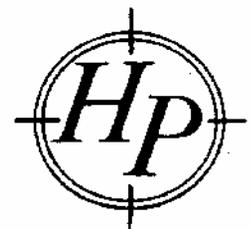


**ARCHAEOLOGICAL  
DOCUMENTARY  
STUDY**

**CROTONA PARK EAST  
/ WEST FARMS  
PROPOSED REZONING  
BRONX, NEW YORK**



**ARCHAEOLOGICAL DOCUMENTARY STUDY  
CROTONA PARK EAST / WEST FARMS  
PROPOSED REZONING  
BRONX, NEW YORK**

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**May 2010**

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## EXECUTIVE SUMMARY

Rezoning of eleven (11) blocks in the Crotona Park East / West Farms neighborhoods of the Bronx, immediately west of the Bronx River (the Crotona Park East / West Farms Rezoning) has been proposed. The proposed rezoning area is generally bounded by Freeman Street to the south, the mid-block between Longfellow and Boone Avenues to the west, Boston Road to the north and West Farms Road to the east. An initial review by the New York City Landmarks Preservation Commission (LPC) concluded that portions of the rezoning area may be potentially sensitive for 19<sup>th</sup> century cemetery and residential remains (LPC Environmental Review 2/9/2009). This Archaeological Documentary Study addresses the potential archaeological sensitivity of the specific lots identified by LPC as potentially sensitive for these resource types. These city Blocks and Lots are:

- Block 3016: Lots 60 and 66;
- Block 3015: Lot 87;
- Block 3014: Lots 9 and 15;
- Block 3013: Lots 31, 35, and 37; and,
- Block 3009: Lots 38 and 44.

Extensive documentary research was conducted, and numerous historical maps and atlases were consulted. This comprehensive review of each of the project Blocks and Lots found that most lots did not retain their initial configuration and were modified in size and shape due to the late 19<sup>th</sup> century implementation of the street grid, and the ca.1960s widening of West Farms Road and construction of the Sheridan Expressway. Tax maps provided illustrative details of these changes, and allowed the APE to be sited more accurately on the historical landscape. Regardless, following the APE lot boundaries through time, particularly on Blocks 3014 and 3013, was difficult due, in part, to the initial proposal for the location of the street grid (ca.1893), and its subsequent placement in a slightly different configuration (ca.1896).

Establishing site occupational episodes was problematic in that directories for this portion of the Bronx were not available or not detailed enough to provide street addresses. A number of city directories were reviewed from both the pre-1874 era when the APE was part of Westchester County and after 1874 when the APE was part of the City of New York. However, none of the pre-1874 directories contained residential listings for West Farms, and the business listings did not indicate locations other than street names. Even after 1874, West Farms residents were rarely included; for those few names that were listed directories generally only noted that they lived in “West Farms” and did not give a street or address. Furthermore, available census records did not provide street addresses prior to 1880. Therefore, many of the lots that were identified as potentially sensitive for shaft features from the mid-19<sup>th</sup> century through ca.1893 (when municipal water was available), were not able to be tied to specific individuals, long-term residents, or affinity groups. These lots were not recommended for further archaeological study.

The following table summarizes the areas of archaeological potential in the APE that are recommended for archaeological field testing:

**Archaeologically Sensitive Lots Recommended for Archaeological Field Testing, Croton Park East Rezoning APE**

MODERN BLOCK/LOT #	HISTORIC LOT #	SENSITIVITY	DATE RANGE	LOCATION ON HISTORIC LOT
<b>B 3016, L 60</b>	60	Church: Possible Undocumented burial vaults; Shaft features	1847- ca.1896	Vaults – center of lot; Shafts – west end of lot.
	64	Parish House/School shaft features	1851-1893	West end of lot.
<b>B 3015, L 87</b>	87	Residential shaft features	c.1851-1893	Center of lot.
<b>B 3014, L 9</b>	1	Hedger-Edwards Cemetery DRC <sup>1</sup> Cemetery	1769-? 1845-1891	East half of lot. West half of lot.
	8, 9	DRC Cemetery	1845-1891	Southeastern portion of each lot.
	42, 51	Residential shaft features  Possible burials outside of mapped DRC Cemetery bounds	c.1850-1983  1845-1891	Western ¾ of each lot.  Western edge of each lot.
<b>B 3014, L 15</b>	25, 27	Residential shaft features	c.1845-1905	Western ¾ of each lot.
<b>B 3013, L 35*</b>	36	DRC Cemetery	1845-1891	Entire lot.
<b>B 3009, L 38</b>	43	Possible burials outside of mapped DRC Cemetery bounds	1845-1891	Southeastern edge of lot.
<b>B 3009, L 44</b>	44	DRC Cemetery	1845-1891	Eastern half of lot.

\* Monitoring recommended at time of demolition only.

For lots that are potentially sensitive for non-burial resources, HPI recommends archaeological testing if they will be affected by subsurface excavation for any proposed development project. Such testing would consist of backhoe trenching to discern the locations of any shaft features such as privies or cesspools, at precise locations to be determined based on field conditions by archaeological personnel. All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards (LPC 2002). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

In addition, despite the documented removal of some burials from the Dutch Reformed Church and Hedger-Edwards cemeteries, there is a potential for human remains to be extant on Block 3014, Lot 9 (historic Lots 1, 8, 9, 41, 42, and 51), Block 3013, Lot 35, Block 3009, Lot 44, and Block 3009 Lot 38 (historic Lot 43). Since mapped boundaries of cemeteries are not always exact, and bodies were known to be buried outside demarcated boundaries, it must be assumed that a slightly greater area in the APE is potentially sensitive for burials. This would include the location of adjacent lots as well as sidewalks and streetbeds. In addition, there is also a possibility that there may be undocumented burial vaults below the former site of the Grace Episcopal Church on Block 3016, Lot 60.

<sup>1</sup> First Protestant Dutch Reformed Church (DRC) Cemetery.

Due to the possibility that human remains from the Hedger-Edwards family plot (1769-?), and the First Reformed Protestant Dutch Church cemetery (1845-1891) may be extant within Blocks 3014, 3013, and 3009 within the APE (as well as beneath adjoining sidewalks and streetbeds), and there is the possibility that there may be undocumented burial vaults on Block 3016, Lot 60, these areas should be considered highly sensitive. Since site avoidance is not possible due to rezoning imperatives, then any potential impacts to these locations would first require archaeological field testing. This would entail developing a testing protocol that would include more detailed mapping of sensitive areas, and specific provisions for the proper handling of human remains. Such a protocol must be reviewed and accepted by LPC prior to the commencement of any subsurface disturbance.

Descendant communities have been thoroughly researched. As would be established in a testing protocol, consultations with actual descendants, to the extent possible, would take place prior to fieldwork. Some Hedger-Edwards descendant names are known from 1951, although presumably many of these people would no longer be alive and themselves would have descendants. Other names of individuals buried or once buried in the Dutch Reformed Church cemetery are known as well, although their descendants are not known. These names are included in Appendix D. One descendant of the Hedger-Edwards family has been identified through Ancestry.com.

Legal notices, complying with LPC guidelines and all applicable laws, will be placed in area newspapers approximately six (6) months prior to the commencement of field testing to attempt to locate additional descendants. Copies of the notices will be provided to LPC. Consultations will be taken regarding the treatment and re-interment of any uncovered human remains with identified descendants. If descendants refuse consultation, any uncovered human remains will be re-interred in compliance with LPC guidelines and all applicable laws and as otherwise set forth in the testing protocol.

## I. INTRODUCTION

Rezoning of eleven (11) blocks in the Crotona Park East / West Farms neighborhoods of the Bronx, immediately west of the Bronx River (the Crotona Park East / West Farms Rezoning) has been proposed. The proposed rezoning area is generally bounded by Freeman Street to the south, the mid-block between Longfellow and Boone Avenues to the west, Boston Road to the north and West Farms Road to the east. (Figures 1 through 3) An initial review by the New York City Landmarks Preservation Commission (LPC) concluded that portions of the rezoning area may be potentially sensitive for 19<sup>th</sup> century cemetery and residential remains (LPC Environmental Review 2/9/2009). This Archaeological Documentary Study addresses the potential archaeological sensitivity of the specific lots identified by LPC as potentially sensitive for these resource types (Figures 2 and 3). These city Blocks and Lots are:

- Block 3016: Lots 60 and 66;
- Block 3015: Lot 87;
- Block 3014: Lots 9 and 15;
- Block 3013: Lots 31, 35, and 37; and,
- Block 3009: Lots 38 and 44.

This Archaeological Documentary Study addresses the potential archaeological sensitivity of the Crotona Park East / West Farms project site for the resource types noted by LPC: 19<sup>th</sup> century cemeteries and residential occupation. According to Section 311/Archaeological Resources in the City Environmental Quality Review *Technical Manual* (2001), “the area of subsurface work of the proposed action is considered the impact area” and is referred to as the Area of Potential Effect (APE). Archaeological studies for LPC review must consider the context of a larger, cultural region but the impact analysis focuses only on the APE. For this study, the APE is defined as the boundaries of the modern block and lot numbers identified by LPC.

## II. METHODOLOGY

As noted above, the Archaeological Documentary Study, as clarified by the LPC guidelines (2002), will only address those blocks and lots within the proposed Rezoning area that were identified as potentially sensitive for historical archeological resources; the APE. Furthermore, the APE was only identified as potentially sensitive for cemetery and historical residential resources, so research was not undertaken for precontact potential.

Sufficient information was gathered for the APE lots to assess the subsurface disturbance record, both horizontally and vertically, and to establish the potential for 19<sup>th</sup> century archaeological residential and cemetery resources. Prior archaeological studies and surveys that were undertaken for areas either within or directly adjacent to the current project site provided an invaluable data base from which to complete the current assessment. These included the New Horizons Development project between East 174<sup>th</sup> and 176<sup>th</sup> Streets and Boone and Vyse Avenues (HPI 1997), and the Bronx River Pedestrian Greenway project (HPI 2005 and 2008).

This documentary study, which also entails a cartographic analysis of the APE through time, is designed to determine areas of 19<sup>th</sup> century archaeological sensitivity as well as areas unlikely to

contain archaeological deposits due to prior disturbance from building development. To accomplish this, a conservative and phased approach was taken. This approach relies on a series of tasks to identify which – if any – of the project lots would require invasive testing to satisfy the applicable environmental review regulations.

*Task 1:*

Primary source material, which establishes a site-specific framework in which to assess the APE, was reviewed to identify historic land use through time. A review of historical maps and atlases was undertaken to specifically identify where potential resources may have once been located. Subsequently, available soil boring logs and the results of previously completed environmental studies provided subsurface data on individual lots, and helped to identify those that could be precluded some from further archaeological investigation due to disturbance. Borings also identified areas of shallow bedrock that would potentially eliminate archaeological sensitivity.

Establishing the first year of municipal water and sewer connections for the project area was then undertaken in order to eliminate from further consideration any subsequent, post-installation residential use. West Farms did not begin to receive piped city water until the 1890s (e.g. Bromley 1893), or municipal sewers until between 1905 and 1911 (DOB Records). Based on these dates it appears that any shaft features such as wells, cisterns, cesspools, and privies within the APE may have been used through the end of the 19<sup>th</sup> century, if not later. Thus, occupation research concentrated on the period ending in about 1900-1910.

*Task 2:*

In order to place the project parcel in a broader historical context, local and regional histories were reviewed. Previously completed research on the development of West Farms and the surrounding neighborhood were also examined.

*Task 3:*

Paralleling research to determine which of the APE lots were undisturbed, research was undertaken to determine the likelihood that resources are extant, having survived the normal destructive forces of urban development. Episodes of late 19<sup>th</sup> and 20<sup>th</sup> century construction and road regulating were reviewed. Documentation on the realignment of West Farms Road and cross streets was sought in order to document prior disturbances in the vicinity of the project lots.

Late 19<sup>th</sup> century atlases and Sanborn Fire Insurance Maps were reviewed to establish construction episodes, building heights, and the presence of basements, which are indicators of subsurface disturbance. Cartographic comparisons were critical in demonstrating elevation changes over the last 100 years. The construction history of the APE lots was also researched through the files at the Bronx Buildings Department, and through BIS on the Web. Verifiably disturbed areas were eliminated from further archaeological consideration.

For those lots that appeared to have remained undisturbed and for which there was development that predated sewer and water, deed research was undertaken to establish historical lot boundaries and ownership. Tax and census research was then completed for pertinent lots.

*Task 4:*

A walkover survey of the parcels and a photographic record of the current conditions were completed on April 12 and 17, 2009. A subsequent field visit was made on April 27, 2010 to the lots on Block 3013 in order to view the interior of the buildings. Anomalies and areas of obvious ground disturbance were noted.

*Task 5:*

To augment the records research described above and if appropriate, interviews were conducted with individuals knowledgeable in local history.

*Task 6:*

HPI's research identified three links to possible interments within the APE: the original location of the Grace Episcopal Church on Block 3016, the First Protestant Dutch Reformed Church Cemetery on Blocks 3009, 3013, and 3014, and the Hedger-Edwards family plot on Block 3014. As per LPC request, descendant communities associated with these three locations have been thoroughly researched.

Preparation of this study involved using documentary, cartographic, and archival resources. Repositories visited (either in person or by using their on-line electronic resources) or contacted included the New York City Municipal Archives; the Bronx Division of the New York City Register; the Westchester County Clerk's office; the Bronx Division of the New York City Department of Buildings; the New York Public Library; the New-York Historical Society; the Bronx County Historical Society and Archives; the Westchester County Historical Society and Archives; the Bronx Bureau of Topography; the Reformed Church Archives; the Episcopal Diocese of New York Archives; Grace Episcopal Church of West Farms; Woodlawn Cemetery; Kensico Cemetery; the LPC; and the library of HPI, and the New York City Department of Design and Construction (DDC). Stantec provided current site data, previously completed hazardous materials studies, and various site maps.

The following specific resources were consulted:

- Historic maps were reviewed at the Map Division of 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.
- Deeds and other land records were reviewed at the Bronx Division of the New York City Register and at the Westchester County Clerk's office. Those through ca. 1900 are included in Appendix A.
- Assessment of Real Estate Records dating from 1874-1896 (also referred to as tax assessment records), were reviewed at the New York City Municipal Archives. Of note, the Municipal Archives "Old Town Records" collection, which contains some tax records for boroughs prior to incorporation into New York City, did not contain any tax records for West Farms. One West Farms tax assessment, from 1857, was found at the New-York Historical Society, although this record listed residents alphabetically rather than by

location, and therefore was only nominally useful. Pertinent data are included in Appendix A.

- Federal census records, available electronically, were reviewed on ancestry.com, and the data are included in Appendix A. No 19<sup>th</sup>-century New York State census records were made for Westchester County or the Bronx. The 1890 New York City Police Census also did not cover this area.
- A number of city directories were reviewed at the New York Public Library, the New-York Historical Society, and on ancestry.com, from both the pre-1874 era when the APE was part of Westchester County and after 1874 when the APE was part of Manhattan. However, none of the pre-1874 directories contained residential listings for West Farms, and the business listings did not indicate locations other than street names. Even after 1874, West Farms residents were rarely included; for those few names that were listed directories generally only noted that they lived in “West Farms” and did not give a street or address. As such, city directories were virtually useless for this study.
- Block and lot folders for the APE lots were reviewed at the Bronx Division of the New York City Department of Buildings. A summary of this information is included as Appendix B, and specific data for Block 3014 is reproduced in Appendix C.
- Damage maps from the mid-1890s, when the original city grid was laid out, as well as street grade change maps, were obtained from the Bureau of Topography.
- Tax maps, which illustrated the evolution of the lots from 1899-present, were obtained at the Tax Map Unit at the Bronx Finance Business Center.
- Vertical files and photographic files pertaining to the APE were reviewed at the Bronx Historical Society.
- Various primary and secondary sources pertaining to West Farms and the APE were reviewed at the New York Public Library, the New-York Historical Society, the Bronx Historical Society, and using online resources.
- Soil borings from previously completed Hazardous Materials studies were reviewed. A FOIL request was submitted to the NYCDDC, but a response indicated that it would be three to four months before they could seek any subsurface conditions information in their files (Matthew Monahan, DDC 4/16/2009).
- The historical *New York Times* and *New York Tribune* databases were reviewed for pertinent information about the APE.
- Information about the Grace Episcopal Church, the Reformed Dutch Church Cemetery, the Hedger-Edwards family cemetery, and the history of the West Farms community was found at various on-line sites, in the historical *New York Times* and *New York Tribune* databases, at the Bronx Historical Society, and at the New-York Historical Society.
- Grace Episcopal Church was contacted for historical records. The church responded that there had been a fire in 1993 that destroyed all of these records (Vicar Canon Percy Brathwaite, personal communication, January 26, 2010).
- The Episcopal Diocese of New York was contacted for historical records concerning Grace Episcopal Church. The Diocese responded that none of their records pertain to 19<sup>th</sup>-century use of the property in the APE (Wayne Kempton, personal communication January 20 and 21, 2010).
- The Reformed Church of America Archives in New Brunswick, New Jersey were visited and considerable information was copied from their files concerning the Dutch Reformed Church cemetery (see Appendix D and Appendix E).

- Woodlawn Cemetery was contacted to determine if any burials from the Dutch Reformed Church cemetery in the APE had been moved there as numerous secondary sources suggested. Staff at Woodlawn Cemetery reviewed reinterment records from 1894-1910 and provided HPI with a list of more than 120 individuals who had been moved (see Appendix D). It is possible that additional individuals were reburied at Woodlawn or other local cemeteries in subsequent years.
- Kensico Cemetery also was contacted to determine whether any burials from the Dutch Reformed Church cemetery and the Hedger-Edwards cemetery in the APE had been moved there, as a court case pertaining to a land partition of the Hedger-Edwards cemetery mentioned that some bodies had been transferred there. According to Judy Mitchell, Archivist at Kensico Cemetery, no names associated with either the Dutch Reformed Church or the Hedger-Edwards cemetery could be found (Judy Mitchell, personal communication, February 4, 2010).
- A sample of death ledger records was reviewed at the New York City Municipal Archives (which are indexed for the Bronx from 1874-1898 as part of Manhattan) to see whether interments were listed for the Dutch Reformed Church of West Farms. These ledgers did not distinguish between the two cemeteries in West Farms (the other was the Beck Memorial Presbyterian Church Cemetery), making data problematic.

### **III. ENVIRONMENTAL/PHYSICAL SETTING**

#### **A. CURRENT CONDITIONS**

The project site is generally bounded by Freeman Street to the south, the mid-block between Longfellow and Boone Avenues to the west, Boston Road to the north and West Farms Road to the east. From north to south the APE lots include the following (see Figures 2 and 3):

- Block 3016: Lots 60 and 66. Block 3016 is bounded by West Farms Road on the east, Rodman Place to the south, Longfellow Avenue to the west, and Boston Road to the north;
- Block 3015: Lot 87. Block 3015 is bounded by West Farms Road on the east, East 174<sup>th</sup> Street on the south, Boone Avenue on the west, and a ramp between the Sheridan and Cross Bronx Expressways to the north;
- Block 3014: Lots 9 and 15. Block 3014 is bounded by West Farms Road to the east, East 172<sup>nd</sup> Street to the south, Boone Avenue to the west, and East 173<sup>rd</sup> Street to the north;
- Block 3013: Lots 31, 35, and 37. Block 3013 is bounded by West Farms Road to the east, East 171<sup>st</sup> Street to the south, Boone Avenue to the west, and East 172<sup>nd</sup> Street to the north; and,
- Block 3009: Lots 38 and 44. Block 3009 is bounded by Boone Avenue to the east, East 172<sup>nd</sup> Street to the south, Longfellow Avenue to the west, and East 173<sup>rd</sup> Street to the north.

The current condition of the project site varies considerably. Large portions of the APE bear evidence of historical and modern manipulation and the general process of urbanization. The neighborhood is largely industrialized, with small one-story frame and concrete buildings on many of the APE lots. Site photographs portray current conditions (Photographs 1-10).

#### **B. TOPOGRAPHY AND SOIL**

The borough of the Bronx lies within the Hudson Valley Region and is considered to be part of the New England Upland Physiographic Province, which is a northern extension of the Great Appalachian Valley (Schuberth 1968:10, 74). Situated on the northern end of the Crotona Park Ridge, a wide area of moderately high land which extends northward from the South Bronx, the project site is underlaid by volcanic rock called the Manhattan Formation, composed mostly of quartz, mica, feldspar, and hornblend (Glenn 1978:2). The exposed bedrock on the site is composed of this coarse-grained schist. During the most recent period of glacial activity, the Wisconsin episode, the Bronx was covered by ice. Following deglaciation, postglacial Lake Hudson covered much of the Hudson Valley below the Highlands including the project site. When it receded, smaller water courses were left scouring the landscape into what it is today. The Bronx River, which bisects the project site, was one of these.

The Bronx River is the major river conduit draining this section of the Bronx, running north-south immediately east of the project site. The river originates to the north in Westchester County and empties at the East River to the south. “Before the arrival of the Wisconsin Ice Sheet the Bronx River emptied into the Hudson, but, on the retreat of the ice, glacial till blocked up the old channel and the Bronx River, whose ordinary flow was much increased by water

pouring from the melting face of the retreating ice sheet, had to dig itself a new channel in its rush toward salt water. It now empties into Long Island Sound...” (Kieran 1982:27).

A series of soil borings have been conducted on only a small portion of the APE, providing limited evidence of subsurface conditions in the project site. While Block 3014, Lot 15 was found to have shallow bedrock along its eastern side, most of Lot 9 was found to have deeper soils, with bedrock found at 12’ to 13’ below grade (AKRF 2008; Impact Environmental 2007). The New York City Department of Design and Construction (DDC) was sent a FOIL request for maps of subsurface conditions and older soil borings. A letter of response stated there would be a three-to-four month wait for this information, and possibly a year (Matthew Monahan, DDC to Faline Schneiderman-Fox, April 16, 2009, FOIL Request #2009-0098).

#### **IV. CONTEXTUAL BACKGROUND**

A Contextual Background for the project site in its entirety is provided, while the development history of each of the APE lots is addressed individually in the Site Specific Land Use subsection. A more detailed discussion of current site conditions is also provided below within the Site Specific Land Use subsection.

##### **A. HISTORICAL LAND USE**

In 1663 Edward Jessup, an English Quaker, and John Richardson purchased a tract of land along the west side of the Bronx River from nine Native Americans (Jenkins 1912:42). Richardson eventually acquired most of the land encompassing the project site. After Richardson’s death, the tract was later divided into twelve farms and became known as West Farms, referring to its location in relation to the larger town of Westchester to the east (Leggett 1902).

In 1683 the County of Westchester was formed, extending from Putnam County to the north, south to the Harlem and East Rivers. What is now the Borough of the Bronx, including the project site, was included in this tract (Jenkins 1912:1). In 1788 Westchester County was further divided into townships. West Farms was formed west of the Bronx River, while Westchester lay east of the Bronx River. Although West Farms was a separate community (Burr 1839), it technically fell within the larger township of Westchester until 1846, when it split off and became the township of West Farms. West Farms was annexed by New York City in 1874 and became part of the 24<sup>th</sup> Ward. In 1890 the Borough of the Bronx was formed (McNamara 1989:511; Jenkins 1912:7).

The Bronx River provided early water power, and Jonas Bronck, who purchased the land from the Native Americans in 1639, erected several mills along the river and its tributaries near what is now West Farms (Jenkins 1912:389). Bronck’s mills came into the hands of the DeLancey family and the mill complex had become known as DeLancey’s mills by the 1870’s. David Lydig eventually purchased the mills and the DeLancey house, which stood east of the Bronx River. The site of these former mills now lies within Bronx Park, north of the project site (Ibid.).

Early roads in what is now the Bronx, such as West Farms Road bordering to the east of the project site and sections of the Boston Post Road to the north and west, were established along

existing Indian trails. In 1790 Lewis Morris built a 66-foot-wide road from Manhattan, across the Harlem River, and through Morrisania and West Farms. This followed present day Third Avenue to 163<sup>rd</sup> Street, and up Spring Hill to Union Avenue and 170<sup>th</sup> Street. Morris owned all the land up until 170<sup>th</sup> Street, and purchased land north to East 174<sup>th</sup> Street to continue the road (Sack 1974:46). From there the road ran northeast to Bryant Avenue, Tremont Avenue, and finally joined West Farms Road. This became the Boston Post Road, now Boston Road, and was opened from East 174<sup>th</sup> Street to West Farms Road in 1825 (Ibid.). Westchester Avenue, to the south of the project site, was also reportedly created, in part, over an old Indian trail. In the 18<sup>th</sup> century it served as the main conduit between the Manor of Morrisania and the Town of Westchester (Ibid.:267).

Numerous farms and estates were established along these new and improved roads. Boone Avenue, which was laid out in the late 19<sup>th</sup>/early 20<sup>th</sup> century, was reportedly named after John Bone, who according to a West Farms deed, was the property owner near the Bronx River at East 176<sup>th</sup> Street (McNamara 1984: 243). To the south, Thomas Hedger had established a farm near 173<sup>rd</sup> Street and the Boston Post Road (now Boston Road).

The first major transportation improvement that served to alter surrounding neighborhoods was the construction of the New York, New Haven, and Hartford Railroad (NYNH&HRR) in the 1870s. Although the line traced its founding to 1826, when one of its predecessor companies originated, the NYNH&HRR was not chartered until 1872 (New York, New Haven & Hartford Railroad Archives: 2001).

Rapid growth in population prompted a proposal for a system of sewer and water lines for the Bronx in the late 19<sup>th</sup> century. Between 1874 and 1891, 33.3 miles of sewer lines had been laid in the Bronx, and between 1891 and 1897, another 20 miles had been completed. After annexation in 1897, a total of 105 miles of sewer lines had been installed west of the Bronx River (North Side Board of Trade 1897:185). An 1897 map shows proposed sewer and water lines, and drainage basins for the streets within the project site, although the streets themselves were not opened and regulated for at least another five to ten years (Commissioner of New York City 1897; Sanborn 1901). In 1896 when preparations were being made for the straightening and regulating of existing roads, and for the creation of numbered cross streets that mimicked the street grid already established in Manhattan, a series of Damage Maps were prepared showing land takings and required grading (Topographical Bureau 1896a, b, c, and d; Figures 16-18). The maps, prepared by the Topographical Bureau, inventoried individual lots, their owners, and specific structures or yard features that had to be removed before roads could be created (Ibid.). Concurrent with the upgrading of old roads and the regulating of these new roads, plans were made for a system of sewer and water lines to serve the anticipated boom in construction that would follow the creation of City blocks. While water lines appeared to have been installed in streets as they were newly regulated and opened, some sewer lines were not installed until ca.1905-1911 (DOB ALT 92-1905; ALT 446-1909; ALT 235-1911, *New York Times* 1911; New York Street Commissioner 1897).

The township of West Farms grew in number as farms were subdivided into designated City Blocks and Lots, and access to Manhattan improved. The opening of the subways in the early 20<sup>th</sup> century brought further growth to this region resulting in a boom in apartment house

construction. The introduction of rapid transit, coupled with the low cost of land in the Bronx, had an immense effect on this area. Together these factors caused the residential character of the project site and surrounding neighborhoods to change dramatically, and much of the APE was eventually rezoned for industrial and commercial use (Sanborn 1901).

Construction of the Sheridan Expressway, which forms the eastern boundary of the rezoning area, began in 1958 as part of the elevated Bruckner Expressway project. The 1.2-mile-long Sheridan Expressway was constructed with two 12-foot-wide lanes in each direction, and forced the relocation of West Farms Road westward so that some of the project blocks were reduced in size. Concurrent with the highway construction, a sharp bend in the Bronx River was straightened and the entire river was shifted eastward from its natural route.

## **B. SITE SPECIFIC LAND USE**

The portion of the APE on Blocks 3009, 3013, and 3014 was part of the large Hedger-Edwards farm during the 18<sup>th</sup> and early 19<sup>th</sup> centuries. The section of the farm nearer to West Farms Road was divided by the extended Edwards family beginning in the 1840s. As such, occupation research concentrated on the period after about 1840 for Blocks 3013 and 3014. Block 3009 was not developed, other than as part of the Dutch Reformed Cemetery, until the early 20<sup>th</sup> century, and so occupation research was not undertaken in detail for this block. Lots on Block 3015 were sold by the Edwards family, who also had acquired land in this part of West Farms, in the 1830s. Occupation research therefore focused on the period after about 1830 for this block. Lots on Block 3016 were researched beginning in the first decades of the 19<sup>th</sup> century, when records indicate some of the lots were first developed. This part of the Bronx received piped city water after its annexation to New York City in 1874, with pipes laid in West Farms Road by ca.1893 (Bromley 1893); and in Boone Avenue, Rodman Place, East 173<sup>rd</sup> and 172<sup>nd</sup> Streets by 1905 (Bromley 1905). Municipal sewers were not installed until ca. 1905-1911 (*New York Times* 1911; DOB Records). Based on these dates it appears that any shaft features such as wells, cisterns, cesspools, and privies within the APE may have been used through the end of the 19<sup>th</sup> century, if not later. Thus, occupation research concentrated on the period ending in about 1900-1910.

Deed indexes and selected deeds were reviewed for all of the historic lots within the APE from the 19<sup>th</sup> century through the present. After 1874, tax records were collected at approximately 5-year intervals, beginning in 1876, which was the first year West Farms records were organized by location rather than alphabetically by name. Federal censuses were reviewed as well. Appendix A presents summary occupation tables for the APE lots, combining 19<sup>th</sup> century deeds, and available tax assessment and federal census data. Disturbance data were researched through the present time.

The following discussion provides a detailed description of the current conditions and the historical land use of each of the lots in the project site. Supportive documentation, such as deeds, census, tax, and conveyance research, is provided as Appendix A. Department of Building Records, where available, are provided as Appendix B.

Since several of the APE lots are amalgamations of multiple smaller historical lots, a discussion of the individual historical lots as they appeared in 1901 is provided as a subsection, where applicable. For example, modern Lot 60 on Block 3016 was numbered as Lots 60, 64, and 73 in 1901. Therefore, the development, ownership, and occupation of each of these three lots are presented, where known. Furthermore, because the lot configurations changed so much over time, an extensive number of graphics have been set for this report to help the reader follow the evolution of development (see Figures 4-24). These graphics show both the historical and modern lot numbers.

## **Block 3016**

Block 3016 was originally in the northern part of West Farms Lot 3 owned by Cornelius Hunt in 1711. In 1802 the block was acquired by John Hallock from Phineus Hunt, a descendent of Cornelius. Hallock then sold the tract in 1811 to Herman Vosburgh, operator of a paint factory along the Bronx River to the east (Wray 1942). Vosburgh recognized that the land near the factory would be ideal for dwellings and stores, and was responsible for laying out Rodman Place (then Cross Street) (Ibid.). When Vosburgh purchased what is now Block 3016, he erected stables and a boarding house for his unmarried male workers (Ibid.). The boarding house stood at the corner of Boston Road and Cross Street, out of the APE, and was painted in his patent yellow paint (Finlay 1847; Figure 7; Wray 1942). After Vosburgh's death, the executors of his estate sold the land to Gerardus and William Post in 1825. William Crowther purchased all of the APE lots from Post in 1838 (see Appendix A).

- **Lot 60**

Lot 60 is an L shaped lot with 144' of frontage on West Farms Road. In 1901 the lot was subdivided into three lots numbered 60, 64, and 73 (see Figure 4). A discussion of the development of each of the three historical lots, as they existed in 1901, follows.

Lot 60: When the church acquired historical Lot 60 in 1847 from the executors of the estate of William Crowther, the 100' x 150' parcel was vacant (Wray 1942). Shortly thereafter, townspeople raised \$4000 for the construction of a gothic-styled Episcopal Church, and thus the Grace Episcopal Church was erected (see Figure 25). Rev. Washington Rodman, for whom Rodman Place is named, was the first Rector at Grace Episcopal, and remained in this position for twenty years.

Although there were few Episcopalians in the area, invitations to the surrounding countryside brought in well-known and wealthy families such as the Lorillards, Lydigs, and the Kitchins. It was said that the "street in front and the sheds in the rear, were filled with the equipages of ..." these families (Wray 1942). The point of this passage being that in the 19<sup>th</sup> century the lot was occupied by the church as well as sheds for carts and horses, and, most necessarily but not mentioned, privies and a well. Adjacent water pipes were not laid in West Farms Road until the early 1890s (Bromley 1893; Figure 13).

The church is depicted as the only structure standing on historical Lot 60 on an 1847 survey (Robinson 1885; Finlay 1847; Figure 7). It is also present on maps from 1851 through at least

1896 (Sidney and Neff 1951; Dripps 1853, 1858; Beers 1868, 1872, 1877; Bromley 1879, 1893, Robinson 1885; Sanborn 1896; Figures 8, 9, 11, 12, and 13). Tax assessment records for the period of 1876 through 1885 indicate that the Episcopal Church stood on a lot measuring 146' by an irregular width, and that it was exempt from taxation (Appendix A).

The church had significant financial problems during the mid-1870s, and was forced to mortgage its holdings in 1874 to raise additional funds. Conditions did not improve, however, and in 1881 foreclosure proceedings began on the church property (Grace Church 1935). In 1885, foreclosure was completed and the lot was sold at public auction, purchased by Mary Purdy (Liber 1875:309). Church services were moved temporarily to the Parish Hall next door on Lot 64 when Purdy would not allow the church building to be used for religious purposes any more (Grace Church 1935).

In 1890, Mary Purdy was assessed for the lot, reduced to its original size of 100' x 150', together with the "Old Church" with a total value of \$1,800 (Appendix A). Purdy sold the lot to William H. Booth in 1891 (Appendix A), and in 1895, William H. Booth was paying taxes on the "Old Church" and lot with a value of \$2,500.<sup>2</sup> Maps confirm that in 1896 the church was a one-story "Vacant Building," and the Damage Maps, surveyed in preparation for the widening of West Farms Road, list Wm. Booth as the owner (Sanborn 1896; Topographical Bureau 1896a; Figure 16).

By 1901 the Grace Episcopal Church had been demolished, and the lot was vacant (Sanborn 1901; Hyde 1901; Figure 4). The lot remained vacant through at least 1914, but in 1915 there was a small structure along its southern boundary – an extension of a shed built to the south on Lot 64 (Bromley 1914; Sanborn 1915). Again in 1921, the lot is shown as entirely vacant (Bromley 1921; Figure 19).

In 1926 a new building permit (NB-2557) was issued for historical Lot 60, and in 1951 the entire lot appeared to be covered by a one-story auto service shop (Appendix B; Sanborn 1951; Figure 22). The structure had no basement other than a small one at the extreme northwestern corner fronting West Farms Road where there was a small section of the structure that was two stories in height and served as an office (Ibid.: Figure 22). In addition, there were two buried gas tanks shown on the front of the lot where the church previously stood (Ibid.). A 1972 Sanborn map shows the lot to be covered by a contractor's equipment repair service, with the one-story building unchanged from its 1951 configuration (Sanborn 1972). A 1977 alteration permit for the lot indicated a change of use from a public garage and machine shop to a marble and stone cutting business with offices and storage (ALT-210; see Appendix B). The small cellar was utilized as a boiler room for the Fordham Marble Company. Two interceptor pits, each 4' x 8' and 6' deep, were installed in the middle of the lot, slightly toward the west. The 1986 Sanborn map shows the lot unchanged, but does not show the location of the interceptor pits (Sanborn 1986). The lot is still occupied by the Fordham Marble Shop; a brick structure that appears to have been unaltered since its first construction (Photograph 1).

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<sup>2</sup> Note that William Booth was also the owner of the McGregor house on Block 3015, Lot 87 at this time (see below).

The Grace Episcopal Church stood on Lot 60 from ca. 1847 through the end of the 19<sup>th</sup> century. No records have been found to indicate that there were ever any burials on the property, nor that vaults were buried beneath the church itself. As noted above, all primary records related to the Grace Episcopal Church were destroyed in a fire in 1993 (Vicar Canon Percy Brathwaite, personal communication, January 26, 2010). However, the following additional sources argue against the presence of burials on the property:

- Tax assessment records do not mention a burial ground here, but do note the burial ground for the Dutch Reformed Church on Blocks 3009, 3013, and 3014, suggesting that if there were a burial ground, it would have been included (see Appendix A).
- None of the deeds for the parcel mention a burial ground, vaults under the church building, or any other “encumbrance” that might preclude sale of the property.
- No accounts of the Grace Church mention a burial ground or vaults on the property, including a book written by the Church itself (Grace Church 1935).
- No records at the Episcopal Diocese of New York suggest the presence of a burial ground or vaults under the Church (Wayne Kempton, personal communication, January 20 and 21, 2010).
- A search of indexed historical newspapers from the 19<sup>th</sup> century indicated that whenever funerals were noted at Grace Church, the place of burial was never listed as occurring on the property, but rather at other local cemeteries.
- No historical maps or atlases indicate a burial ground on the property.

Lot 64: Historical Lot 64 was situated immediately south of historical Lot 60 (see Figure 4). It shares its ownership history with Lot 60 to the north, and was vacant when surveyed in 1847 (Finlay 1847; Figure 7). The lot was vacant in 1850 when William Spencer, a relative of the Lorrilards, purchased it and erected a building that he leased to the church in 1851 for their use as a Sunday school and parish-house (Wray 1942; Grace Church 1935). Maps prepared in the 1850s are not detailed enough to show the building on the lot, but in 1868 it is shown on the eastern half of the lot fronting West Farms Road, immediately south of the Episcopal Church (Beers 1868; Figure 9). An 1876 tax assessment indicates that by this time the Episcopal Church owned the lot, as did tax records from 1880 (Appendix A). The parish house was standing in 1879 and 1885 (Bromley 1879; Robinson 1885; Figures 11 and 12), and through at least 1885 it was assessed as a lot with a school (see Figure 25 and Appendix A). As described above, due to the economic demise of Grace Episcopal Church and its loss to its mortgagee, in 1885 services were moved out of the church into the parish hall on this lot, and the following year services moved to the new Grace Church on Vyse Street (Grace Church 1935).

By 1890 DePeyster and Morris were assessed for the 46’ x 100’ lot with a school, valued together at \$500 (Appendix A). The building was removed by 1893 (Bromley 1893; Figure 13). Regardless, DePeyster and Morris were still assessed on the vacant lot in 1895, with an increased value of \$700 (Appendix A). In 1896 a small one-story shed or outbuilding is shown at the western end of the lot, but it had been demolished by 1901 (Sanborn 1896, 1901; Hyde 1901; Figure 4).

In 1900 Spencer Lorrillard, an heir of William Spencer, sold the vacant lot to Ella Mapes, who in turn sold it to James, Michael, and Joseph Green (Appendix A). The lot remained vacant

through at least 1905, and in 1907 was sold by the Greens to Gertrude Schrodts, who sold it to Celia Fisch a year later (Appendix A: Bromley 1905). By 1914 there was a large one- and two-story poultry market on it fronting West Farms Road (Bromley 1914; Sanborn 1915), and a one-story shed at the western end of the lot. Neither the market nor the shed appeared to have a basement. The poultry market remained standing until sometime between 1951 and 1972 (Sanborn 1951, 1972; Figure 22), and was probably removed in 1962 when a demolition permit was issued for the lot (DEM-11-1962; Appendix B). The lot (now part of Lot 60) has remained vacant since then (being used for parking and storage) and is currently used for stone storage.

Lot 73: Historical Lot 73, immediately to the west of historical Lot 60, was undeveloped and separated from the Grace Episcopal Church lot when it was surveyed in 1847 (Finlay 1847; Figure 7). In the 1840s it was bounded on the north by Charles Berrian's land, but no structures stood on or near it. This was also the case from 1851 through at least 1921 (Sidney and Neff 1951; Dripps 1853, 1858; Beers 1868, 1872, 1877, 1882; Bromley 1879, 1893, 1905, 1915, 1921; Robinson 1885; Sanborn 1896, 1915; Hyde 1901; see Figures 4, 8, 9, 11, 12, 13, and 19). It passed from the Crowther estate to George Peck in 1851 and remained vacant and in his possession through at least 1895 (Appendix A).

Lot 73 was first developed in 1926 in conjunction with the development of historical Lot 60 (see Lot 60 discussion above). A 1951 Sanborn map shows Lot 73, together with historical Lot 60, covered by a one-story repair shop lacking a basement (Figure 22). The structure remained unchanged in 1972 and 1986 (Sanborn 1972; 1986). The extant structure on the lot is part of the Fordham Marble Works on historical Lot 60, and appears to have remained unchanged since its original construction.

- **Lot 66**

Like Lot 60, what is now Lot 66 was historically subdivided into several lots, numbered Lot 66 and 69 in 1901 (HYDE 1901; Figure 4). Lot 66 fronted onto West Farms Road, while Lot 69 was further subdivided into Lots 67, 68, and 69, with Lots 67 and 68 fronting West Farms Road, and Lot 69 fronting Rodman Place (formerly Main Street and Cross Street respectively). Although unnumbered on the 1901 Sanborn map, Lot 70 is now also part of Lot 66; a north-south running lot that fronted onto Rodman Place and extended north to Lot 60 (see Figures 4 and 13). For clarity of discussion, Lots 66, 67, 68, 69, and 70 will be discussed individually, with the exception of Lots 67 and 68 that share a development history.

Lot 66: Historical Lot 66 was situated immediately south of historical Lot 64, and fronts onto West Farms Road (HYDE 1901; Figure 4). Like Lot 60 and 64 to the north, the lot shares a similar ownership history through 1838 (Appendix A). Historical Lot 66 was vacant when the block was surveyed in 1847 (Finlay 1847; Figure 7), and maps dating to the 1850s lack the level of detail necessary to determine if any structures stood on it at that time (Sidney and Neff 1851; Dripps 1853, 1858; Figure 8). In 1868 the lot was vacant, but appeared to be part of the larger Lot 66 owned by M. Bauer (Beers 1868; Figure 9). M. Bouer (sic) is listed as a running a shoe shop and saloon on Main Street in 1868 (Ibid.). Deed research indicates that the lot, along with the lot to the south, was owned by Francis Barretto through 1872, Henry Cornell in 1873, and after 1874, by John Stryker or Strecker (Appendix A). Tax research attributes historical Lot 66

to John Stryker from 1876 onward, who had a 32' x 50' three-story house situated on historical Lots 67 and 68 immediately to the south (see discussion below). At that time the three lots were assessed together, with the overall lot measuring 52' x 100' (Appendix A).

Historical Lot 66 was undeveloped in 1877, 1879, 1885, and 1893, but by 1896 there was a small one-story shed at the west end of the lot that may have been affiliated with the three-story Stryker house to the south (Beers 1877; Bromley 1879, 1893, Robinson 1885; Sanborn 1896; Figures 11, 12, and 13). In 1901 the building was depicted as a two-story shed (HYDE 1901; Figure 4). In 1905 the lot was vacant, and it stayed this way through at least 1921 (Bromley 1905, 1914, 1921; Sanborn 1915; Figure 19). In 1923 a large one-story framed structure with a poured cement floor was erected across all of modern Lot 66 (NB 420-1923; Sanborn 1951; Figure 22). The portion of the structure on historical Lot 66 had no basement. The structure, which served first as an auto showroom and later as a lumber storage facility, remained covering the entirety of modern Lot 66 through 1983 when it was demolished (DEM-246 1983; Photograph 2).

Lots 67 and 68: Historical Lots 67 and 68, now part of modern Lot 66, originally fronted onto West Farms Road. They share their ownership history with historical Lot 66, described above. In 1847 when the southern half of the block was surveyed for subdivision, a structure was mapped paralleling Cross Street – now Rodman Place - extended eastward onto the western half of historical Lot 68; its surrounding yard falling onto historical Lots 67, 68, and 70 (Finlay 1847; Figure 7). The building appears to have stood through at least 1867, but was removed by 1868 (Sidney and Neff 1851; Dripps 1858; Beers 1867, 1868; Figures 8 and 9). This may have been the Vosburgh stable, ca.1811 (Wray 1942).

By 1868 there was a new structure fronting West Farms Road, immediately south of Lots 67 and 68, owned or occupied by M. Bauer, while M. Bouer (sic) is listed as a running a shoe shop and saloon on Main Street in a directory on the same map (Beers 1868; Figure 9). In 1877 Bauer is depicted as the owner or occupant of Lot 68 (Beers 1877), although deed and tax records clarify that Bauer's lot was to the south, on the corner of West Farms Road and Cross Street. As noted above, John Stryker was paying taxes on a three-story house, measuring 32' x 50', essentially straddling the fronts of both Lots 67 and 68 (Appendix A). While the structure is not shown on the 1879 atlas (Bromley 1879; Figure 11), it is depicted on the two lots in 1885 (Robinson 1885; Figure 12). The 1893 atlas depicts the structure as a three-story building fronting West Farms Road (Figure 13), and Stryker continued to pay taxes on the three-story house and lots through 1890 (Appendix A). In 1893 Stryker's widow, Mary Schlegel, and others were sued and forced to sell the lots at public auction (Appendix A). The highest bidder was Maurice Mayer, who held the lot through 1897, when he sold it back to Mary Schlegel (Appendix A). In 1895 Maurice Mayer is taxed for the lots and house, and the 1896 Damage Maps confirms M. Meyer (sic) as the owner of both lots (Topographical Bureau 1896a; Figure 16). In the route of the proposed expansion area for West Farms Road are picket fences in front of the house, and a portion of what are described as "two three-story dwellings" (Ibid.) This suggests that what is visually portrayed as one individual three-story structure on historical maps and atlases is likely a duplex.

In 1900 Bernhardt Shlegl is listed as the owner of the lots and the three-story building (Appendix A). On the 1900 Census, he is listed as living with his family members and three additional families in the hotel that he operates at 1925 West Farms Road (Appendix A). The three-story dwelling, or hotel, was removed between 1901 and 1905, probably in conjunction with the widening of West Farms Road (Sanborn 1901; Hyde 1901; Bromley 1905; Figure 4). The lot remained vacant until 1923, when a one-story structure was built across all of modern Lot 66 (see historical Lot 66 above; Appendix A; Figure 22). In 1983 the building was demolished, and the lot has remained vacant (Appendix B).

Lot 69: Historical Lot 69 is located at the corner of West Farms Road and Rodman Place, with its length extending along Rodman Place (see Figure 4). In 1847 when the block was surveyed, part of a structure extended onto the northwestern corner of the lot (Finlay 1847; 7). The building, which may have been Vosburgh's stable ca.1811, appears to have stood through at least 1867, but was removed by 1868 (Sidney and Neff 1851; Dripps 1858; Beers 1867, 1868; Figures 8 and 9). In 1865, owner Hugh Lunny sold this lot, as well as historical Lot 70, below, to Anna Rosine Bauer (Appendix A). By 1868, a dwelling attributed to M. Bauer had been built fronting West Farms Road (Beers 1868; Figure 9). Tax records list Hugh Lunny as owning a house on West Farms Road in 1857, suggesting the house may have been built by that time, and beginning in 1876 list Rosanna Bauer as the owner of two lots, each 25' x 103' in size and with a two-story house measuring 24' x 26' (Appendix A). Bauer was forced to sell the lots in 1874, although tax records continued to list her as the owner through 1885 (Appendix A). The 1879 atlas shows two dwellings that stood on Lots 69 and 70; one on the lot fronting onto West Farms Road, and the other fronting onto Rodman Place (Bromley 1879; Figure 11; Appendix A).

By 1885 the dwelling on Lot 69 had been expanded to cover most of the lot (Robinson 1885; Figure 12). The two-story dwelling fronting West Farms Road is shown to have a one-story addition extending the length of the lot in 1893, and it remained unchanged through at least 1905 (Bromley 1893, 1905; Sanborn 1896, 1901; Hyde 1901; Figures 4 and 13). Either Sigmond or A.B. Wortman was recorded as paying taxes on the lot from at least 1885 through 1890; the Wortman family had purchased the lots in 1880 (Appendix A). Despite this, in 1896 the Damage Maps report the house on the lot as owned by M. J. Breitenbach (Appendix A; Topographical Bureau 1896a; Figure 16). In 1900, the house was occupied by Leslie Lerripferlt, an oysterman, and his family (Appendix A). By 1915 the lot was vacant, and it remained this way until 1923 when a one-story structure was built across all of modern Lot 66 (see historical Lot 66 above; Appendix A). The building had a basement in its extreme southeastern corner, at what was the eastern end of historical Lot 69 (Sanborn 1951, 1972; Figure 22). In 1983 the building was demolished, and the lot has remained vacant (Appendix B).

Lot 70: Historical Lot 70 is perpendicular to and runs along the western ends of historical Lots 66, 67, 68, and 60 (see Figure 4). When the block was surveyed in 1847, the lot had a portion of a structure, possibly the Vosburgh stable ca.1811, on its western side near its southern end (Finlay 1847; Figure 7). The house appears to have stood through at least 1867, but was removed by 1868 when historical Lot 70 was depicted as vacant (Sidney and Neff 1851; Dripps 1858; Beers 1867, 1868; Figures 8 and 9). By 1879 a new framed structure had been built at the southern end of historical Lot 70 (Bromley 1879; Figure 11). It remained standing in 1885, and in 1893 was labeled as a two-story wood structure with a basement (Robinson 1885; Bromley

1893; Figures 12 and 13). Ownership history of this lot is the same as historical Lot 69, above, with Rosanna Bauer was paying taxes on a 24' x 26' house on the lot from at least 1876 through 1885 (Appendix A). By 1896 a small one-story framed shed or outbuilding was depicted at the extreme northern end of the lot (Sanborn 1896).

From 1885 through at least 1890 Sigmond or A.B. Wortman was paying taxes on the house and lot (Appendix A). In 1900, the house was occupied by M. H. Preston, a black laborer, and his family (Appendix A). Although the house was standing in 1901 (Figure 4), by 1915 the lot was vacant except for the one-story shed at the northern end of the lot (Sanborn 1915), and it remained this way until 1923 when a one-story structure was built across all of modern Lot 66 (see historical Lot 66 above; Appendix A; Figure 22). In 1983 the building was demolished, and the lot has remained vacant (Appendix B).

### **Block 3015**

- **Lot 87**

Historically, what is now the “L” shaped Lot 87 on Block 3015 was a roughly rectangular shaped lot, created in the 1830s. The lot was considerably reduced in size in 1897 when West Farms Road was straightened and widened along its eastern border. It was further reduced in size sometime between 1885 and 1890, when a small roughly rectangular lot was cut out from its southeastern corner and was designated as Lot 89.

What is now Lot 87 on Block 3015 was historically part of the Theophilus Hunt farm, also known as West Farms Lot 4. Hunt’s farm house stood far outside the APE at 174<sup>th</sup> Street and West Farms Road (then Hunts Point Road). Thomas Walker, a Quaker merchant, purchased a tract of land along both the east and west sides of West Farms Road between East 174<sup>th</sup> and 176<sup>th</sup> Streets, including what is now Block 3015 (Wray 1942). This he subdivided into lots to form “Boat Town,” with the idea that seamen could purchase lots on both sides of the road with lots on the west having homes and gardens, while lots on the east side of the road could provide wharfage along the river. These lots were officially laid out in 1833-1836, and development began soon after (Ibid.). A rock ledge ran parallel to the Bronx River, west of West Farms Road, serving to visually and physically separate the small lots along the road from the larger estate lots to the west that Walker had gifted his three sons (Ibid.).

Early historical maps show that there may have been a house on Lot 87 as early as 1851 (Sidney and Neff 1851; see Figure 8). However, it is not until 1868 that the lot is clearly depicted cartographically and with a landowner name; Miss A. McGregor (Dripps 1853, 1858; Beers 1868; Figure 9). Census records list Anne McGregor living in West Farms in 1850, but do not provide an address. An 1857 tax assessment lists Ann E. McGregor as owning a house with a value of \$1000, and in 1860 John (67) and Ann (60) McGregor are listed as living in West Farms with Sidney Busted (12) and Abbie Balie (15) a domestic (Appendix A). Again, the lot is under the ownership of A. E. McGregor in 1877 (Beers 1877). The 1880 census lists Ann E. MacGregor (sic) as a 79 year old retired school teacher, and the tax assessments confirm that she still owns Lot 87 – an 86' x 110' lot with a 26' x 18' house on it, valued at \$1,200 (Appendix A). The lot and tax assessments remain unchanged through 1890 (Bromley 1879; Robinson 1885;

Figures 11 and 12), when it is then listed as having been subdivided into two lots; Lawrence Kelly owning Lot 87 at its reduced size, and P. Hoyt owning a newly built house on Lot 89, a 30' x 112' lot that had been carved out of the southeast corner of Lot 87 (Appendix A). A topographic map dating to 1892 depicts a steep embankment or rise along the western side of the lot (Topographical Bureau 1892).

The 1896 Draft Damage Maps prepared for the widening of West Farms Road, show Lot 87 with a two-story fabled dwelling with an attic and lists it as belonging to Wm. A. Booth, while Lot 89 has a two-story framed house with an attic belonging to P. Hoyt (Topographical Bureau 1896a; Figure 17). The 1895 tax assessments confirm these owners and the house sizes – each 20' x 18' in size (Appendix A). Both houses have porches and steps that extend into the proposed expansion area for West Farms Road, but in addition, a section of the Booth house on Lot 87 also extends into the road. Of note, Booth was also owner of the vacant church on Block 3016 – the former Grace Episcopal Church where McGregor had taught Sunday school.

The two lots appeared unchanged through 1901 (Sanborn 1896; Bromley 1897; Hyde 1901, see Figure 5). However, by 1905 the McGregor/Booth house had been removed in its entirety, probably as a result of the widening of West Farms Road (Bromley 1905). By 1915 a small one-story chicken coop had been erected at the southeastern most corner of Lot 87 in the APE (Sanborn 1915).

Lot 87 was vacant in 1921 (Bromley 1921; Figure 20), but in 1940 a New Building (NB) permit was issued for a one-story five-car garage (NB-466, see Appendix B). The garage, to be 45' x 45' x 20' and only one-story in height, is reported as a concrete block building with a cement foundation poured on earth. A lot diagram shows that the large garage traverses only a portion of Lot 87, the remainder spilling over onto Lot 85. The portion of the building on Lot 87 is depicted as only 18' x 20' in size, suggesting that it is only a two-car garage. In 1946 a permit was issued to install four 550-gallon gasoline tanks and two pumps on the lot converged Lots 85 and 87, with the tanks straddling the border between the two (FP112-46; see Appendix B). The tanks were reportedly encased in 12" of concrete, and were set two feet below the lowest cellar floor of any building within a radius of 10'. Each had a diameter of 3'6" and was 7' long.

Although the lot is depicted as vacant in 1951 (Sanborn; Figure 23), permits for the continued use of the lot for auto parts sales, repairs, and storage – probably in conjunction with the use of Lots 85 and 89 to the north and south - were issued through 1960 (Appendix B). The lot is also shown as vacant in 1972 and 1986, although in 1986 there is a “bank” (embankment) depicted running mid-way north/south across the lot (Sanborn 1986). Lot 87 is currently listed on BIS as a garage/gas station with a vacant area, with only one action - a plumbing repair slip - from 1972. However, it appears that Lot 87 is primarily used as storage, and has at least one shed on it. It has been used in conjunction with Lots 85 and 89 through much of the 20<sup>th</sup> century (Photographs 3 and 4).

### **Block 3014**

Block 3014 was part of the original West Farms Lot 7 in 1711 that passed from Benjamin Gardner to his sister and her husband, Hannah and John Hedger (Wray 1942; see Appendix A of

this report). In 1820 there was a split of the original 100 acre parcel, and it was divided between the Hedgers, and their relatives – the Edwards, Corsas, Cortelyous, and Pattersons. In 1838 the farm was further subdivided, and in 1842 another subdivision created house lots on both sides of West Farms Road. Shortly thereafter, the lots were sold and houses were built. Here lived “the Courtelyous, Edwards, Fays, Austins, Traubs, Hulets, Jennings, Dennisons, Garlands, Kellys, and many others” (Wray 1942). This thickly built settlement became known as Hivetown. A small lane ran northeastward from West Farms Road just south of current East 172<sup>nd</sup> Street, through Block 3013. Along the north side of this lane, the Dutch Reformed Church Cemetery, as well as the original family graveyard of the Hedger-Edwards family, was established.

- **Lot 15**

What is now Lot 15 was historically subdivided into Lots 13 through 19, 22, 25, 27, 29, and 33, as they appeared in 1901, and these are the numbers that will be referred to in the following discussion (see Figure 6). The block, as originally laid out, was truncated on its eastern side when West Farms Road was realigned to the west, and the Sheridan Expressway was constructed in the early 1960s. Hence portions of several of the lots that historically fronted onto West Farms Road have been incorporated into the streetbed, east of the APE.

Lots 13 through 19 and Lot 22: Historical Lots 13 through 19, and 22, all fronting Boone Avenue, were not developed through 1896 (Sidney and Neff 1851; Dripps 1853; Beers 1868, 1872, 1877; Bromley 1879, 1893; Robinson 1885; Sanborn 1896; See Figures 8, 10, 11, 12, and 15). Between 1711 and 1897, when individual lots were first partitioned and sold off, the land passed through the hands of Gardner, Hedger, Edwards, Richardson, Vyse, Whitmore, Hill, the 23<sup>rd</sup> Ward Land Improvement Company, and finally, Emil Levi (Appendix A). Levi began selling off lots in 1897, and in 1989 a one-story frame building – used as a rubber cement workshop – was moved off of former Lot 25 and onto Lot 19 (Appendix B). In 1898 a building that functioned as both a stable and house was constructed on historical Lot 14. The two-story structure was built with both indoor and outdoor plumbing; both a privy vault (measuring 8’ x 12’ x 15’ and situated 15’ from the house), and a cesspool with piping to the house were constructed on the lot (NB 10054; Appendix B).

In 1901, historical Lots 13, 14, and 19 each show a one-story frame building on them (Hyde 1901; Figure 6). By 1905, water lines had been laid on Boone Avenue (Bromley 1905), and in 1909 connections were available to sewer lines in nearby East 173<sup>rd</sup> Street and West Farms Road (ALT-443, 1909; Appendix B), indicating that the structures only stood for five years without the availability of municipal water and about ten years without municipal sewer. In 1915 the two buildings on historical Lots 23 and 24 are labeled as frame contractor sheds or outbuildings (Sanborn 1915). Since these two lots were developed shortly before sewer and water lines were available, and they were used as commercial structures, they were likely built with indoor plumbing, with sewage piped to a cesspool. The remaining lots had no pre-municipal sewer and water development. Furthermore, a one- and two-story factory, which had a basement beneath part of it, was later built across all of these lots (Bromley 1921; Sanborn 1951, 1972, 1985; Figures 21 and 24; Photograph 5).

Lot 25: Historical Lot 25, fronting West Farms Road, was sold by Benjamin Gardner to John Hedger in 1711. It later passed from Daniel Edwards to Levinus Austen (sic) in 1845. The 1859 census list both the James and Valentine Austin family in West Farms, but does not provide an address. In 1857 Levinus Austin is recorded as paying taxes on Lot 25 with a house on it assessed at \$700 (Appendix A). In 1868, the house is shown as belonging to Mrs. H. A. Austin (Beers 1868; Figure 10). In 1876 the estate of Levinus Austin is taxed on a 100' x 200' lot with a two-story house and barn on it (Appendix A), but in 1879 the lot is shown with three structures; the house, the barn, and another outbuilding at the extreme western end of the lot (Bromley 1879; Figure 11). Maps and atlases through 1893 show the house and the outbuilding in the APE (Robinson 1885; Bromley 1893; Sanborn 1896; Figures 12 and 15). However, by 1885, the Cahill family was living in the house while the Mutual Life Insurance Company was assessed for taxes and the dwelling (Appendix A). Between 1885 and 1890, John Peters had acquired the house and lot, and in 1895 he was taxed for the lot, the house, and a stable (Appendix A). In 1884 a two-story carpentry shop was built at the west end of the lot on bedrock. This building was later moved onto historical Lot 19 when Boone Avenue was laid out (NB 10054; Appendix B).

The house was mapped as a three-story dwelling with a basement through 1921 (Hyde 1901; Bromley 1905, 1914, 1921; Sanborn 1915; Figures 6 and 21). In 1946 a factory had been constructed across the entire lot. The eastern half of Lot 25 was covered by a two-story structure connected to a one-story building on the western half of the lot where the house and ancillary structures once stood (Sanborn 1951, 1972, 1985; Figure 24; Photograph 6). A soil boring taken in 2008 at the eastern end of Lot 25 from the basement beneath the two-story portion of the building revealed that bedrock was only 2' lower than the basement in this location (AKRF 2008; SB-1).

Lot 27: Like historical Lot 25, historical Lot 27 was passed by Benjamin Gardner to John Hedger in 1711. Descendent Daniel Edwards sold it to Elijah P. Miller in 1847. The lot was probably developed shortly thereafter, and in 1857 James Miller is assessed for a house on the lot (Appendix A). In 1860, the James Miller family, including his mother, Hannah, is living in West Farms, and in 1868 James Miller is portrayed as the owner (Appendix A; Beers 1868; Figure 10). The 1870 Census records Elijah Miller living near Eliza Austin, presumably his adjacent neighbor on historical Lot 27. The census lists several additional families, headed by laborers, between the two (Appendix A). This suggests that there were multiple occupants on the houses, and possibly in the outbuildings, in the neighborhood.

By 1876, the two-story house and the lot had passed to Alex Gouty, and A. Gowdy (sic) is portrayed as the owner in 1877 (Appendix A; Beers 1877). In the 1880 census, Gowdy was listed as working in a feed store and living with his family and a servant on the lot. Tax records show that there was a 22' x 20' house on a 50' x 200' lot in 1880, 1885, and 1890 (Appendix A). The 1893 atlas shows the entire lot with the house on it in the APE (Figure 15). By 1901 there are two additional ancillary structures shown on the lot; one along the northern boundary, and the other along the southern boundary (Figure 6). In 1914, these two structures were gone, but a small shed had been constructed at the extreme western end of the lot (Bromley 1914). By 1915, the entire lot was vacant (Sanborn 1915). In 1946 a factory had been constructed across the entire lot. The eastern half of Lot 27 was covered by a two-story structure where the dwelling

previous stood, and this was connected to a one-story building on the western half of the lot where the outbuildings once stood (Sanborn 1951, 1972, 1985; Figure 24). A soil boring taken from the eastern end of historical Lot 27 in 2008 found that there was a boiler room below the basement slab, and that beneath this were levels of fill, silt, sand, and rock down to 11' below the slab (AKRF 2008: SB-2).

Lot 29: Historical Lot 29 was sold by Daniel Edwards to Levinus Austen, owner of historical Lot 25, in 1845 (Appendix A). In 1857 Levinus Austin was taxed for a house on the lot, valued at \$700 (Appendix A). In 1868, the lot as shown as being owned by Mrs. H. A. Austin, and in 1870, Eliza Austin and her son, Sam, were living on the lot (Figure 10; Appendix A). Because Block 3014 was reduced in size, the location of the house is now almost entirely east of the APE, incorporated into West Farms Road. By 1876, B. Jacobi was taxed for the house and lot, while the Tuile, Thomas, and Martin families, presumably renters, were living in the 34' x 18' house in 1880 (Appendix A). Jacobi continued to be taxed on the lot through 1885, and by 1890, B. Westheimer was paying taxes for the lot and two two-story houses, each measuring 20' x 30' (Appendix A). A number of renters were listed as living in the house in 1900, and in 1901 two outbuildings are mapped to the west and south of the house, with only the western outbuilding falling in the APE (Figure 6; Appendix A). In 1915 the two-family house was shown with a one-story coop to the south, and a one-story outbuilding to the west, in the APE (Sanborn 1915). The lot was unchanged in 1921, and in 1951 a one and two-story building was depicted in the APE and listed as vacant (Figures 21 and 24). The entire lot was covered by a one-story factory by 1972 (Sanborn 1972, 1985). A soil boring taken from the "rock room," a basement with an earthen wall and bedrock walls at the eastern end of historical Lot 29, found bedrock at 10' below the surface of the basement. This area was apparently excavated to store a 10,000 gallon tank for the factory above (AKRF 2008:SB-3).

Lot 33: Historical Lot 33 was passed from Daniel Edwards to Lott Hunt in 1848 (Appendix A). By 1857 Joseph Horridge had a house and shop on the lot east of the APE, valued at \$700 (Appendix A). Jas. Horridge is listed as the owner of the house in 1868 (Beers 1868; Figure 10). There was one building on the lot fronting West Farms Road from 1879 through at least 1901, but it was east of the APE (Bromley 1879, 1893; Robinson 1885; Sanborn 1896; Hyde 1901; Figures 11, 12, 15, and 6). The house has a similar late 19<sup>th</sup> century ownership history to historical Lot 29, and the dwelling on the lot was occupied by renters (Appendix A). By 1900, there were multiple families living in the house on the lot (Appendix A). The dwelling stood through at least 1951, by which time a one-story eight-car garage and automobile repair shop had been built at the lot's westernmost end (Sanborn 1915; 1951; Bromley 1921; see Figures 21 and 24). By 1972 the lot was vacant, the dwelling had been razed for the widening of West Farms Road and the construction of the Sheridan Expressway, and the automobile repair shop had been removed. The lot has remained vacant since (Sanborn 1972, 1985).

- **Lot 9**

What is now Lot 9 was historically divided and numbered as Lots 1, 8 through 12, 37, 41, 42, and 51 (see Figure 6). The block, as originally laid out, was truncated at its southern end when East 172<sup>nd</sup> Street was created in the late 1890s and on its eastern side when West Farms Road was widened and the Sheridan Expressway was constructed in the 1960s. Hence a portion of historical Lots 1 and 51 now lie in Block 3013, and all, or portions, of several of the lots that historically fronted onto West Farms Road have been incorporated into the streetbed. In the APE are the western ends of historical Lots 37, 41, 42, and the northern part of historical Lot 51. Since privies are frequently placed away from a dwelling, possibly at the back end of the lot, lot ownership and occupancy of structures whose footprints fall outside the APE is relevant for each of these lots.

A series of soil borings completed for an environmental assessment of Lot 9 found that bedrock in this area varied between 12' and 13' below grade (Impact Environmental 2007). No borings were completed where a bedrock outcrop is currently visible along the southeastern corner of the lot.

Lot 1: Historical Lot 1 was originally owned by Benjamin Gardner, who purchased all of West Farms Lot 7. Gardner bequeathed the lot to his sister Hannah and her husband, John Hedger, Sr. in 1711. The land then passed to son John Hedger, Jr., who with his wife Keturah produced sons Thomas and John, and daughters Arabella, Keturah, Margaret and Charity. John Hedger, Jr.'s will, made in 1769, mentions that he had reserved a piece of land for a family burial ground in the orchard on his farm, where his sister-in-law already had been buried (Pelletreau 1898). The descendants of John Hedger, Jr. who survived into adulthood were the next to inherit the family land, and appear to be children of his daughters, as none of the heirs continued to bear the name Hedger. Most of the descendants mentioned in deeds appear to be children and grandchildren of the Edwards family. Thomas Edwards was the son of John Hedger's daughter Margaret, and by the 1840s, when the family began to sell off the original farm, most of the Hedger heirs had been born with the surname Edwards. The Edwards daughters married men named Patterson, Cortelyou, Corsa (or Cursor), and Traub.

In 1842, surveyor Andrew Findlay made a map of the Hedger Farm, and divided the property into lots that would be offered for sale by the Hedger descendants. Unfortunately, the map does not survive, but many subsequent deeds retain the lot number references from the map, and provide descriptions that help reconstruct the boundaries of these now obsolete lots. The three lots from the 1842 that became part of historical Lot 1 were numbered 17, 18, and 19. The Hedger family burial ground was Lot 17, and was the easternmost part of historical Lot 1. Although by the time the Hedger-Edwards burial ground parcel was sold, in the mid-20<sup>th</sup> century, East 172<sup>nd</sup> Street had cut through the land, it is still possible to reconstruct the original boundaries of the family cemetery. Findlay's Lot 17 was located north of the lane that led through the Hedger farm (and was still shown as late as 1901; see Figure 6). It measured approximately 42 feet in width along the lane, was approximately 285 feet long on its eastern side, 63 feet long on its northern side, and 256 feet long on the western side.

In 1842, the same year the Findlay map was made, several of the Hedger heirs, namely Gouverneur and Jemina Edwards, John and Sarah Traub, and James and Elizabeth Cortelyou, made a deed selling Findlay's Lots 18 and 19, which were located immediately west of the family cemetery, to William Cursor, another family member. In 1845, William Cursor sold these two lots to Horace Rowland, and that same year, Rowland sold it to the Ministers, Elders and Deacons of the First Reformed Protestant Dutch Church of West Farms for use as a cemetery (Appendix A). Dimensions of the two lots were 106 feet along the lane on the south, 202 feet on the west, 123 feet on the north, and 257 feet on the east, adjoining the Hedger-Edwards cemetery. Tax records note that the Dutch Reformed Church owned the property, and was exempted for taxes on the cemetery, here noted as measuring 100' x 300', through at least 1895 (Appendix A).

Historian Wray notes, "up a little lane running northwest out of this [West Farms] road at what is now 172<sup>nd</sup> Street, lay two lots, 100 feet wide by about 200 feet deep, right alongside of the old private burying-lot of the Hedgers and Edwards. These lots William Corsa had bought and he sold them to Horace Rowland, who, on April 19<sup>th</sup>, 1845, sold them for a Cemetery to the Minister, Elders and Deacons of the First Reformed Protestant Dutch Church of West Farms" (Wray 1942). He further indicates that the old Hedger-Edwards family plot is along the easterly side of the Reformed Dutch Church cemetery (Ibid.).

The First Reformed Protestant Dutch Church of West Farms established their church at what is now the intersection of Boston Road and East 179<sup>th</sup> Street in 1839, and maintained services there through 1906 (WPA 1940). The associated cemetery on Block 3014 was first established in 1845, and was in use through at least 1891 (Inskeep 1999). Although the cemetery boundaries were mapped on Lot 1 from at least 1853 through at least 1951, it ceased being labeled as a cemetery after 1921 (Sidney and Neff 1851; Dripps 1853; Beers 1868, 1877; Robinson 1885; Bromley 1879, 1893, 1914, 1921; Hyde 1901; Sanborn 1896, 1915, 1951; see Figures 6, 10, 11, 12, 15, 18, 21, and 24).

Consistory records for the Church survive for the years 1838-1918, and are on file at the Reformed Church of America archives in New Brunswick, New Jersey. A review of these records, which also includes limited records of members, marriages, baptisms, and deaths through the mid-1850s, reveals little information about the burial ground. The Church paid to have a fence built in 1845, including a portion along the boundary line between the Church cemetery and that of the Hedger-Edwards family cemetery. In 1869, the fence was rebuilt and/or repaired and the lane leading from West Farms Road to the cemetery was macadamized and repaired. Apparently members of the Church purchased grave plots in the cemetery and certificates were given, but these "deeds" are not included in the extant church records and so it is not possible to know which members bought plots and which plots were used (Consistory Records 1838-1916).

At its inception, the cemetery extended southward and eastward into adjacent Blocks 3013 and 3009, as well as the East 172<sup>nd</sup> Street and Boone Avenue roadbeds (see discussion below). In 1896 when plans were being made for regulating and opening these two roadways, the boundaries of the cemetery were clearly depicted, and the land was deeded to the City of New York (Topographical Bureau 1896c and 1896d; Figure 18). Consistory records note the Church

was paid \$3,551.63 for the opening of Boone Avenue and \$3,545.75 for the opening of East 172<sup>nd</sup> Street.

Prior to the creation of Boone Avenue and East 172<sup>nd</sup> Street, it was proposed to remove those graves that were located within the future roadbeds. Damage maps indicate that there were approximately 110 graves within the Boone Avenue roadbed north of East 172<sup>nd</sup> Street, approximately 45 graves within the intersection of Boone Avenue and East 172<sup>nd</sup> Street, and approximately 27 graves within the East 172<sup>nd</sup> Street roadbed east of Boone Avenue (Topographical Bureau 1896c and 1896d). All of the graves within the Boone Avenue roadbed and the Boone Avenue and East 172<sup>nd</sup> Street intersection would have been associated with the Church cemetery, whereas some of the graves within the East 172<sup>nd</sup> Street roadbed may have been associated with the Hedger-Edwards cemetery.

Consistory records note that the church was aware that the cemetery would be impacted by new road construction as early as 1896. Records on file at Woodlawn Cemetery show that some graves, either from the projected road locations or within the remaining portion of the cemetery on the surrounding blocks, were removed and reinterred at Woodlawn Cemetery as early as 1894, with additional graves moved in 1895-1900, for a total of 70 graves moved from 1894 to mid-1900. Of this number, 45 were moved by undertaker William Butler (Appendix D). A Consistory record entry from September 5, 1900 notes that graves within Boone Avenue were slated for removal at that time:

“Spiritual meeting held at the old Burying Ground where Mr. Wm B. Butler, undertaker, was given authority to remove bodies from Burying G. found on line of Boone St. (now being cut through). Disposition of the bodies to be determined later.”

The first entry in the Woodlawn Cemetery reinterment records after September 5 was for September 20, 1900, when remains of five individuals were moved. After that, five additional graves were moved through the end of 1900, 27 graves were moved during the entirety of 1901, and three graves were moved in all of 1902. No graves were moved in 1903, two graves were moved in 1904, three graves were moved in 1905, none were moved in 1906 or 1907, eight graves were moved in 1908, two graves were moved in 1909, and five graves were moved in 1910. In total, 60 graves were moved to Woodlawn Cemetery from September 1900 through the end of 1910. Of this number, 53 were moved by undertaker William Butler (Appendix D).

As the Woodlawn records indicate, the removal of individuals was not a well defined and expedient process. It is probable that between 1900 and 1910, additional bodies were removed by family members or by undertakers other than William Butler and re-interred in cemeteries other than Woodlawn. It should be noted that the Woodlawn re-interment data was only recovered from their archives after HPI's second research request was filed with Woodlawn's office. Additional re-interment burials and/or identified undertakers for the DRC burial plot might have been processed through Woodlawn but are now lost.

According to Woodlawn Cemetery interment records, those graves that were moved were paid for by individual families, and not the Church. Consistory records show that the Church paid

undertaker William Butler \$50 in 1905, which suggests there was at least some remuneration by the Church, although the low figure argues against extensive reinterment services. Thus, it is not surprising that some burials were left in place within the roadbeds, and that other graves remained within the portion of the cemetery not affected by new road construction. A 1909 publication listing the inscriptions remaining in the cemetery at the northeast corner of Boone Avenue and East 172<sup>nd</sup> Street (on Block 3014, Lot 1) recorded 30 headstones with legible text. Buried were members of the Jennings, Cortelyou, Corsa, Butler, Mapes, Edwards, Ward, Kelly, and Austin families (including Livinius), many of whom were residents in this immediate area (Dutch Reformed Church Cemetery, West Farms 1909; see Appendix A and Appendix D).

In 1911 when a new trunk sewer line was being installed in Boone Avenue, employees inadvertently blasted through six coffins that were formerly within the boundaries of the cemetery (*New York Times* July 30, 1911). The disturbed skeletal material was placed into dynamite boxes and reinterred nearby. “On looking through a lot overgrown with shrubbery at one side of the road, the workmen found several gravestones lying broken among tall grass and bushes, and concluded that they had blasted into a forgotten graveyard” (Ibid.). Uncovered through blasting were name plates including one for Catherine Valentine, and a child, Austin who died in 1850 (Ibid.). Reportedly there were a number of soldiers buried here after the Civil War, but they were supposedly removed and reinterred by the Grand Army of the Republic.

Another undated article on file at the Bronx County Historical Society confirms that a cemetery was encountered at East 172<sup>nd</sup> Street by laborers while blasting for new Bronx sewers in the early 20<sup>th</sup> century (Newspaper Article, Vertical File, Cemeteries, Bronx County Historical Society). According to the article the cemetery was originally encountered when East 172<sup>nd</sup> Street and Boone Avenue were being laid out, and only the headstones were removed even though there was money set aside for the removal and reinterment of the deceased. Boone Avenue was then laid out directly through the old cemetery. The bodies were later exposed when the area was dynamited for sewer installation. At that time, nearly twenty bodies were uncovered, and friends and relatives speculated that up to 100 bodies may still be there. William Butler, a local undertaker, said he removed many of the bodies to Woodlawn Cemetery for families that paid him, but neither the City nor Church had the rest removed (Vertical File, Cemeteries, Bronx County Historical Society).

The Hedger-Edwards family cemetery, which at one time was separated from the Church cemetery by a wooden fence, was apparently incorporated into the mapped boundaries of the Church cemetery on Blocks 3009, 3013, and 3014 over time. The 1909 publication listing inscriptions remaining in the church cemetery includes two from the period predating the church use of the land: Thomas Edwards, the grandson of John Hedger, Jr., who died in 1802, and William Corsa, who died in 1815 (Appendix D). The cemetery was still at least partially visible on the landscape in 1927, when three gravestones were left standing; these belonging to the Cortelyou, Edwards, and Kelly families. The Cortelyou and Edwards stones presumably were located within the Hedger-Edwards portion of the cemetery; Figure 27, a photograph dated to 1928, appears to show several of these gravestones.

The cemetery lot was unkempt and undeveloped through the 1940s. A 1921 letter to the editor of the *New York Tribune* noted the condition of the cemetery:

It is an unfenced, vacant lot at the corner of 172d Street and Boone Avenue. There are a few headstones still standing and a few others broken and lying about. The graveyard is not old, as the stones bear dates from 1848 to 1852. Goats of the neighborhood are pastured there. The names on the stones are Thomas, Corsa, Kelly, Butler, and Wilson, some of them names well known in the Bronx of today. Are none of the present bearers of the name related to those buried in the little graveyard? (*New York Tribune* May 26, 1921).

Part of the reason the cemetery fell into a state of seeming abandonment likely was due to the fact that the Church itself was in financial trouble during this period. Faced with dwindling membership after its base population had largely died or moved from the neighborhood, in the 1930s the Church was forced to transfer all its holdings to the Classis of New York of the Reformed Church of America, which was the umbrella organization overseeing all the regional Reformed Churches. Text from a deed made in 1930 from the Church to the Classis for the cemetery property is worth including here, because it reveals that the boundary between the Church cemetery and the Hedger-Edwards cemetery was no longer known.

Two plots of land formerly used for cemetery purposes, being located on the easterly side of Boone Avenue on both sides of 172<sup>nd</sup> Street, the northerly plot having a frontage along Boone Avenue of about 156 feet and extending easterly therefrom to the westerly line of Lot #17 on a map entitled "Map of the Hedger Farm" made by Andrew Findlay, surveyor, dated April 27, 1842, the location of said line of reference to said Boone Avenue being at present undetermined. And the southerly of said plots having a frontage along Boone Avenue of about 20 feet and extending easterly between 172<sup>nd</sup> Street and an old lane to said westerly line of said Lot #17. These two plots taken together being part of the lots Numbers 18 and 19 on said Map of the Hedger Farm, but as said map is not filed in the office of the Registers of Bronx, NY or Westchester Counties, the exact location of the lines not bounded by Boone Avenue or 172<sup>nd</sup> Street cannot be definitely located (Liber 800:359).

As will be described below, the Church had already sold a small "gore" of land on the west side of Boone Avenue in Block 3009 that had been part of the cemetery in 1901, at about the time that Boone Avenue was cut through the cemetery.

The transfer of the Church cemetery property on Blocks 3014 and 3013 to the Classis in 1930 prompted a suit by the Hedger-Edwards family descendants in 1932. The descendants claimed that the Church had no right to sell their family cemetery parcel along with the Church cemetery because it did not belong to them. The case, which was tried before the New York State Supreme Court, ultimately was judged in favor of the Hedger-Edwards heirs in 1951. The final judgment, along with other papers related to the case, is on file at the Reformed Church of America Archives. A brief prepared by attorneys for the Classis is included in the papers, and mentioned that some graves had been relocated to Kensico Cemetery in Valhalla, New York. However, as noted earlier, inquiries to Kensico Cemetery failed to produce any evidence that this was the case (Judy Mitchell, personal communication, February 4, 2010). As will be described

further, below, a total of 89 Hedger-Edwards descendants were identified in the court case, and 66 of them (the ones still alive in 1951 when the suit was judged) were awarded a share of interest in the real estate (Appendix E).

While the suit against the Classis was under review, in 1949 the Classis sold the portion of the cemetery property on Block 3014, Lot 1 and Block 3013, Lot 36 (which at the time included modern Lots 35, 36, and 37) to Max Becker (Liber 1691, p. 343 and Liber 1992, p. 343). The sale erroneously included the Hedger-Edwards family cemetery as well. This prompted Attorney Bernard Cowen, on behalf of descendants of the Hedge (sic) family, to petition the City of New York to deny an application for a request to pave the unused lots for automobile storage (see Appendix C). After several months of correspondence between the attorney and the City of New York, it was ultimately decided that it was appropriate to issue a Certificate of Occupancy (C/O) for the intended use, despite the fact that the cemetery was known to have existed there.

After the suit was settled, the boundaries of the two cemeteries were reestablished, with the Church cemetery portion confirmed as belonging to Max Becker, and in 1953 the Hedger-Edwards cemetery portion being sold by Eva Stewart, the chief plaintiff in the suit, to new owners, thus ending the family ownership of the cemetery parcel. By the mid-1950s, Lot 1 at last came under possession of a single owner. During the 1950s, the lot was paved over, and has continued its commercial use since that time (Sanborn 1951, 1972, 1985; Figure 24). No other development has occurred at the site, which now serves as an impound lot (Photographs 7 and 8).

Lots 8 through 12: Historical Lots 8 through 12 are located immediately north of the Dutch Reformed Church Cemetery, fronting Boone Avenue (see Figure 6). They remained vacant from at least 1851 through at least 1921 (Sidney and Neff 1851; Dripps 1853; Beers 1868, 1877; Bromley 1893, 1914, 1921; Robinson 1885; Hyde 1901; Sanborn 1896, 1915; see Figures 6, 8, 10, 11, 12, 15, and 21). In 1926 a permit was issued to construct a one-story car garage without a basement across the entire lot (Appendix B). The garage stood through at least 1985 (Sanborn 1951, 1972, 1985; Figure 24).

Lot 37: Historical Lot 37 fronted onto West Farms Road, and was a triangular shaped lot that was severely truncated when the Sheridan Expressway was constructed and West Farms Road were widened in the early 1960s. In the APE is the extreme western end of the lot that contained part of the rock outcrop ledge that traverses the block. By 1843, the lot had been sold by James Cortelyou to Moses Rogers, and in 1851 it was sold to Moses C. Rogers and to William Smith (Appendix A). In 1850 the Smith family is listed in West Farms, living together with the George Briggs family – but it is not clear if they are living on Lot 37. In 1857 William Smith is paying taxes on the lot with a house (Appendix A), and in 1860 William Smith and his family are again on the census for West Farms (Ibid.).

In 1866 the lot is sold to Gouverneur Corsa, and the 1868 map shows that Corsa is operating a saloon in the structure (Beers 1868; Figure 10). Corsa, a saloon keeper, was living in the house in 1870, but sold it to Joseph Carroll in 1878. Carroll paid taxes on the two-story 22' x 20' house through 1895, although Corsa and his family are listed as residing in the dwelling in 1880 (Appendix A). In 1893 a second structure was shown on the lot, and J. Zankel was taxed on the house with a one-story extension in 1895 (Robinson 1885; Bromley 1893; Figures 12 and 15).

In 1900, Mrs. Zankel and her sons, two of whom were bartenders, were living in the house, and in 1901 there is an outbuilding at the extreme western end of the lot in the APE (Figure 6; Appendix A). The outbuilding was temporary, as it had been removed by 1905 (Bromley 1905). However, in 1915 a one-story store house is shown in the APE where the outbuilding had previously been mapped (Sanborn 1915). It was razed by 1921 (Bromley 1921; Figure 21). Likely the structure fronting West Farms Road served as a saloon/boarding house from at least 1868 until the end of the 19<sup>th</sup> century, and in the 20<sup>th</sup> century it served as a single-family house until it was razed in 1951 (Appendix B).

Lot 41: Historical Lot 41 was truncated when West Farms Road was widened in the 1960s. The western end of the lot is in the APE, and abuts the eastern boundary of historical Lot 1 – the cemetery lot (see Figure 6). Historical Lot 41 was sold by Gouverneur Edwards to John Fay in 1842, and Fay sold it to Moses Rogers in 1849 (Appendix A). In 1850, the Rogers family is living in West Farms, together with the Peter Kelly family (Census 1850; Appendix A). Rogers sold the house the following year to William Mitchell, who was taxed on the lot and house in 1857 (Appendix A). The Mitchells retained ownership of the house until they sold it to Ephraim Seaman in 1866 (Appendix A). The 1868 Beers map shows the E. Seaman house fronting West Farms Road, and nothing is mapped in the APE through at least 1921 (Beers 1868; Bromley 1879, 1893; Robinson 1885; Hyde 1901; Sanborn 1896, 1915; Bromley 1921; see Figures 10, 11, 12, 15, 6, and 21). Although Seaman is assessed for taxes on the lot through at least 1885, the Cargill family lives on it in 1870, and the Fletcher family, the Ward family, and an aged Susan Seaman are living in the house in 1880 (Appendix A). Ephraim Seaman sold the lot to Ann Monaghan in 1866, and she was assessed for taxes on the lot through 1895. However, in 1900 the Williams family is living on the lot (Appendix A).

In 1951 two one-story sheds stood in the APE at the western end of Lot 41 (Sanborn 1951; Figure 24). Historical photographs of the block show a large bedrock outcrop in this area, so it is possible that the sheds were built atop the rock (Figures 26 and 27). The lot has remained vacant since at least 1972 (Sanborn 1972, 1985).

Lot 42: Historical Lot 42 was also truncated in the 1960s. The western end of the lot, bounding historical Lot 1 (the cemetery) to the west, is in the APE (Figure 6). The lot was sold by Gouverneur Edwards to John Fay in 1842, and Fay sold it to Abraham Austen (sic) in 1852 (Appendix A). The Abraham Austin family is listed on the census in West Farms from 1850 through 1880, and is assessed for taxes on the house and lot from 1857 through 1885 (Appendix A). After 1885, it passed to E. Schwencke, although it was occupied by several families in 1900 (Appendix A).

Maps and atlases show only one dwelling on the lot, fronting West Farms Road, from at least 1853 through 1896 (Dripps 1853; Beers 1868, 1877; Robinson 1885; Bromley 1879, 1893; Sanborn 1896; see Figures 10, 11, 12, and 15). In 1901, a frame structure appeared on the lot in the APE (Bromley 1901; Figure 6). It has been removed by 1905, but by 1915 a small one-story building stood at the extreme southwestern corner of the lot (Bromley 1905, 1914, 1921; Sanborn 1915, 1951; Figures 21 and 24).

Lot 51: Historical Lot 51 originally extended across East 172<sup>nd</sup> Street all the way onto what is now Block 3013, Lot 37, but the southern end of the lot was truncated when the street was regulated and opened. The lot now lies entirely north of East 172<sup>nd</sup> Street, and its western boundary runs along the mapped boundary of Lot 1, the cemetery lot (Figure 6).

In 1857, a dwelling that once stood south of the APE on historical Lot 51 was owned by Joseph Leggett (Appendix A; Beers 1868; Figure 10). Leggett was living on the lot in 1869, but by 1870 the Mooney family was living on the lot together with an aged Joseph (Appendix A). By 1876 John Whelan owned a two-story house on the lot, and he continued to own the house and live in it with his family through 1900 (Beers 1877; Topographical Bureau 1896c; Appendix A). Although maps and atlases from ca. 1868 through 1885 show only the house on the lot, in 1893 the house and two outbuildings – both of which are depicted as in the APE – are shown (Beers 1868, 1877; Bromley 1879, 1893; Robinson 1885; Figures 10, 11, 12, and 15).

In 1896 when plans were made to regulate East 172<sup>nd</sup> Street, Damage Maps were prepared (Topographical Bureau 1896c). Maps show a two-story house with a one-story out-house immediately to the north, both in the line of the planned roadway (Topographical Bureau 1896c; Figure 18). The plans show that the pre-1896 outhouse stood south of the historical Lot 51 APE. They also indicate that John Whalen, owner of the lot, was to lose an area of roughly 3000 square feet to the new roadbed; a tract of approximately 60' by 50' (Ibid.). The house was moved north into the APE when the road was created, so that from the 1890s through at least 1951 it stood on a lot that had been reduced in size from 187' in length to roughly 120' (Board of Taxes and Assessments 1899; Topographical Bureau 1896c; Hyde 1901; Bromley 1905, 1921; Sanborn 1915, 1951; Figures 18, 6, 21, and 24). The two-story house with a basement was connected to a cesspool immediately after it was relocated, and was then connected to municipal sewer in 1911 (Appendix B).

Historical photographs taken after East 172<sup>nd</sup> Street was opened show the house standing at the top of a rise, immediately to the west of a large bedrock outcrop, and accessed by a set of stairs from the street level (Figure 26). The structure was clearly sandwiched between the bedrock outcrop to the east and the cemetery to the west (Figure 27). When the Sheridan Expressway was created in the 1960s, and West Farms Road was widened, the lot was further reduced in size from 50' in width at its southern end to 35' in width (Board of Taxes and Assessments 1899). By 1972 the relocated dwelling had been razed, the lot was paved, and it was left vacant. The lot is currently used as a municipal impound lot (Sanborn 1972, 1985; Photographs 7 and 8).

### **Block 3013**

Block 3013 was part of the original West Farms Lot 7 in 1711 that passed from Benjamin Gardner to his sister and her husband, Hannah and John Hedger (Wray 1942; see Appendix A of this report). In 1820 there was a split of the original 100 acre parcel, and it was divided between the Hedgers, and their relatives – the Edwards, Corsas, Cortelyous, and Pattersons. In 1838 the farm was further subdivided, and in 1842 another subdivision created house lots on both sides of West Farms Road. Shortly thereafter, the lots were sold and houses were built. Here lived “the Cortelyous, Edwards, Fays, Austins, Traubs, Hulets, Jennings, Dennisons, Garlands, Kellys, and many others” (Wray 1942). This thickly built settlement became known as Hivetown. A small

lane ran northeastward from West Farms Road through Block 3013 south of the location of current East 172<sup>nd</sup> Street, and was recorded on some maps as Cooke Street or Lane. Along the north side of this lane, the Dutch Reformed Church Cemetery, as well as the original family graveyard of the Hedger-Edwards family, was established. Block 3013 now incorporates a very small portion of the land north of the lane, the lane itself, and land south of the lane.

- **Lot 31**

What is now Lot 31 on Block 3013 was historically subdivided into Lots 31, 33, Lot 35 (Cooke Lane), and 36 (part of the cemetery) (see Figure 6). The development history of these four separate parcels is presented.

Lot 31: Historical Lot 31 is situated at the southern end of modern Lot 31 (Figure 6). The lot was purchased by William Kelly from Ann Cursor in 1847 (Appendix A). Although William Kelly and his family are listed in West Farms in 1850, the place of their residence is not recorded (1850 Census; Appendix A). In 1852 the lot was passed to the executors of Kelly's estate; Moses C. Rogers, and Thomas Bolton. Rogers was paying taxes on the lot in 1857, and is listed in West Farms in 1860 (Appendix A). Rogers (aka Rodgers) owned the house and lot through 1869, when he sold it to Ebenezer Valentine and John Overbaugh (Beers 1868; Figure 10; Appendix A). Overbaugh paid taxes on the lot and a 32' x 20' house through 1889, until the house passed to Philipina Ackerly in 1889 (Appendix A). In 1896 when Boone Avenue was laid out, the lot was owned by A. Ackerly (Topographical Bureau 1896d). While Ackerly still owned the lot, in 1900 George Wagner and family lived in the house at 1599 West Farms Road (Appendix A).

Maps and atlases show only one dwelling on the lot from ca. 1853 through at least 1905, with only the western end of the structure falling in the APE (Dripps 1853; Beers 1868, 1877; Robinson 1885; Bromley 1893, 1905; Sanborn 1896; Hyde 1901; see Figures 10, 11, 12, 15, and 6). In 1915 the lot is shown with two outbuildings in the APE along its northern boundary; one a one-story coop, and the other a one-story unlabeled building (Sanborn 1915). In 1921 neither structure is mapped, but more extensive one-story storage structures are shown along the northern boundary of the lot in 1951, as is a small one-story structure at the southwestern corner of the lot (Bromley 1921; Sanborn 1951; Figures 21 and 24). The dwelling was probably demolished in 1956 when a demolition permit was issued for the lot (Appendix B). In 1966 an adjacent iron shop was extended to cover all of historical Lot 31 with a metal storage building housing a crane (Appendix B; Sanborn 1972, 1985). The extant structure still covers the entire footprint of this historic lot, and Department of Building records indicate that the structure was built on a slab foundation. The site visit showed that the ground floor of this building was at the same grade as the West Farms Road sidewalk. There is a second level to the building, accessed from and at the same level as Boone Avenue, which is used as a parking facility.

Lot 33: Historical Lot 33 was conjoined with historical Lot 31 to the south through at least 1868, and shares land ownership history through 1885 (Appendix A; Beers 1868, Figure 10). In 1852 the lot was passed to the executors of Kelly's estate; Moses C. Rogers, and Thomas Bolton. Rogers was paying taxes on the lot in 1857, and is listed in West Farms in 1860 (Appendix A). Rogers (aka Rodgers) owned the house and lot through 1869, when he sold it to Ebenezer

Valentine and John Overbaugh (Beers 1868; Figure 10; Appendix A). By 1879, a portion of historical Lot 31 north of the Rogers house was split into a second lot (Bromley 1879; Figure 11). Verbaugh paid taxes on the lot and a 20' x 20' house through 1886 when both passed to Joseph H. Hawes (Appendix A). In 1896 when Boone Avenue was laid out, the lot was owned by J. H. Hawes (Topographical Bureau 1896d; Figure 18).

Maps and atlases show no structure on the lot through 1879, when a house is mapped fronting West Farms Road, and another is mapped fronting Boone Avenue (Bromley 1879; Figure 11). By 1893 the structure on the western end of the lot had been extended into the APE, and was depicted as a frame shed or outbuilding (Robinson 1885; Bromley 1893; Figures 12 and 15). By 1896 when Draft Damage maps were prepared for the proposed regulating and opening of Boone Avenue, no structures were reported in the path of Boone Avenue (Topographical Bureau 1896d). However, a 1901 map shows a frame "shop" at the western end of historical Lot 33, along with a frame outbuilding in the center of the lot (Hyde 1901; Figure 6). A 1915 atlas indicates that the building on the western end of the lot is a planing mill, and a lumber shed and several small one-story shops stand nearby (Sanborn 1915). The house fronting West Farms Road is depicted as a two-story dwelling that extends partially into the APE (Ibid.). The lot appears unchanged in 1921, but by 1951 the dwelling had been razed (Bromley 1921; Sanborn 1951; Figures 21 and 24). In 1954 a one-story ironworks building was constructed across the western end of the lot (Appendix B). When it was built, plans called for a six-foot deep cellar to be located in the center of the building, about eight-feet wide and running the width of the structure (about 18'), with the remainder being unexcavated. A rock (outcrop) was located directly east of the proposed building (Appendix B). By 1985 the structure had been enlarged to cover the entire lot, although the addition showed no cellar or basement on maps (Sanborn 1972, 1985).

The site visit to Block 3013 indicated that historical Lot 33, which is now the central section of modern Lot 31, contains a basement level extending about 4.5 feet below the level of the adjacent West Farms Road sidewalk. The basement footprint extends over the approximate eastern half of the historical lot. The extensive excavations to create the basement level are not listed on the DOB records but were evidently conducted by the prior owner over the course of several years. The basement is very large, including a vehicular ramp accessed from West Farms Road through historical Lot 35 (see below) down into what functioned as a "steel shop," but does not extend over the entire footprint of the lot, leaving the Boone Avenue frontage without a basement. According to the current owners, the area that is now the basement was bedrock prior to excavation by heavy machinery.

Lot 35; Cooke Lane: The northern portion of modern Lot 31 was historically traversed by a small farm lane, sometimes mapped as Cooke Lane (Beers 1868, 1872, 1877; Bromley 1879, 1893; Robinson 1885; Sanborn 1896; Topographical Bureau 1896a; Figures 10, 11, 12, 15, and 18). It remained undeveloped through at least 1905, when municipal water was available on East 172<sup>nd</sup> street (Bromley 1905). Therefore, the lane had no historical development prior to the availability of municipal sewer and water.

The site visit to Block 3013 showed that the eastern portion of historical Lot 35 contains a ramp leading from West Farms Road down to the basement level described for historical Lot 33. The

entrance to the ramp is at the same level as the West Farms Road sidewalk. The western portion of historical Lot 35 contains a one-story concrete block building facing Boone Avenue that, according to the 1985 Sanborn map, was built in 1971 (see Photograph 11). The ground floor of this building is at the same level as the Boone Avenue sidewalk.

Lot 36; Cemetery: The portion of modern Lot 31 fronting East 172<sup>nd</sup> Street was formerly part of the same cemetery discussed under Block 3014, Lot 9 (see Figures 6 and 18). This lot was the portion of the cemetery owned by the Hedger-Edwards family, which was established by 1769 and was in use through at least 1891 (Inskeep 1999; Pelletreau 1898; see Block 3014, Lot 1 discussion above). Although the cemetery boundaries were mapped from at least 1853 through at least 1901, the portion on Block 3013 ceased being labeled as a cemetery after East 172<sup>nd</sup> Street was laid out in the late 1890s (Dripps 1853; Beers 1868, 1877; Robinson 1885; Bromley 1893, 1914, 1921; Sanborn 1896, 1915, 1951; see Figures 6, 10, 11, 12, 15, 18, and 21).

Maps and atlases indicate that there was no development on this lot until after 1972 (Sanborn 1951, 1972; Figure 24). Today, this lot is part of the open yard area next to the ramp on historical Lot 35. The area has been excavated down to the approximate level of the West Farms Road sidewalk. According to the current owners, the area that now includes this former historical lot was bedrock prior to excavation by heavy machinery. It appears that any cemetery-related resources that may have existed have been destroyed by previous owners.

- **Lot 35**

What is now Lot 35 was part of the same cemetery discussed for Block 3014, and was the portion owned by the Church. It was actively used as a cemetery from ca. 1845 through at least 1891 (Inskeep 1999; Pelletreau 1898). Although the cemetery boundaries were mapped on this lot from at least 1853 through at least 1951, it ceased being labeled as a cemetery after East 172<sup>nd</sup> Street was laid out in the late 1890s (Dripps 1853; Beers 1868, 1877; Robinson 1885; Bromley 1893, 1914, 1921; Hyde 1901; Topographical Bureau 1896a; Sanborn 1896, 1915, 1951; see Figures 6, 10, 11, 12, 15, 18, and 21).

Maps and atlases indicate that there was no development on this lot until after 1951 (Sanborn 1951, 1972; Figure 24). In 1954, a new building application was filed with the DOB for the current one-story concrete structure on the corner of East 172<sup>nd</sup> Street and Boone Avenue (Photograph 9). The building measures approximately 42 feet along the East 172<sup>nd</sup> Street side of the lot. It has a first floor that is at the level of the Boone Avenue sidewalk, and which can be accessed on both Boone Avenue and East 172<sup>nd</sup> Street. Because East 172<sup>nd</sup> Street slopes downward towards West Farms Road (see Photograph 11), the entrance on East 172<sup>nd</sup> Street has several steps leading up to the first floor via a narrow doorway. The first floor level is approximately 3.5 feet above the East 172<sup>nd</sup> Street sidewalk at this doorway entrance. There is a partial basement level just west of the doorway area, which contains a boiler room and storage. The basement level is one half story below grade, with the top of the concrete floor of the basement level at approximately 3 feet below the East 172<sup>nd</sup> Street sidewalk grade. There is a drain just inside the door, indicating at least some excavations beneath the basement level. According to DOB records, the basement room measures 8x18 feet in plan and is 6 feet high.

The remainder of the building on the lot does not have a basement; the long term occupant of the corner building states that bedrock is just beneath the slab flooring.

The remainder of historical Lot 35 contains a one story brick garage with no basement that was completed in 1972, according to DOB records. The level of the garage floor is at the approximate level of the East 172<sup>nd</sup> Street sidewalk. It is lower in elevation than the first floor of the corner lot building, but not as deep as the basement level of that corner building. The long term occupant of the building states that bedrock is just beneath the slab flooring of the garage.

- **Lot 37**

What is now the small triangular Lot 37 on Block 3013, fronting East 172<sup>nd</sup> Street, was historically part of Lot 51 on Block 3014 to the north (see Figure 6 and 18). It shares its history with that lot, which is not repeated here. The front portion of the former Leggett/Whelan house once extending onto what is now Lot 37 (Figures 10, 11, 12, and 15). The lot was truncated when East 172<sup>nd</sup> Street was laid out in the late 1890s, and the house was moved north (Figure 18). After the house was moved, the lot remained vacant until sometime between 1972 and 1985 when a one-story metal structure without a basement was constructed across the lot (Hyde 1901; Bromley 1905, 1921; Sanborn 1915, 1951, 1972, 1985; Figures 6, 21, and 24).

### **Block 3009**

Block 3009 was part of the original West Farms Lot 7 in 1711 that passed from Benjamin Gardner to his sister and her husband, Hannah and John Hedger (Wray 1942; see Appendix A of this report). In 1820 there was a split of the original 100 acre parcel, and it was divided between the Hedgers and their relatives – the Edwards, Corsa's, Cortelyous, and Pattersons. Both Lot 38 and Lot 44 were passed to one of Hedger's descendents, Thomas Edwards, before 1859 (Appendix A). Edwards sold it to Thomas Richards in 1859, whose widow sold it to Thomas Murphy in 1867. Murphy resold the property to Thomas A. Vyse Jr. the same year (Appendix A).

- **Lot 38**

Historical Lot 38 was depicted on historical maps and atlases as remaining undeveloped from at least 1851 through 1921 (Sidney and Neff 1951; Dripps 1853, 1858; Beers 1868, 1872, 1877, 1882; Bromley 1879, 1893, 1905, 1915, 1921; Robinson 1885; Sanborn 1896, 1915; Hyde 1901; Figures 6, 8, 10, 11, 12, and 15). The property as sold to John Whitemore in 1874, despite the fact that an 1877 map indicated that it was still owned by Vyse (Beers 1877; Appendix A). John T. Hill purchased the lot in 1881, but again, an 1885 atlas depicted the property as belonging to Thomas Vyse (Robinson 1885; Figure 12). Indeed, Block 3009 was not created nor the lots laid out until 1893 when the Vyse Estate was subdivided for sale (Vyse Estate Map 1893). Although subdivided into six individual City lots numbered 38-43, the entirety of Lot 38 was purchased by Augustus B. Carrington in 1898. Each of the smaller lots on the block, 100' x 25' in size, was sold to Thomas E. Greacen in 1900.

Lot 38 remained undeveloped through at least 1921, but by 1951 it had one large industrial building constructed across its entirety. Prior to that time, the lot was undeveloped, but bordered a small portion of the Dutch Reformed Church cemetery and Hedger-Edwards family cemetery located immediately to the south (Figures 6, 8, 10, 11, 12, and 15).

In 1951 Lot 38 was shown with a one-story wood framed building with a cement floor covering its entirety (Figure 24). At the extreme southeastern corner of the lot fronting Boone Avenue, a small rectangular portion of the building had a basement. This is probably where the furnace was located, with access gained through a sidewalk vault. A site visit confirmed that there were stairs leading down to a lower level in this location. The extant structure has remained virtually unchanged since its construction, although in 1955 it received a permit to alter its use to become a factory (ALT-17731; Appendix B).

- **Lot 44**

Lot 44 has always been one individual lot since the block was laid out and subdivided in 1893 (Vyse 1893; Bromley 1893; Figure 15). Like Lot 38, it was originally owned by Benjamin Gardner, who purchased all of West Farms Lot 7. Gardner bequeathed the lot to John Hedger in 1711, and it had passed to one of Hedger's descendents, Gouverneur Edwards, by 1842 (Appendix A). Edwards sold it to William Cursor in 1842, and Cursor then sold it to Horace Rowland in 1845. That same year, Rowland sold a portion of it – a “gore” along the lot's northeastern side - to the Ministers, Elders and Deacons of the First Reformed Protestant Dutch Church of West Farms for use as a cemetery (Appendix A). The remainder of the lot outside the burial ground remained in the Edwards family through 1859, when it was sold to Thomas Richardson. The land outside of the cemetery boundaries passed to Thomas Murphy, Thomas Vyse, John Whitmore, and John T Hill in the years before 1881. After that, the 23<sup>rd</sup> Ward Improvement Company acquired the non-cemetery parcel. In 1895, part of the lot passed to James Peffers, and in 1901, the remainder of the lot – including the cemetery – was also sold to Peffers by the Church (Appendix A). However, when the Church sold the gore of land included in its cemetery to James Peffers in 1901, it failed to obtain a court order permitting the sale. This mistake was subsequently corrected when Peffers sold Lot 44 to Maud Howard in 1919.

Maps and atlases first show the church cemetery extending onto a portion of Lot 44 as early as 1868 (Sidney and Neff 1851; Dripps 1853, 1858; Beers 1868; Figures 8 and 10). Boundaries of the Reformed Dutch Church cemetery are depicted on maps through 1896, but by 1901 only the portion of the cemetery on Block 3014 is labeled as such (see Block 3014 Lot 9 discussion). The cemetery was first established in 1845, and was in use through at least 1891, with a portion of it extending onto Block 3009, Lot 44 (see Figures 6, 10, 11, 12, 15 and 18). In 1896 when damage maps were prepared in anticipation of the regulating and opening of Boone Avenue and East 172<sup>nd</sup> Street, the cemetery was reported as extending across both these proposed streets (Topographical Bureau 1896c, d; Figure 18).

Lot 44 remained undeveloped, other than the cemetery, through at least 1921 (Hyde 1901, Sanborn 1901, 1915; Bromley 1921; Figures 6 and 21). However in 1921 a New Building Permit (NB-2095 1921), was issued for the erection of a public garage building to fill the entire lot. The building's foundation was placed on earth, and a cellar was excavated beneath only its

southeastern corner. Stone foundation walls were reportedly excavated to four feet below curb level. In addition, two 550-gallon gas tanks were buried near the front entrance along East 172<sup>nd</sup> Street; not in the vicinity of the mapped cemetery bounds (Appendix B). The extant structure remained virtually unchanged, other than its use, through the remainder of the 20<sup>th</sup> century (Sanborn 1951, 1972, 1986; Figure 24). The building now houses a metal can manufacturing company (Photograph 10).

## V. ARCHAEOLOGICAL POTENTIAL

The archaeological potential of the APE lots is determined by their historical use, the known dates of available water and sewer piping in adjacent streetbeds, the likelihood that shaft features (e.g., wells, privies, cisterns, cesspools, etc.) could have been present, the establishment of site occupation, and the effects of any subsequent development.

**Subsurface Integrity:** Potential archaeological integrity is determined by the extent of subsurface disturbance caused by subsequent development, especially where later structures had deep foundations, cellars, and basements.

The study of the project site identified areas of prior disturbance that now lack archaeological potential, where more modern development extended down to the depth of bedrock – which was fairly shallow in some locations - and/or the anticipated depth of potential 19<sup>th</sup> century shaft features (wells, privies, cisterns) or burials. The study also identified areas that have not experienced later disturbance that may have historical archaeological sensitivity. In some of these locations, later construction was considered to have been shallow enough not to have disturbed potential historical resources. Shallow slab foundations, pavement, and added fill can all serve to protect buried resources. Deep shaft features that would have been necessary prior to the availability of municipal sewer and water, as well as 18<sup>th</sup> and 19<sup>th</sup> century burials, which can be several feet below the surface as it existed when originally interred, are frequently sealed beneath later development.

Lot topography also plays a key role in subsurface integrity. Bedrock outcrops and steep inclines behind houses would have prevented the excavation of deep shaft features and would have served as a physical divider between living spaces (e.g., backyards) where shaft features would be anticipated, and terrain that would have served a different function (e.g., they would be ideal locations for outbuildings that did not require any cellars or basements). Bedrock outcrops would have also prevented burials, and served as a boundary for any potential cemeteries. Therefore, where shallow bedrock was found in soil borings, on maps, or in the field, these areas were determined to lack archaeological potential.

Several sources describe a bedrock outcrop or ridge lying west of West Farms Road, which served to demarcate lot boundaries or functioned as a barrier to development. This bedrock outcrop/ridge was documented running north/south through the western portion of Block 3015, and the centers of Blocks 3013 and 3014 (Photograph 8; Figures 26 and 27). In these locations, archaeological sensitivity for shaft features was determined to be lacking.

**Residential Episodes:** Establishing site occupational episodes was problematic in that directories for this portion of the Bronx were not available or not detailed enough to provide street addresses. A number of city directories were reviewed from both the pre-1874 era when the APE was part of Westchester County and after 1874 when the APE was part of the City of New York. However, none of the pre-1874 directories contained residential listings for West Farms, and the business listings did not indicate locations other than street names. Even after 1874, West Farms residents were rarely included; for those few names that were listed directories generally only noted that they lived in “West Farms” and did not give a street or address. Furthermore, available census records did not provide street addresses prior to 1880. Therefore, many of the lots that were identified as potentially sensitive for shaft features from the mid-19<sup>th</sup> century through ca.1893 (when municipal water was available), were not able to be tied to specific individuals, long-term residents, or affinity groups. While these lots are identified on the table of archaeological sensitivity (Table 1), they were not recommended for further archaeological study (Table 2).

**Cemeteries:** Three potential cemeteries were identified on the project site blocks. They are discussed individually, below.

#### *Dutch Reformed Church (DRC) and Hedger-Edwards Family Burial Ground*

The Hedger-Edwards family cemetery was established by 1769 on what is now the east half of Blocks 3013 and 3014 and under the roadbed of East 172<sup>nd</sup> Street. In 1845, Hedger heirs sold additional land west of the family cemetery to the Dutch Reformed Church of West Farms for a second cemetery. This land was located on what are now Blocks 3009, 3013, 3014, and under the roadbeds of East 172<sup>nd</sup> Street and Boone Avenue. For a time during the 19<sup>th</sup> century, there was a fence marking the boundary line between the two cemeteries, but by the 20<sup>th</sup> century the marker was gone, and the two cemeteries became conjoined.

There are no known records detailing the names of people who were buried in either of these two cemeteries, as extant Church records do not include this information and no known records survive that would contain names of Hedger family members buried in their cemetery. Death records do not exist for West Farms when it was part of Westchester County, through 1874, and death records for the Bronx are indexed with Manhattan from 1874-1896. These ledgers, which list individuals who died and where they were buried, by date, are extensive given that they included two boroughs. A selection of these ledgers was read to see if they could provide any additional information about interments in the two cemeteries. Unfortunately, entries generally just noted burial at “West Farms” and did not indicate a specific cemetery. Since there was another large cemetery in West Farms in use during this period (the Beck Memorial Presbyterian Church Cemetery on East 180<sup>th</sup> Street), it was impossible to confirm whether burials listed at “West Farms” were for the project site cemetery.

As noted above, Damage Maps from 1896 indicated that the future roadbeds of East 172<sup>nd</sup> Street and Boone Avenue contained a total of 182 graves. By the time the remaining 30 gravestones in the cemetery were transcribed in 1909 (Appendix D), both of these roads had already been laid out, and whatever markers might have existed for the 182 graves were gone. Woodlawn Cemetery records note a total of 70 graves moved between 1894 and June 1900, and a total of 60

additional graves moved from September 1900 through 1910 (Appendix D). While it is possible that some gravestones were left behind when bodies were moved (Elizabeth Cortelyou, a Hedger heir, is the only name that matches both the Woodlawn list through 1910 and the 1909 gravestone list), it is likely that others were not. The fact that sewer workers encountered bodies under Boone Avenue in 1909 also argues that some bodies may not have been moved, and other bodies may have been moved only in part.

Records maintained at Woodlawn Cemetery have confirmed that a number of individuals paid to have family members originally buried at the two cemeteries moved to Woodlawn Cemetery after 1891. There generally was no mention of Church involvement in these records, further suggesting that the onus was on the individual families to remove the bodies. Due to the intervening years between the original interments and the reburials, often the bodies and graves had deteriorated to a point that multiple bodies were placed in single boxes. There is no way to confirm whether undertakers or others moving the bodies at the time were removing the complete remains of each burial. It is known from historic newspaper accounts that some remains were left in the streetbeds, and other burials may not have been completely removed as well, either due to substandard work or to errors in excavation. There is no suggestion that the records found to date identifying the burials removed to Woodlawn Cemetery represent the Dutch Reformed Church and Hedger-Edwards burying grounds in their entirety. Conversely, we cannot state definitively that additional dis-interments did not take place and these re-burial records have simply not been recovered.

#### *Grace Episcopal Church of West Farms*

When the LPC identified the former Grace Episcopal Church location, in use from ca. 1847-1885, as potentially sensitive for archaeological resources, the implication was that there could have been an associated burial ground on the property or that the Church could have placed burial vaults under the building, as was often the case during this period. Due to boundary constraints, plus historic use and layout of the property, a burial ground was not anticipated in the churchyard. However, LPC recommended further consideration for the possibility of a churchyard burial plot and identifying the descendant community.

As noted above, there are no historic records on file with the still active descendant church due to a major fire at the church offices in 1993. The Episcopal Diocese Archives hold some documents related to the early 20<sup>th</sup> century activities of the Church but nothing to indicate that a burial ground and/or vault was ever associated with this lot in the 19<sup>th</sup> century. Civil records such as deeds, tax assessments, and maps, as well as historical newspapers and books, further suggest that there was no burial ground on the property. Specifically, neither a publication of the church about its history mentions a cemetery, nor do deeds mention a burial ground on the property, which is something that is normally referenced in a land transfer. Due to an absence of data despite a concerted research effort, it is impossible to definitively state that absolutely no burials were ever associated with this church during its occupancy of Lot 60. However, there are no records suggesting that there were. In addition, maps and atlases show sheds and other outbuildings in the yard behind the church, and texts reference the storage of carriages, etc...in the sheds at the west end of the lot. The only access to these sheds would have been in the vacant alley on the north side of the church. These factors all strongly suggest that the land

surrounding the church is not considered potentially sensitive for burials. However, the footprint of the church may be considered potentially sensitive for undocumented vaults beneath it – a trend that has been observed at other New York City churches.

A summary of lot sensitivity, the date range of any potential resources, the documented disturbance, and the known occupancy episodes is presented as Table 1, below (see Figure 28):

**TABLE 1: Summary of Documentary Research Results, Crotona Park East / West Farms Rezoning APE**

MODERN BLOCK/LOT	HISTORIC LOT #	POTENTIAL SENSITIVITY	DATE RANGE	DOCUMENTED DISTURBANCE	ESTABLISHED RESIDENTS?	POTENTIALLY SENSITIVE AREA
<b>B 3016, L 60</b>	60	Church: possible undocumented burial vaults; shaft features	1847- ca.1896	None	Parishioners	Vaults – center of lot; Shafts – west end of lot.
	64	Parish House/School shaft features	1851-1893	Poultry Market, east end of lot	Parishioners	West end of lot.
	73	None – no 19 <sup>th</sup> c. dev.	--	--	--	--
<b>B 3016, L 66</b>	66	None - no 19 <sup>th</sup> c. dev.	--	--	--	--
	67/68	Stable; Residential shaft features	c.1811-1867 c.1868-1893	20 <sup>th</sup> c. dev – no basement	N/A No: renters	West end of lot. West end of lot.
	69	Stable; Residential shaft features	c.1811-1867 c.1868-1893	20 <sup>th</sup> c. dev – no basement	N/A No: renters	West end of lot. West end of lot.
	70	Stable; Residential shaft features	c.1811-1867 c.1879-1893	20 <sup>th</sup> c. dev – no basement	N/A/ No: renters	North end of lot. North end of lot.
<b>B 3015, L 87</b>	87	Residential shaft features	c.1850-1893	West end embankment; east end house	McGregor 1850-1885	Center of lot.
<b>B 3014, L 9</b>	1	Hedger-Edwards Cemetery DRC <sup>3</sup> Cemetery	1769-? 1845-1891	Pavement, limited foundation walls	N/A N/A	East side of lot. West side of lot.
	8, 9	DRC Cemetery and Hedger-Edwards Cemetery	1845-1891	None	N/A	Southeastern edge of each lot. <sup>4</sup>
	10-12	None – no 19 <sup>th</sup> century development	--	--	--	--
	37	None	--	Bedrock outcrop across APE	--	--
	41	Hedger-Edwards Cemetery	1769-?	Bedrock east edge of lot	No: multiple short term	Western edge of lot <sup>5</sup>
	42, 51	Residential shaft features  Hedger-Edwards Cemetery Possible burials out of DRC Cemetery bounds	c.1850-1983  1769-? 1845-1891	20 <sup>th</sup> c. dev., no basement; bedrock east edge of all lots	L 42: Austin 1850-1885 L 51: Leggett 1851-1870; Whalen 1876-1900	Western ¾ of each lot  Western edge of each lot. <sup>6</sup>

<sup>3</sup> First Protestant Dutch Reformed Church (DRC) Cemetery.

<sup>4</sup> Mapped cemetery boundaries are along lot lines but sensitivity extended into adjacent lots in case of overlap.

<sup>5</sup> Mapped cemetery boundaries are along lot lines but sensitivity extended into adjacent lots in case of overlap.

<sup>6</sup> Mapped cemetery boundaries are along lot lines but sensitivity extended into adjacent lots in case of overlap.

MODERN BLOCK/LOT	HISTORIC LOT #	POTENTIAL SENSITIVITY	DATE RANGE	DOCUMENTED DISTURBANCE	ESTABLISHED RESIDENTS?	POTENTIALLY SENSITIVE AREA
<b>B 3014, L 15</b>	13-19, 22	None – no 19 <sup>th</sup> c. dev.	--	--	--	--
	25, 27, 29, 33	Residential shaft features	c.1845-1905	20 <sup>th</sup> c. dev. with basements; bedrock east edge of all lots	25: Austin 1845-1877 27: Miller 1857-1870 29, 33: No-multiple short term	Western ¾ of each lot.
<b>B 3013, L 31</b>	31	Residential shaft features	c.1847-1893	20 <sup>th</sup> dev., no basement	No: multiple short term	Entire lot.
	33	Residential shaft features	c.1879-1893	20 <sup>th</sup> c. dev. with basements, west end of lot	No: multiple	Center of lot.
	35; Cooke Lane	None – no 19 <sup>th</sup> c. dev.	--	--	--	--
	36	Hedger-Edwards Cemetery	1769-?	20 <sup>th</sup> c. excavations below level of bedrock	N/A	--
<b>B 3013, L 35</b>	36	DRC Cemetery	1845-1891	20 <sup>th</sup> c. dev., partial basement	N/A	Entire lot.
<b>B 3013, L 37</b>	37	None	--	19 <sup>th</sup> c house w/basement on entire lot	--	--
<b>B 3009, L 38</b>	38-42	None – no 19 <sup>th</sup> century development	--	--	--	--
	43	Possible burials outside of mapped DRC Cemetery	1845-1891	20 <sup>th</sup> dev., no basement	N/A	Southeastern edge of each lot. <sup>7</sup>
<b>B 3009, L 44</b>	44	DRC Cemetery	1845-1891	20 <sup>th</sup> dev., no basement	N/A	Eastern half of lot.

The data summarized above were used in creating a final table of archaeological potential, presented as Table 2 in the following Conclusions and Recommendations chapter.

<sup>7</sup> Mapped cemetery boundaries are along lot lines but sensitivity extended into adjacent lots in case of overlap.

## VI. CONCLUSIONS AND RECOMMENDATIONS

**Conclusions:** As described above, HPI concluded that limited portions of the APE lots are sensitive for the recovery of burials and/or 19<sup>th</sup> century archaeological resources, as shown on Figure 28. Table 2 below summarizes archaeological potential of the APE:

**TABLE 2: Archaeologically Sensitive Lots Recommended for Archaeological Field Testing, Crotona Park East / West Farms Rezoning APE**

MODERN BLOCK/LOT #	HISTORIC LOT #	SENSITIVITY	DATE RANGE	LOCATION ON HISTORIC LOT
<b>B 3016, L 60</b>	60	Church: Possible Undocumented burial vaults; Shaft features	1847- ca.1896	Vaults – center of lot; Shafts – west end of lot.
	64	Parish House/School shaft features	1851-1893	West end of lot.
<b>B 3015, L 87</b>	87	Residential shaft features	c.1851-1893	Center of lot.
<b>B 3014, L 9</b>	1	Hedger-Edwards Cemetery DRC <sup>8</sup> Cemetery	1769-? 1845-1891	East half of lot. West half of lot.
	8, 9	DRC Cemetery	1845-1891	Southeastern portion of each lot.
	42, 51	Residential shaft features	c.1850-1983	Western ¾ of each lot.
		Possible burials outside of mapped DRC Cemetery bounds	1845-1891	Western edge of each lot.
<b>B 3014, L 15</b>	25, 27	Residential shaft features	c.1845-1905	Western ¾ of each lot.
<b>B 3013, L 35*</b>	36	DRC Cemetery	1845-1891	Entire lot.
<b>B 3009, L 38</b>	43	Possible burials outside of mapped DRC Cemetery bounds	1845-1891	Southeastern edge of lot.
<b>B 3009, L 44</b>	44	DRC Cemetery	1845-1891	Eastern half of lot.

\* Monitoring recommended at time of demolition only.

On lots identified as sensitive for shaft features, most were occupied or in use by the mid-19<sup>th</sup> century, and residents could be documented for a number of years. The former 19<sup>th</sup> century houses in the APE predated the introduction of municipal water and sewer service to this area by between 50 and 30 years (and probably longer), leaving the residents to rely on private wells, cisterns, privies, and cesspools for their needs. 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

<sup>8</sup> First Protestant Dutch Reformed Church (DRC) Cemetery.

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. The level of disturbance to the project site in these former yards has probably negated the sensitivity for these shallow yard remains, but did not necessarily diminish the likelihood of the recovery of shaft features.

Identifying and examining buried features associated with the 19<sup>th</sup> century occupation of the project site may reflect the daily activities of the residents and provide insight into cultural behavior of this very homogenous population. If undisturbed deposits of cultural material do still exist in these locations, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

Lots and roadbeds associated with the Dutch Reformed Church cemetery and the Hedger-Edwards cemetery may still contain graves or portions of graves. Although a number of bodies were moved from these areas, it is not certain that all of the graves were moved, or that the graves were moved in their entirety. Despite grading in and around the cemetery during the twentieth century, there are locations where sensitivity has not been absolutely eliminated. Thus, it is possible that human remains may still exist within these areas.

Concerted efforts were made to identify descendants of individuals who may have been buried in these cemeteries. There is no intact congregation that is remotely connected to the Reformed Dutch Church cemetery (1845-1891). Records of marriages, births, and deaths through about the 1860s were recorded from archives in New Jersey. A total of 31 deaths were recorded during this period, and these names were copied, assuming that each death may represent an interment in one of the three project site blocks. Thirty additional names were found in the 1909 transcription of gravestones for the cemetery. These names are included in Appendix D, but only represent a portion of the number of individuals once buried in the cemetery. Names of the 130 individuals moved to Woodlawn Cemetery are also included in Appendix D. The family surnames represented in the appended burial lists are consistent both with known families who were members of the Church, and with local residents who lived in the West Farms neighborhood.

Names of a number of the descendants of the Hedger-Edwards families represented in the cemetery have been located from mid-20<sup>th</sup> century legal documents on file at the Reformed Church of America Archives. These descendants were in a legal dispute over compensation for the wrongful sale of a portion of the family plot by the Church. There were 89 descendants listed, of which 66 (presumably those still living in 1951) were awarded interest in the real estate, which was subsequently sold in 1954. These names also are included in Appendix E.

**Recommendations:** For lots that are potentially sensitive for shaft features – associated with either Grace Episcopal Church or residential dwellings - archaeological testing is recommended within

these areas, if they will be affected by subsurface excavation for any proposed development project. Such testing would consist of backhoe trenching to discern the locations of any shaft features such as privies or cesspools, at precise locations to be determined based on field conditions by archaeological personnel. All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards (LPC 2002). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

In addition, there is strong potential for human remains to be extant on Block 3014, Lot 9 (historic Lots 1, 8, 9, 41, 42, and 51), Block 3013, Lot 35, Block 3009, Lot 44, and Block 3009 Lot 38 (historic Lot 43) (Figure 28). Since mapped boundaries of cemeteries are not always exact, and bodies were known to be buried outside demarcated boundaries, it must be assumed that a slightly greater area in the APE is potentially sensitive for burials. This would include the location of adjacent lots as well as sidewalks and streetbeds. In addition, there is also a possibility that there may be undocumented burial vaults below the former site of the Grace Episcopal Church on Block 3016, Lot 60.

Despite the documented removal of some burials from the Dutch Reformed Church and Hedger-Edwards cemeteries, there remains a strong possibility that human remains from these cemeteries may be extant on Blocks 3014, 3013, and 3009 within the APE (as well as beneath adjoining sidewalks and streetbeds), and there is the possibility that there may be undocumented burial vaults on Block 3016, Lot 60. These areas should be considered highly sensitive (Figure 28). Since site avoidance is not possible due to rezoning imperatives, any potential impacts to these locations would first require archaeological field testing. This would entail developing a testing protocol that would include more detailed mapping of sensitive areas, and specific provisions for the proper handling of human remains. Such a protocol must be reviewed and accepted by LPC prior to the commencement of any subsurface disturbance.

On Block 3013, while it is most likely that the original soils have been removed from former cemetery locations, it is not absolutely clear that all of the former cemetery soils are gone or that the bedrock covers the entire footprint of the area immediately underneath the building floors of modern Lot 35. Monitoring this lot during demolition and clearing of the existing buildings is recommended to ensure that no cemetery resources are overlooked. If intact soils are found under the existing buildings, additional archaeological testing would be warranted.

Descendant communities have been thoroughly researched. As would be established in a testing protocol, consultations with actual descendants, to the extent possible, would take place prior to fieldwork. Some Hedger-Edwards descendant names are known from 1951, although presumably many of these people would no longer be alive and themselves would have descendants. Other names of individuals buried or once buried in the Dutch Reformed Church cemetery are known as well, although their descendants are not known. These names are included in Appendix D. One descendant of the Hedger-Edwards family has been identified through Ancestry.com. This individual has provided a copy of the June 5, 1769 will of John Hedger, which describes the family plot as three rods square and “lying in my orchard, where my sister-in-law lies buried” (New-York Historical Society 1899: 151).

Legal notices, complying with LPC guidelines and all applicable laws, will be placed in area newspapers approximately six (6) months prior to the commencement of field testing to attempt to locate descendants. Copies of the notices will be provided to LPC. Consultations will be taken regarding the treatment and re-interment of any uncovered human remains with identified descendants. If descendants refuse consultation, any uncovered human remains will be re-interred in compliance with LPC guidelines and all applicable laws and as otherwise set forth in the testing protocol.

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