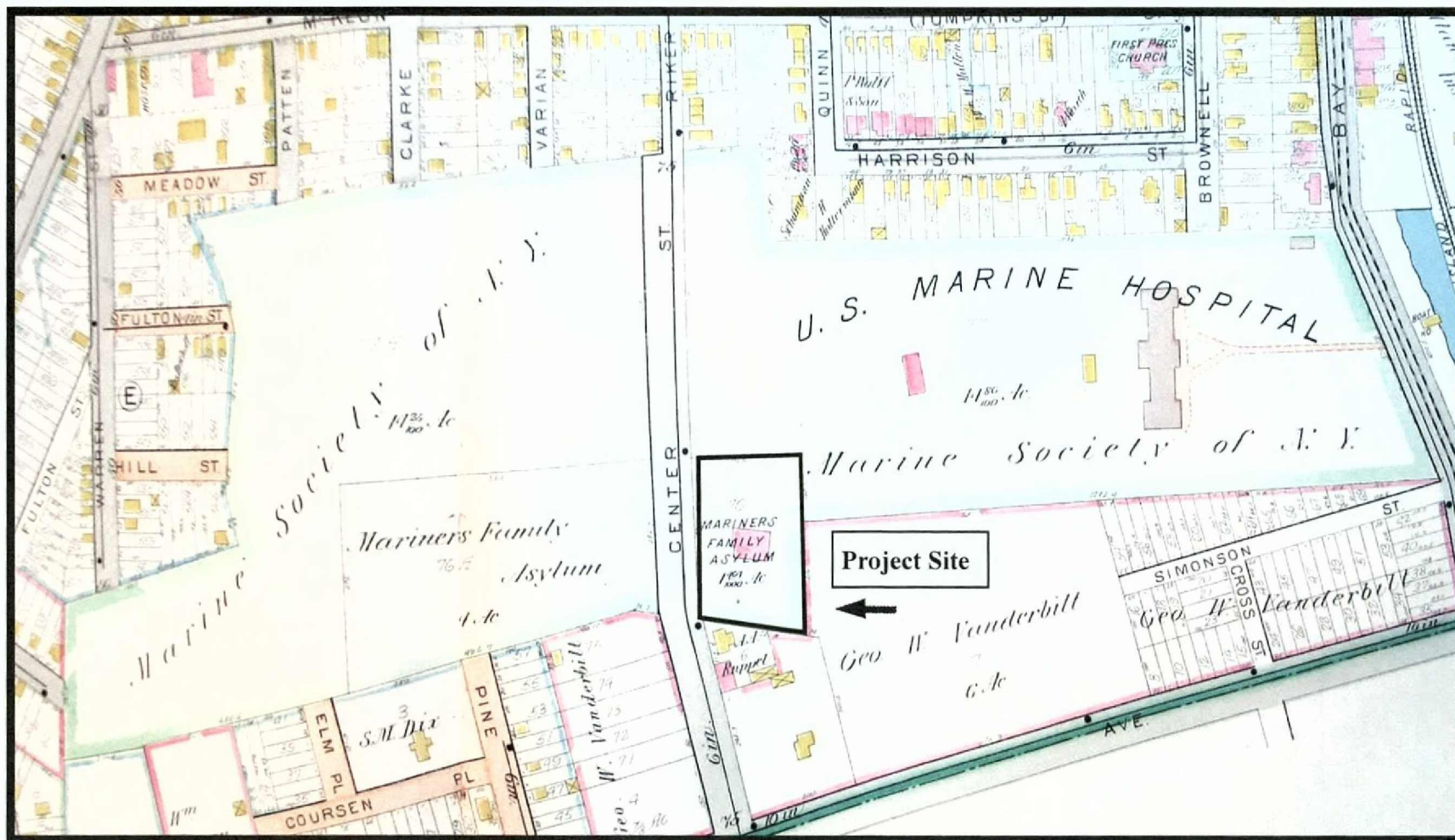




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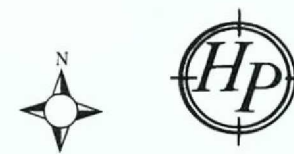


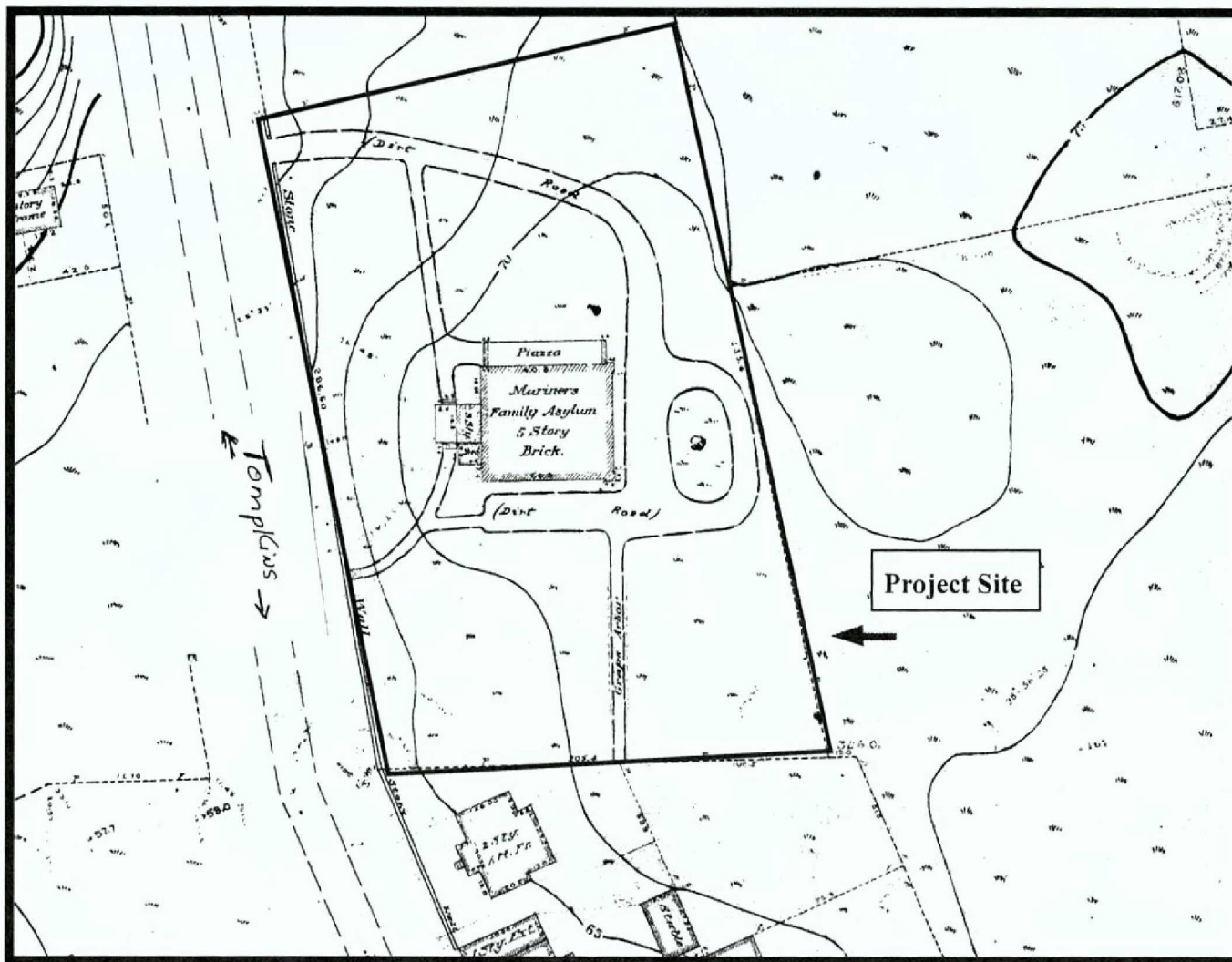


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 New York Foundling Home Project Site
 119 Tompkins Avenue, Block 534, Lot 88, Staten Island, Richmond County, NY

Figure 10: *Atlas of the Borough of Richmond, City of New York* (Robinson 1898)

0 150 300 450 600 750 FEET



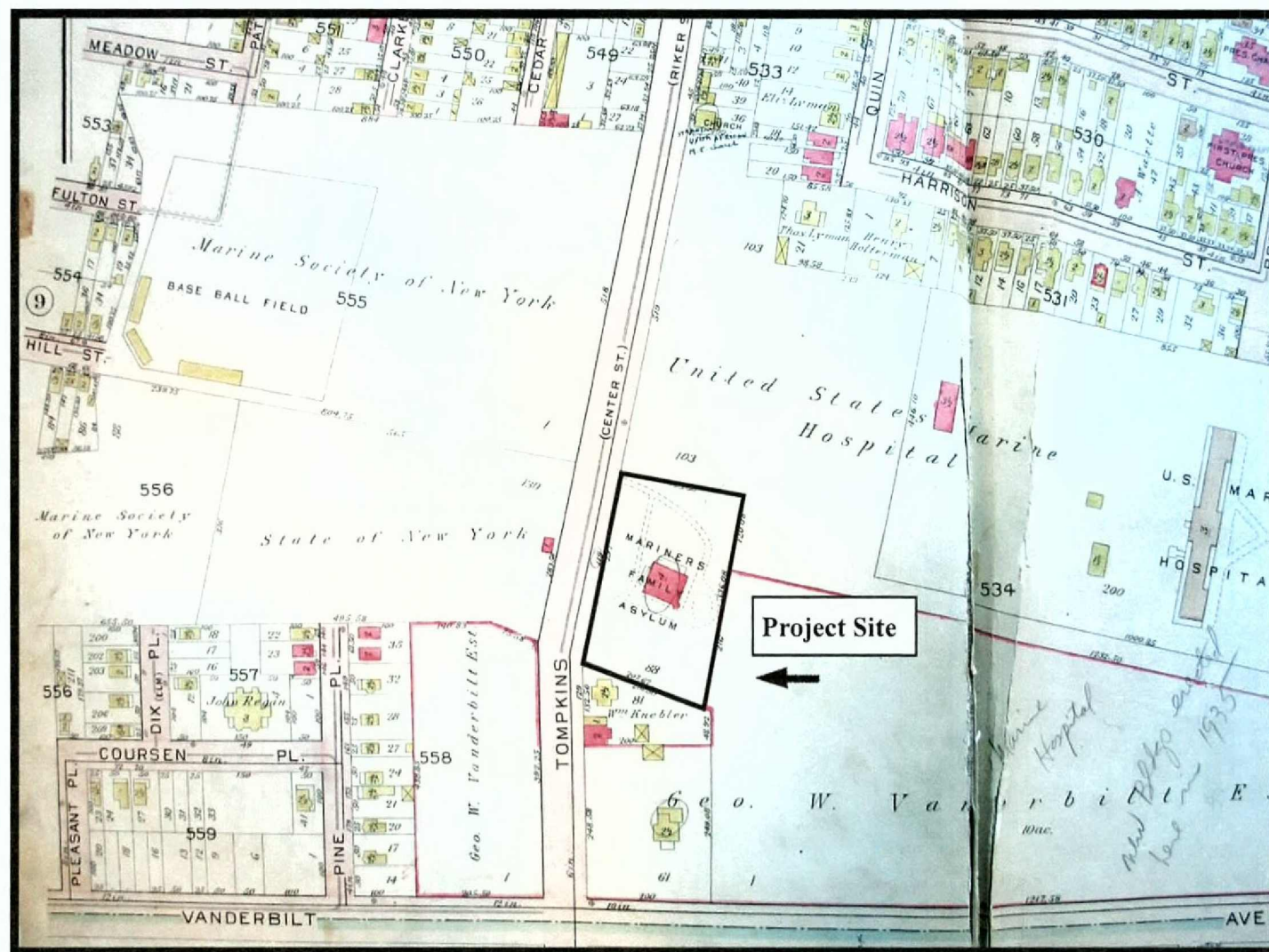


Phase IA Archaeological Documentary Study
 New York Foundling Home Project Site
 119 Tompkins Avenue, Block 534, Lot 88, Staten Island, Richmond County, NY

Figure 11: *Borough of Richmond, Topographical Survey*
 (Borough of Richmond 1907)

0 40 80 120 160 200 FEET



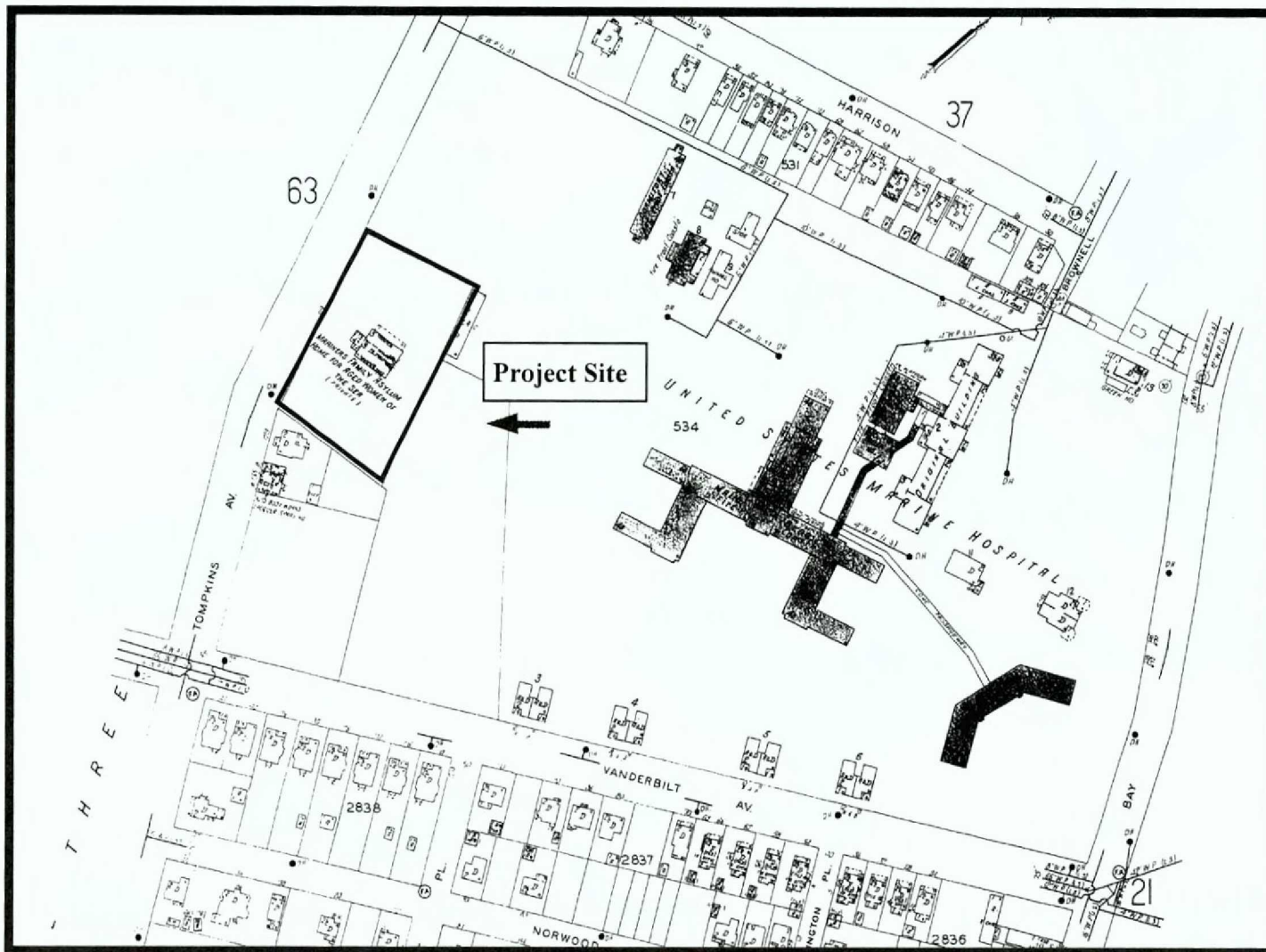


Phase IA Archaeological Documentary Study
 New York Foundling Home Project Site
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Figure 12: *Atlas of the City of New York, Borough of Richmond, Staten Island*
 (Bromley 1917)

0 150 300 450 600 750 FEET

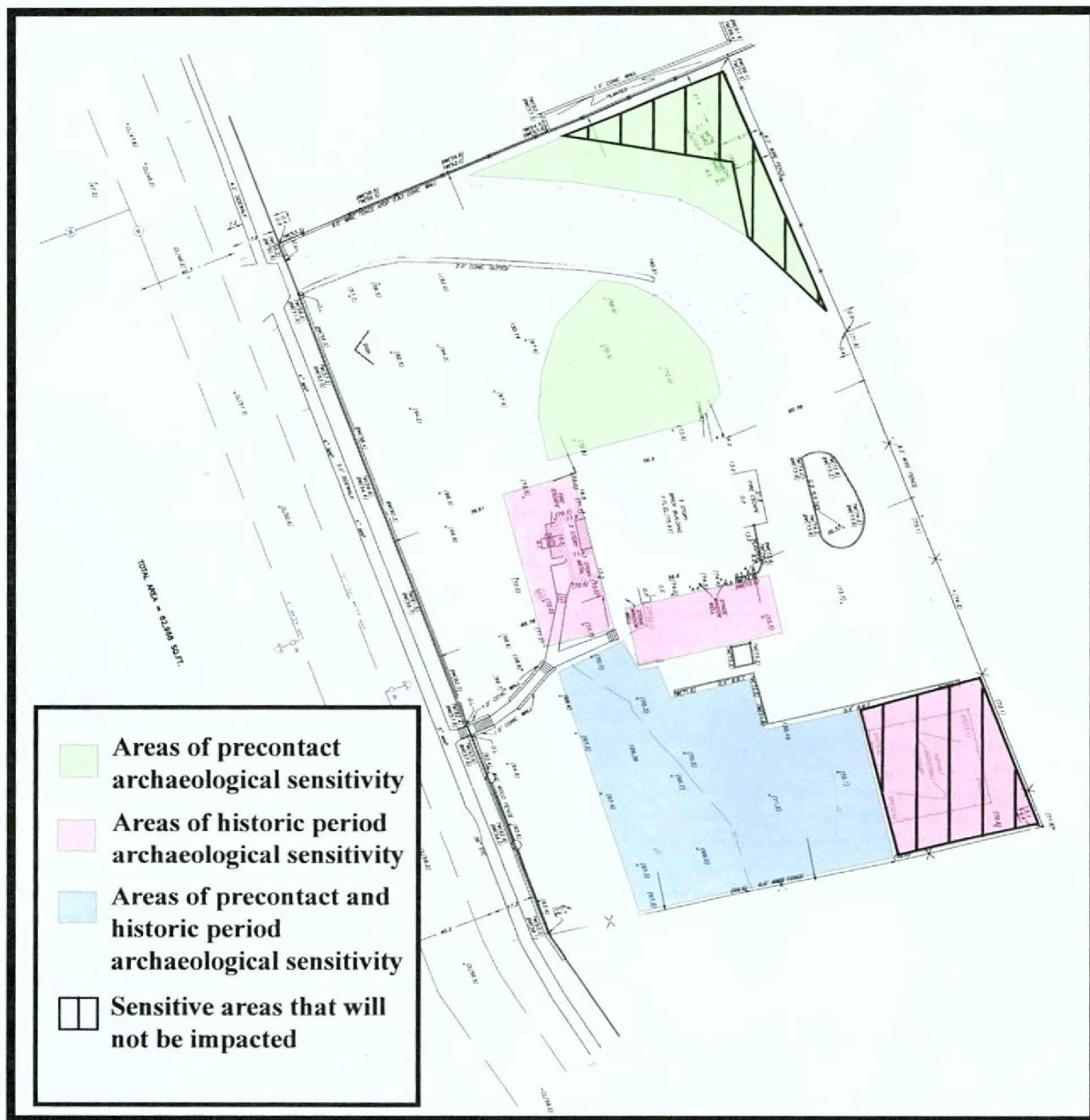




Phase IA Archaeological Documentary Study
 New York Foundling Home Project Site
 119 Tompkins Avenue, Block 534, Lot 88, Staten Island, Richmond County, NY

Figure 13: *Insurance Maps of Staten Island, New York (Sanborn 1937)*

0 150 300 450 600 750 FEET



Phase IA Archaeological Documentary Study

New York Foundling Home Project Site

119 Tompkins Avenue, Block 534, Lot 88, Staten Island, Richmond County, NY

Figure 14: Project site showing locations of archaeological sensitivity (Breger Bermel Associates 2006a and HPI 2008).



Photograph 1: Entrance to project site from Tompkins Avenue at northwest corner of property. Note stone retaining wall. View looking northeast from Tompkins Avenue.



Photograph 2: East (with fire escape) and south sides of Mariner's Family Asylum building, with asphalt parking lot in foreground. View looking northwest from interior of property.



Photograph 3: North side of Mariner's Family Asylum building. Note imprint of former piazza on bricks along ground floor. View looking southeast from interior of property.



Photograph 4: North and west (with extension) sides of Mariner's Family Asylum building. View looking southeast from interior of property.



Photograph 5: Asphalt parking area on east side of building. View looking northwest from interior of property.



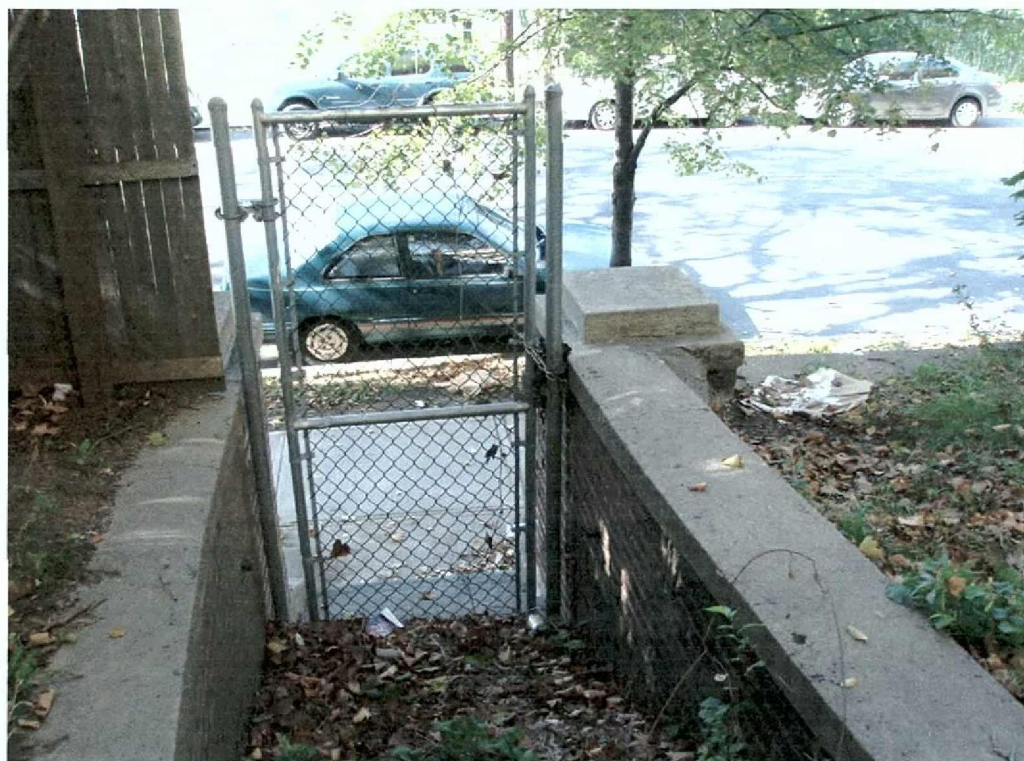
Photograph 6: Asphalt parking area on north side of building. View looking southwest towards Tompkins Avenue (in rear) from interior of property.



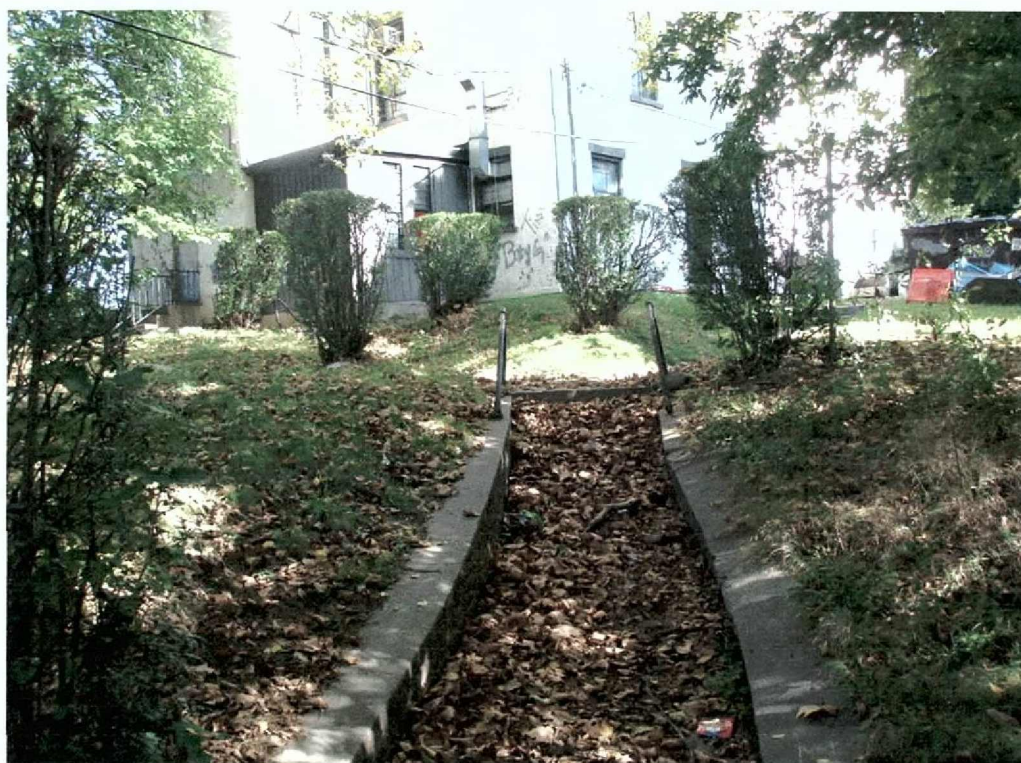
Photograph 7: Asphalt basketball court at southeast corner of project site. Chain link fence marks edge of property. View looking southeast from interior of property.



Photograph 8: Southeast corner of project site with edge of basketball court on right. Chain link fences mark edges of property. View looking southeast from interior of property.



Photograph 9: Pedestrian stairway leading down to Tompkins Avenue at southwestern side of project site. Note retaining wall along Tompkins Avenue. View looking southwest from interior of property.



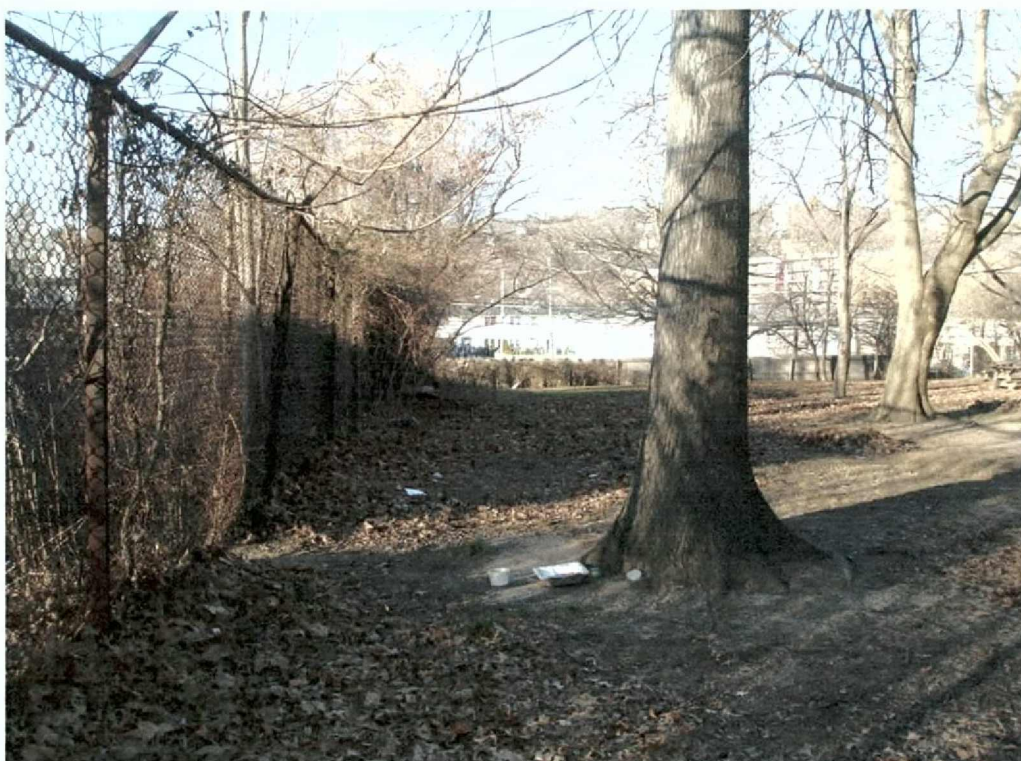
Photograph 10: Pedestrian walkway (extension of stairway in previous photograph) leading up from Tompkins Avenue at southwestern side of project site. View looking northeast from interior of property.



Photograph 11: Picnic tables on south side of southernmost parking lot. View looking southwest from interior of property.



Photograph 12: Freestanding modern sheds at northeastern corner of the property, north of parking lot. View looking northeast from interior of property.



Photograph 13: Area with grass and mature trees at southern end of project site (chain link fence on left marks property boundary). View looking southwest towards Tompkins Avenue in rear from interior of property.



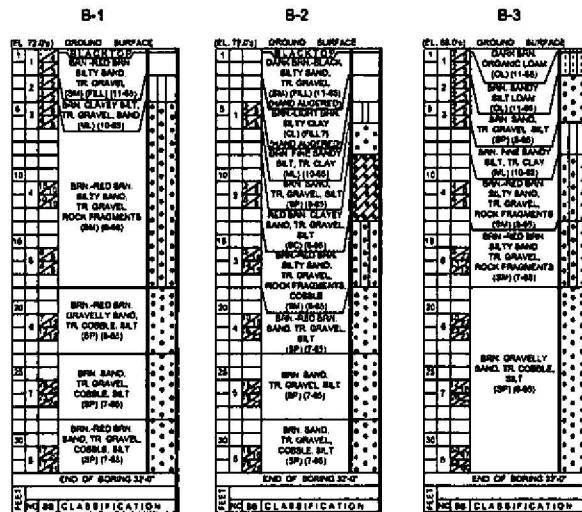
Photograph 14: Possible shaft feature (in foreground) near the southwest corner of Mariner's Family Asylum building, capped by a manhole cover. View looking northeast from interior of property.



Photograph 15: Close up of manhole cover capping possible shaft feature from previous photograph. Note bricks under cement lining.

APPENDIX A

SOIL BORINGS



NOTES

1. SOIL DESCRIPTIONS ARE BY VISUAL EXAMINATION OF SOIL SAMPLES RECOVERED DURING DRILLING OPERATIONS.
2. SOIL DESCRIPTIONS ARE IN ACCORD WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
3. NO GROUND WATER TABLE WAS ENCOUNTERED TO THE LOWEST DEPTH DRILLED.
4. SOIL STRATIFICATIONS ARE ACCURATE TO WITHIN TWO FEET VERTICALLY.
5. SOIL SAMPLES WERE OBTAINED USING A CENTRAL WIRE EQUIPMENT (CWE) AUTOMATIC STOP HAMMER.
6. ELEVATIONS SHOWN ARE REFERENCED TO SURVEY PROVIDED BY CLIENT.
7. BORINGS DRILLED IN ACCORD WITH THE NEW YORK CITY BUILDING CODE.

BORING LOCATION PLAN



TOMPKINS AVENUE

UNIFIED SOIL CLASSIFICATION		
SOIL GROUPS	TYPICAL NAMES AND SOIL SYMBOLS	
GW	WELL GRADED GRAVELS, SANDS, AND SILTS WITH LITTLE OR NO FINE	
GP	POORLY GRADED GRAVELS OR GRAVEL SAND MIXTURES	
GM	SANDY GRAVELS, GRAVELS, SANDS, SILT MIXTURES	
GC	CLAYEY GRAVELS, GRAVELS, SANDS, CLAY MIXTURES	
SW	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINE	
SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINE	
SM	SANDY SANDS, SANDS, SILT MIXTURES	
SC	CLAYEY SANDS, SANDS, CLAY MIXTURES	
ML	MODERATELY SILTY, VERY FINE SANDS, CLAYEY SILTS, SILTY PLASTICITY	
CL	MODERATE CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS	
OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
MH	MODERATE CLAYS, MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
CH	MODERATE CLAYS OF HIGH PLASTICITY, FAT CLAYS	
OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
FI	PEAT AND OTHER HIGHLY ORGANIC SOILS	

ALLOWABLE SOIL BEARING PRESSURES, N.Y.C. BLDG. CODE C28-1113		
CLASS OF MATERIALS	DESCRIPTION	ALLOWABLE BEARING PRESSURE (PSF)
1-2	HARD SOUND ROCK	80
3-4	MEDIUM HARD ROCK	40
5-6	INTERMEDIATE ROCK	20
7-8	SOFT ROCK	10
9-10	GRAVEL AND GRAVELLY SOILS (SOIL GROUPS GW, GP, GM, GC, SW, SP, SM, SC, ML, CL, OL, MH, CH, OH, FI)	3-6
11-12	CLAYS AND CLAYEY SOILS (SOIL GROUPS ML, CL, OL, MH, CH, OH, FI)	2-4
13-14	MODERATELY UNSATURATED BEARING MATERIALS	1-2
15-16	LOOSE	1-2
17-18	MODERATELY UNSATURATED BEARING MATERIALS	1-2
19-20	LOOSE	1-2

STANDARD PENETRATION TEST		
SOIL	STANDARD PENETRATION TEST	STANDARD PENETRATION TEST
LOOSE	15 OR LESS	SOFT
MEDIUM	15 TO 30	MEDIUM
DENSE	30 OR MORE	DENSE

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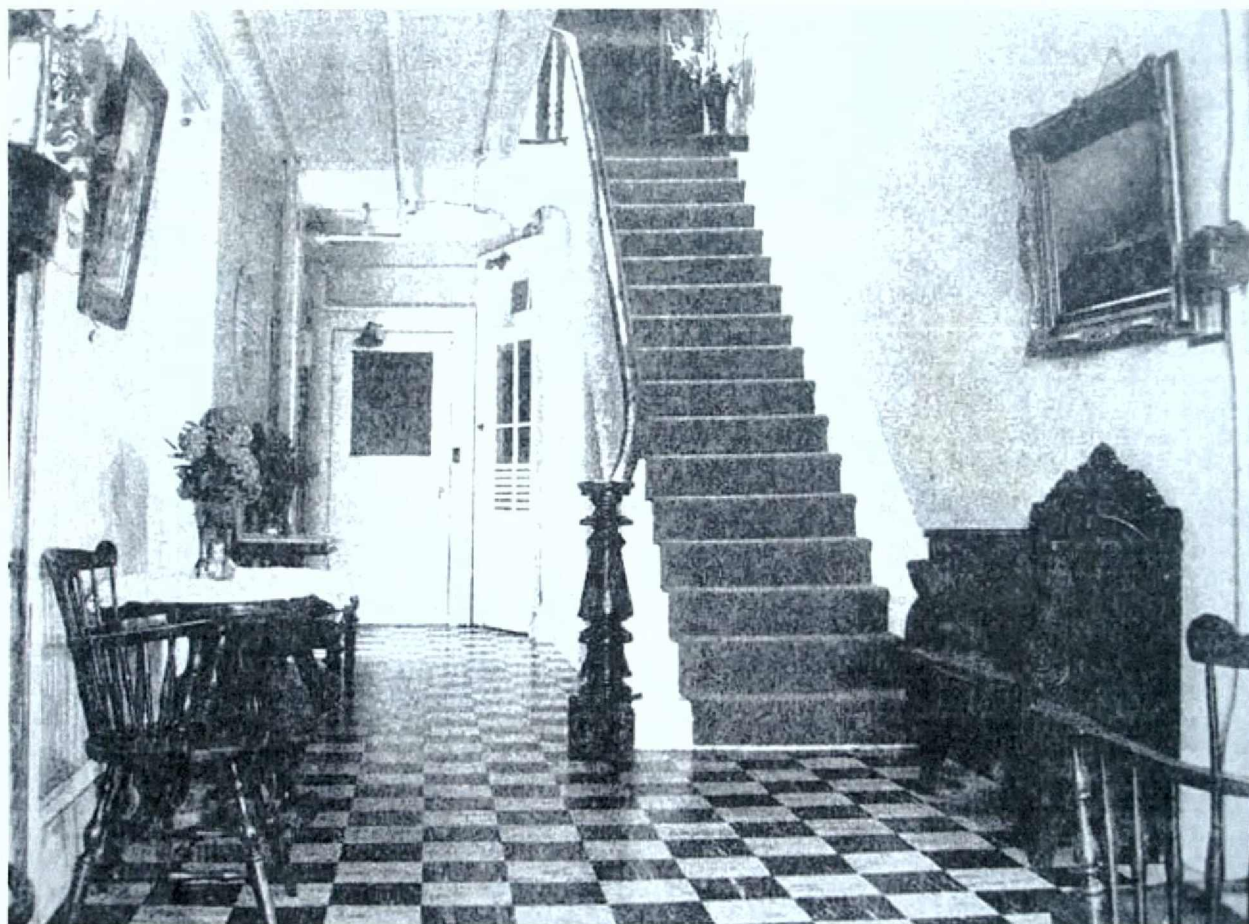
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APPENDIX B

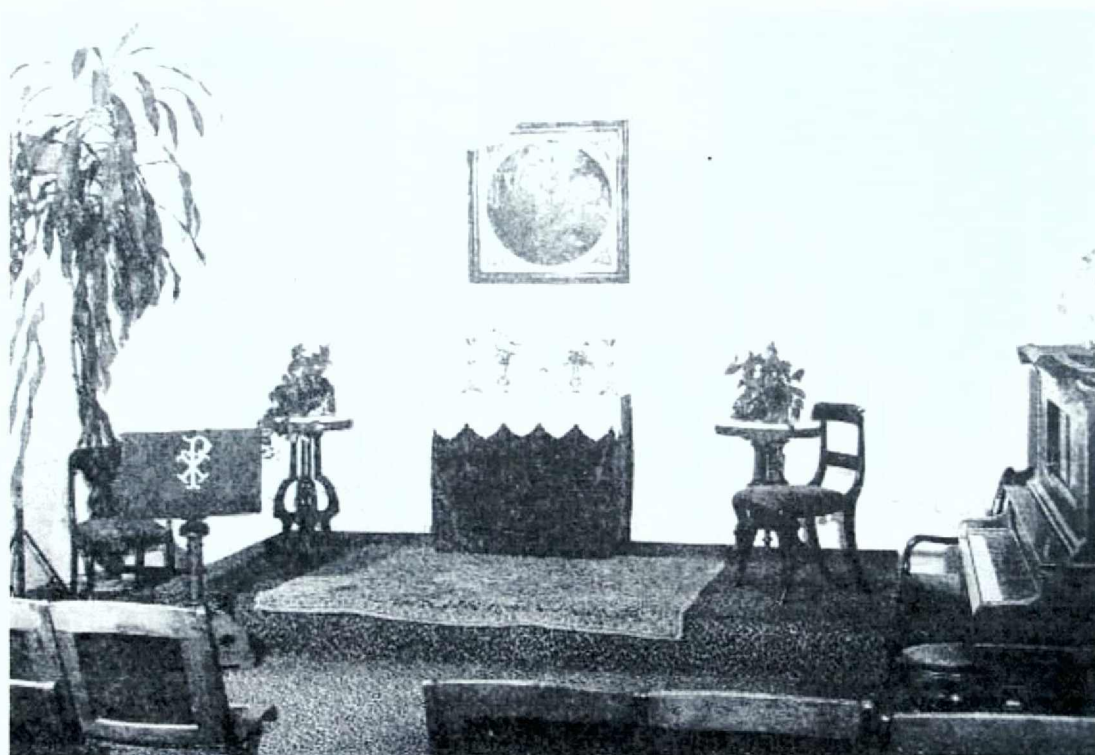
Excerpts from Annual Reports of the Mariner's Family Asylum
and
Newspaper Clipping

Staten Island Historical Society, Richmondtown Restoration

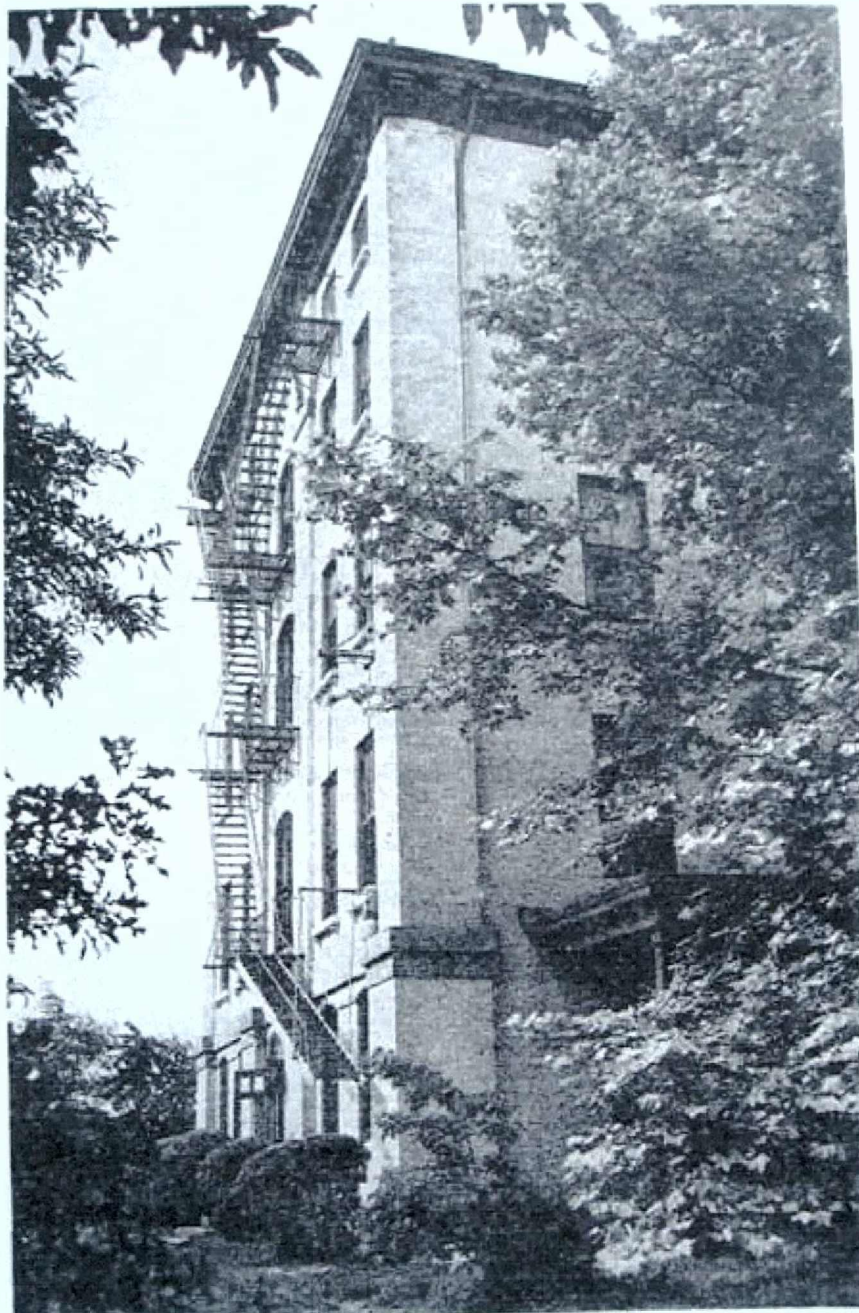


Annual Report, 1956. Foyer.

Note the small ship's bell on the right wall. It was rung to announce meal times.



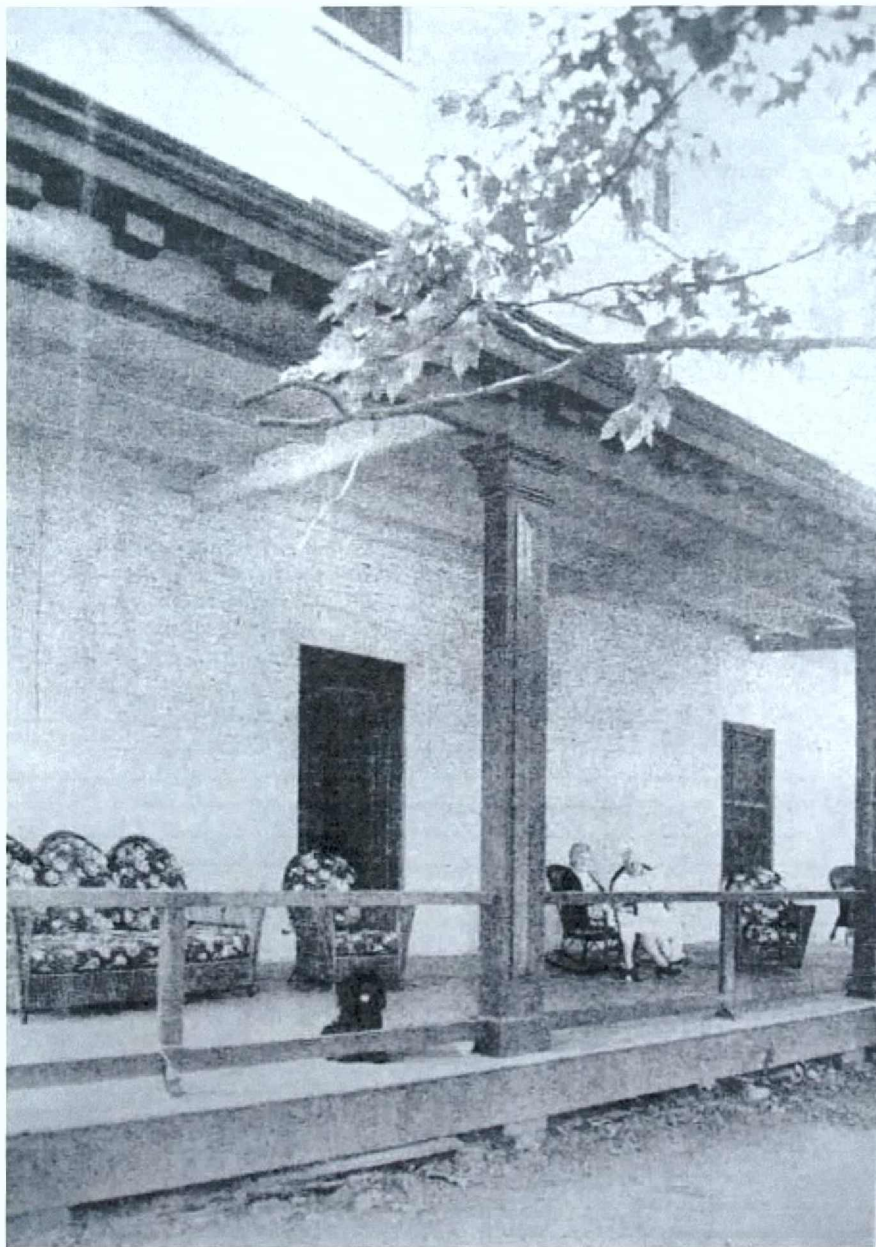
Annual Report, 1956. Chapel.



Lloyd Raymond, Photos

MARINERS' FAMILY HOME — 1854

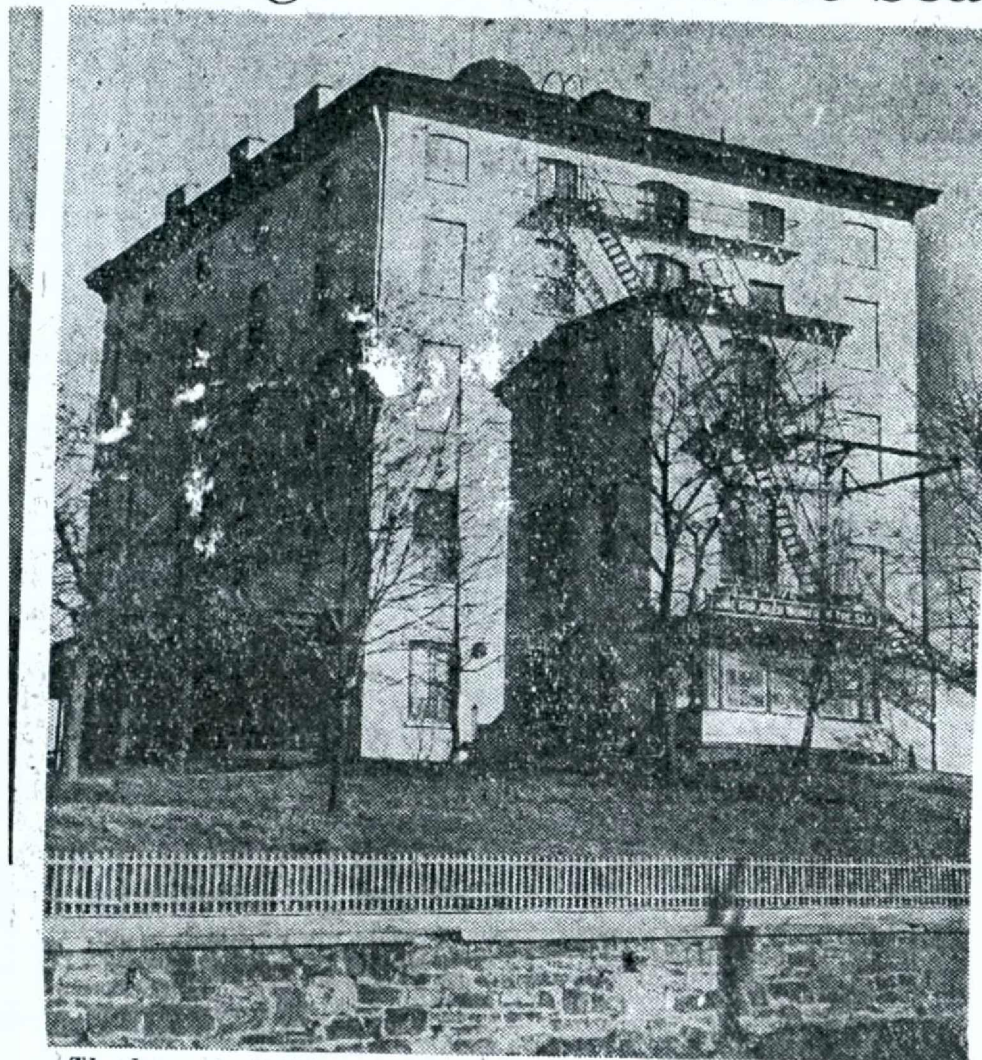
Annual Report, 1956. View north to south of east façade. Piazza on photo right.



Annual Report, 1956. Piazza, north façade.

S. SATURDAY, FEBRUARY 26, 1949

or the Aged Women of the Sea



The home in Stapleton. To qualify for admission a woman must be related to a seaman who sailed from the port of New York

Newspaper Clipping, 1949. Asylum's west façade, retaining wall along Tompkins Avenue.
Staten Island Historical Society, Vertical Files.