

May 3, 2018

ADDENDUM A

ARCHAEOLOGICAL ASSESSMENT OF MANHATTAN BLOCK 2233 LOT 20

A. Introduction: Location and Present Conditions

This Addendum assesses the potential archaeological sensitivity of Lot 20 on Manhattan Block 2233 (the "Project Site"). Manhattan Block 2233 is located within the Inwood rezoning area and is bounded by Broadway on the north, Dyckman Street on the west, Vermilyea Avenue on the south, and Academy Street on the east (Fig. 1). The block is split lengthwise between two subdistricts of the proposed rezoning area. The block's northern frontage on Broadway is in the Commercial "U" sub-District, while the southern portion of the block along Vermilyea Avenue lies within the Upland Core sub-district. Three Projected Development Sites (PROJDS) have been identified on Block 2233, PROJDS 23, 24 and 25, and one Potential Development Site (POTDS) AD. These sites were not flagged by the New York City Landmarks Preservations Commission (LPC) for potential archaeological sensitivity in the LPC's initial review of PROJDS and POTDS communicated in a letter dated June 8, 2017. However, subsequent to the issuance of the Inwood Rezoning Draft Environmental Impact Statement (DEIS), in a letter dated February 16, 2018, the LPC determined that Lot 20 on Block 2233 possesses the potential for the recovery of remains of Native American and possibly Colonial and historic period occupations, and recommended the preparation of an archaeological documentary study for the property. A small portion of Lot 20 on Block 2233, comprising less than six percent of the overall lot, is included in PROJDS 25.

The Project Site comprises approximately 106,377.53 sq. ft., representing roughly half of Block 2233 (Fig. 1). It is an L-shaped property that extends over most of the Vermilyea Avenue frontage of Block 2233 and the entire Academy Street frontage of the block, as well as approximately 236 feet along the south side of Broadway.

At present, the Project Site is occupied by the buildings of Public School 52 (P.S. 52), which is now known as Junior High School 52 (J.H.S. 52). P.S. 52 consists of several adjoining buildings, including a complex of two five- and one two-story building at the corner of Vermilyea Avenue and Academy Street that is eligible for listing on the State/National Registers of Historic Places (S/NR), and a newer, three-story school building near the corner of Broadway and Academy Street. The remainder of the lot is occupied by at-grade accessory parking areas and, on the Vermilyea Avenue side of the lot, an oval playing field / sports track for J.H.S. 52. The Inwood branch of the New York Public library abuts the Project Site to the west and is located at 4790 Broadway.

The Project Site is situated near three New York City Landmarks (NYCL), all of which are also listed on the State and National Registers of Historic Places. The scenic landmark, Fort Tryon Park, located southwest of the Project Site, was designed by the Olmstead Brothers. Significant prehistoric and historic uses are associated with Fort Tryon Park, including a possible Native American campsite, identified near Dongan Place, and archaeological remains from the Revolutionary War, since Fort Tryon Park was the site of the Battle of Washington Heights. The Cloisters, an individual NYCL, owned by the Metropolitan Museum, incorporates fragments of medieval buildings and exhibits a portion of the Museum's Medieval art collection. Two blocks north of the Project Site, at the corner of Broadway and West 204th Street, is the Dyckman House, built in 1783 and the only surviving Dutch Colonial style farmhouse in Manhattan (Dolkart and Postal 2009, 214).

B. Environmental Setting

As noted in Section 3.A. of the Inwood Rezoning Phase IA Archaeological Assessment (the "Phase IA Report"), the western part of Inwood is composed of a Precambrian era gneiss and schist ridge interlayered with marble. This forms sharp outcroppings like those exposed at the edges of Fort Tryon Park.

The Project Site was formerly located on the top and eastern flank of a low hill (Figs. 3 and 4). The 1851 Dripps map indicates that the Kings Bridge Road (Broadway) ran through a valley between the hills. A stretch of low ground between the hills, corresponding to the line of present-day Dyckman Street, from Broadway, provided access from the Project Site to the Hudson River. Both the 1851 Dripps map and the 1782 British HQ plan, show that the Project Site lay between two streams, one emptying into Spuyten Duyvel Creek, the other into Sherman's Creek. The latter ran roughly along the line of later Dyckman Street, extending across the salt meadows between the one of the deep inlets of the creek and the small bay on the Hudson River, south of Tubby Hook. On the 1851 Dripps map, the Project Site is partly wooded, perhaps representing an orchard. On the 1776 Sauthier plan, it appears to have been a planted field.

Fort Tryon park to the southwest of the Project Site at the northern end of a long, high ridge of land extending along the Hudson River. The Dutch called this eminence *Lange Berghe*, "Long Hill" (Bolton 1924, 143; LPC 1983, 2). It was separated from Inwood Hill Park by a narrow valley that led to a small cove at the foot of Dyckman Street. The valley was bisected by several small, steep-sided bluffs, one of which was appropriately known as "The Knoll" (Bolton 1924, 56). To the south, the Project Site was bordered by marshes extending to the mouth of Sherman Creek. This nearby habitat teemed with marsh birds and game, while the Hudson River shore at the foot of Dyckman Street was a productive "Fishing Ground" -- as indicated on the 1851 Dripps map.

James Ruel Smith's survey of *Springs and Wells of Manhattan and the Bronx* (1938) includes several springs or wells in the immediate environs of the Project Site (see also Sections 3.C. and D of the Phase IA Report). These are:

- A spring approximately 300 feet north of Dyckman Street at the base of a steep rock outcropping;
- "The white stone spring", located about 300 feet northeast of the intersection of Dyckman Street and Payson Avenue, reputedly well known throughout the city for its pure water, and
- A spring on the line of Cooper Street at West 204th Street.

Additionally, according to Bolton (1924, 56), "At Dyckman Street there were springs from which two little brooks ran east and west, easily crossed by a few stones".

Not included in Smith's survey is a well that purportedly existed on the Project Site itself. This source, reported at an earlier date, possibly no longer existed in Smith's day (Board of Education 1858, 131).

The availability of fresh water on or in the immediate vicinity of the Project Site would have been one of the factors making the Project Site potentially attractive to prehistoric peoples.

C. Prehistoric Periods

Section 4 of the Phase IA Report provides an overview of Inwood during the Paleo-Indian to Contact Periods with reference to the proposed rezoning area's sub-districts. The prehistoric sites listed in Tables I and II on pages 21 and 22 of the Report include sites within a one-mile radius of the Project Site assessed in this Addendum.

Broadway, which borders the Project Site on the north, follows the line of the old native trail through Inwood. Another Indian trail ran from Broadway south of Dyckman across the low-lying area between Fort Tryon Park and Inwood Park to a settlement on the Hudson River. At the north corner of the Project Site, near the later intersection of Broadway and Academy Street, another Indian trail branched off to reach the village at the foot of Inwood Hill Park (see below).

The Prehistoric sites closest to the Project Site are (refer to Tables I and II in the Phase IA Report):

1. A site in Fort Tryon Park that Alanson Skinner identified as a camping ground, Site file # 061.01.000123, consisted of "traces of shell heaps, fireplaces, and pits" (A. Skinner quoted in LPC 1983, 12). Fifty-odd years later, Michael Cohn, a local history expert, tour guide and amateur archaeologist, recovered Native American pot shards, projectile points and clam and oyster shells in this location, on the slope opposite Dongan place (Ibid.)
2. "Numerous pits filled with oyster shells, burials and the extensive deposits of carbonized debris", were described by Bolton (1924, 12) as located along Seaman Avenue from Academy Street northward. Correspondingly, NYSM 4054 and Site file #061.01.119, lying between approximately 196th and 219th Street, west of Broadway, contained a cemetery and shell midden, and was thought to be part of the Village of Muscoota.

3. NYSM # 4051 was a shell midden at Tubby Hook, along the shore.

On one of the maps that Bolton created for *Indian Trails in the Great Metropolis*, he depicted a native village at the western end of the low-lying area between Broadway and the Hudson River, on the line of Dyckman Street, as well as a large village site in the area of later Cooper Street and Seaman Avenue between Academy Street and West 204th Street (Fig. 5, New York Public Library, Map Division). Another smaller cluster of teepees is shown south of later Dyckman Street between Vermilyea Avenue and Sherman Avenue. This last is recorded in more detail on Bolton (n.d.) as "Indian fireplaces" and, at the corner of the northwest corner of Dyckman Street and Sherman Avenue: "Graves opened by Chenoweth".

D. Historic Periods

The 1639 Manatus map and the 1664-1668 Nicolls plan show the old native trail through Inwood, today's Broadway, which was later incorporated into the Post Road to Albany. Gradually, the Europeans displaced the Native Americans, not without conflict, since the latter thought they were selling temporary hunting and land use rights whereas the European culture included the concept of absolute property transfer. The final expropriation of Native American land in Inwood occurred in 1688, although the last title transfers and payments were not completed until 1715 (Bolton 1924, 19 and 39; Rubinson and Winter 1988, 14). The Project Site remained farmland and the property of the Dyckman family into the 19th century.

Although there is no evidence of occupation during the Revolutionary War, the Project Site was in the midst of the action. In November 1776, the Maryland and Virginia regiments of the retreating Continental Army attempted to make a stand at Fort Tryon, an outlying battery of Fort Washington located southwest of the Project Site. But they were routed by the combined British and Hessian forces, leaving the latter in control of Manhattan Island. Both the Continental and British armies occupied the Dyckman Farm. The famous Hessian Hut Camp, consisting of some thirty-six rude wooden huts, was built behind the Dyckman House at West 204th Street (Rubinson and Winter 1988, 14-15; Stokes III, 1031-1036).

Before the erection of Grammar School No. 52, which opened on April 22, 1858, the Project Site was open meadow. But from 1805, on the opposite side of Broadway, near its later intersection with Dyckman Street and Riverside Drive, stood the Blackhorse Tavern, which served as a halfway station for travelers between New York and Yonkers (Bolton 1924, 74). This two-story brick and stone building, erected by Henry Norman, contained five rooms and a domed bake-oven (Ibid). Bolton suggested that the tavern did not get its name until the more famous and substantial Black Horse Tavern in today's Central Park closed (Bolton 1924, 74, and 174). Another suggestion is that the tavern may have gotten its name from the sign decorated with a black horse that "swung from a pole in front of the door, announcing 'entertainment for man and beast'" (Appleton's 1874).

Until 1864, Inwood was known as "Tubby Hook" (Thompson 2016). The derivation of the name is uncertain, but may refer to the small, rounded promontory where the Tubby Hook ferry landing

and later the Tubby Hook Station of the N.Y. Central Railroad were located. These could be reached from the tavern, via the Tubby-Hook landing road, now Dyckman Street, which traversed the gorge between the hills. The 1867 Dripps map (Sheet 20), shows that the property was part of Isaac Michael Dyckman's holdings.

Public School 52 began as a 41 by 78-foot red-brick building erected on land donated by Isaac Michael Dyckman near the present-day corner of Academy Street and Broadway (Fig. 6). Its official opening was April 22, 1858 (Board of Education 1858; Tieck 1971, 26, n. 44). At that time, Inwood was still sparsely populated farmland and the three-story school house with its impressive row of fourteen chimneys and small tower appeared something of a white elephant. Critics nicknamed it "Mackean's Folly" after the School Commissioner who promoted its construction (Tieck 1971, 27, n. 44). In 1865, there were one hundred and fifty children in five grammar and three primary classes (*NY Herald* 1865, 8). For several decades, only the first floor was used because there weren't enough students in the neighborhood to fill the classes on the upper two floors (The Sun 1911).

The floor plan and elevation drawings of Public School 52 were included in the *Sixteenth Annual Report of the Board of Education of the City and County of New York* (1857). The report notes a stair building at the rear of the school measuring 15 by 20 feet and a cellar, "under the whole building". Significantly, for the site's potential sensitivity for prehistoric remains, the report records the existence of "a well of excellent water" on the site, within the fenced area of the 100 feet wide by 200 feet deep lot (Board of Education 1857, 131). In 1903, the building was enlarged by 25 square feet (Tieck 1971, 26, n.44). The 1911 Bromley map depicts two rectangular frame buildings standing either side of the main building.

The school, labeled "Grammar School No. 52" is depicted near the northwest corner of the lot, facing Broadway, on the 1879 Bromley map, together with a small building, on the lot immediately to the west of the Project Site, which probably already served as the caretaker's house (Lot 16, on the 1916 Bromley, Pl. 184). In 1879, the rest of the Project Site had been divided up into house lots, but not yet developed. The 1885 Robinson map (Pl. 32) presents the same picture, providing the additional information that the small structure next door was a frame building.

In 1911, Public School No. 52 continued to be housed in the three-story brick building with basement on the northwest corner of Lot 20, while the rest of this lot was still vacant except for the adjacent frame building (Bromley 1911, Pl. 184). At that time, Lot 20 was subdivided into Lots 41, 36, 16, and 20, this last extending across the eastern end of the block and containing the school.

On the 1916 Bromley map, Lot 36 was subdivided into Lots 36 and 38 (Fig. 2). Both had five story buildings with basements on the front of the lots along Vermilyea Avenue and approximately 20foot deep back yards. Lot 16, on Broadway, and Lot 41, on Vermilyea Avenue, were still vacant. On Lot 20, two new, one-story frame structures are recorded standing either side of the old brick schoolhouse, but Public School No. 52 is shown in a new and the much larger edifice facing Academy Street at the corner of Vermilyea Avenue (Fig. 7).

The new school building, erected in 1914, was designed by C.B.J. Snyder, the prolific architect and administrator who was responsible for the construction of nearly 350 new schools during his tenure as the New York City Department of Education's Superintendent of Buildings from 1891 to 1922. Snyder's most outstanding contribution was the development of the H-shaped building, which improved light and ventilation in mid-block sites off the main avenues, as well as reducing street noise and providing protected school yard space (NYC DOE 2018). The five-story brick building with a three-story wing at the rear, both with basements, incorporates elements of the Collegiate Gothic style such as pointed arch and bay windows with stone trim and a crenellated parapet. As noted previously, the building is eligible for listing on the S/NR.

On the 1921 Bromley map, a third frame building was depicted on the north side of the old school building. The latter is labeled "Geo. Washington High School", but this was a temporary arrangement (Bromley 1921). Tieck notes that the "old bungalows" appearing in a 1927 photograph were used in 1920 when George Washington High School was started in the PS 52 building while its new building was being erected on Laurel Hill. The latter opened in 1925.

The other lots remained unchanged until ca. 1927, when additional one-story frame buildings were erected on old Lot 16, now subsumed by Lot 20 (Bromley 1927).

In 1955, most of Lot 20 was still vacant (Bromley 1955). A five-story brick wing with basement had however been built on the west side of the school, facing Vermilyea Avenue, partly over the site of the former two five-story buildings shown on old Lot 36, but not extending over the former rear yards. This is the current footprint of the building.

The old school survived until late 1956, when it was demolished to make way for a two-story addition on the western side of P.S. 52, erected at the corner of Broadway and Academy Street in 1958 (Tieck 1971, 26, n. 44).

E. Conclusions and Recommendations

The presence of known prehistoric sites and surface finds in the immediate vicinity of the Project Site; the former existence of a fresh water source on the Project Site; its proximity to rich sources of subsistence, and its location beside prehistoric pathways, make the Project Site highly sensitive for prehistoric remains (Fig. 8).

The Project Site's location next to Broadway, the main transport artery through the area, and its position midway between the Dyckman House and Fort Tryon, in the general area where the Battle of Fort Washington was fought, makes it highly likely that trace finds from the Revolutionary War era such as buttons, musket balls and the like may be found on the site.

Since Inwood was still relatively undeveloped in the early 20th century, it is possible that the two five-story buildings fronting on Vermilyea Avenue, shown on the 1916 Bromley map, were

equipped with cisterns and privies in their yards. Since this part of the Project Site, now part of a parking lot, has not be impacted by subsequent construction, it is sensitive for archaeological remains of such backyard features.

This study therefore concludes that the Project Site on Block 2233, Lot 20 is sensitive for prehistoric, possibly Colonial, and historic period archaeological remains and recommends that archaeological testing be performed prior to any work on the site involving in ground disturbance. Should any remains be located during the testing phase, a protocol for further archaeological investigation and mitigation be formulated in consultation with the LPC.

F. Supplemental Bibliography

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Fig. 7. Looking southwest towards Grammar School 52 with the new school behind it, 1927, from Tieck 1971, p. 19.

Fig. 8. Areas of Potential Archaeological Sensitivity on Block 2233, Lot 20.

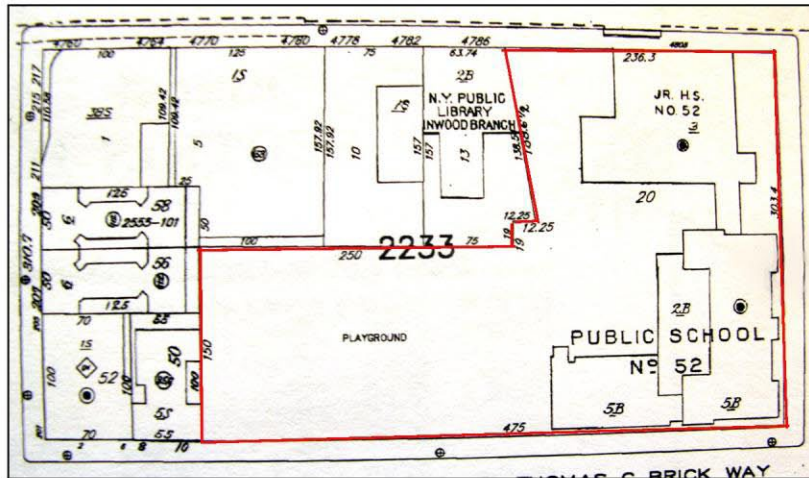


Fig. 1. Tax map showing the location of the Project Site on Block 2233, Lot 20.

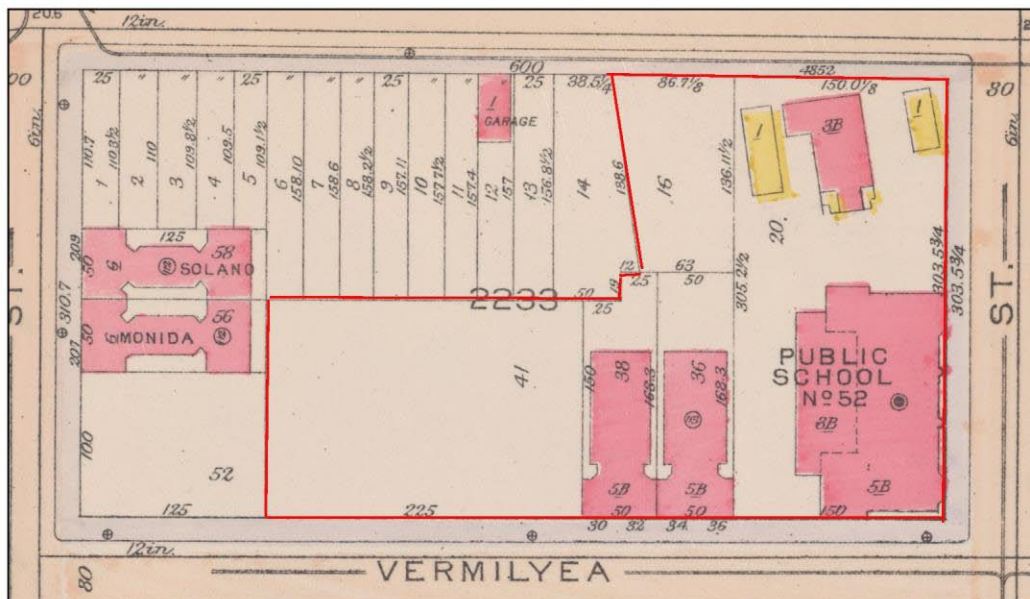


Fig. 2. 1916 Bromley map showing the location of the Project Site.

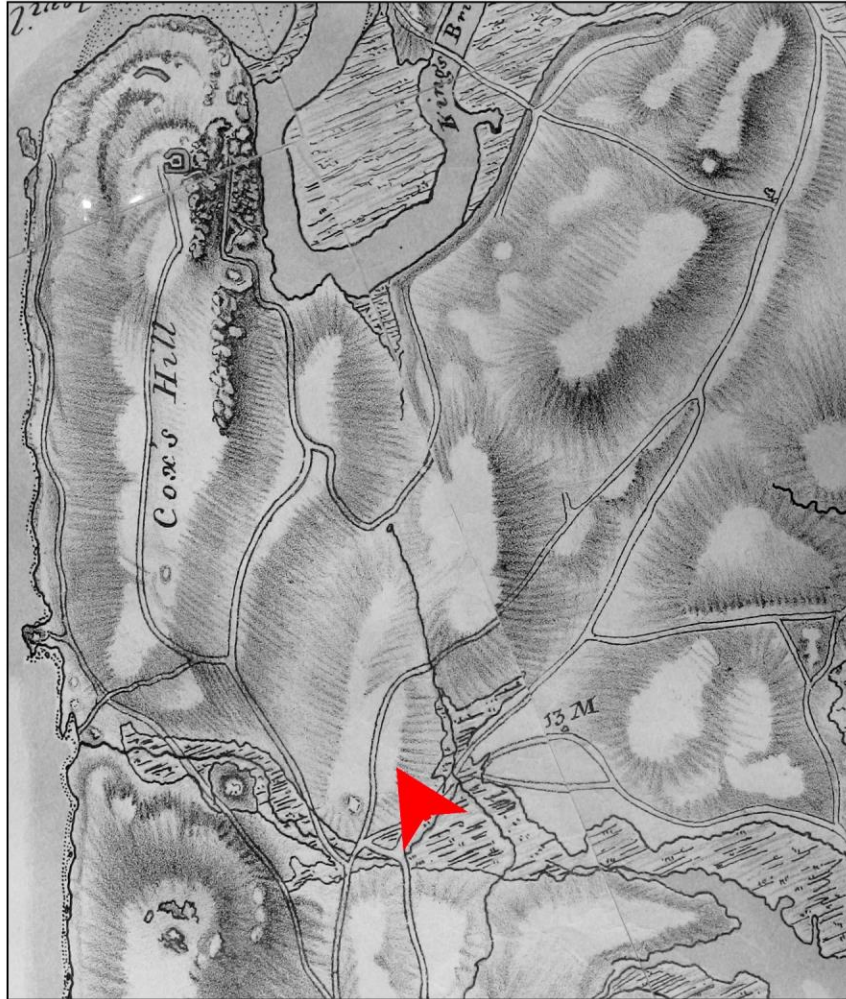


Fig. 3. 1782 British Headquarters plan showing the approximate location of the Project Site.

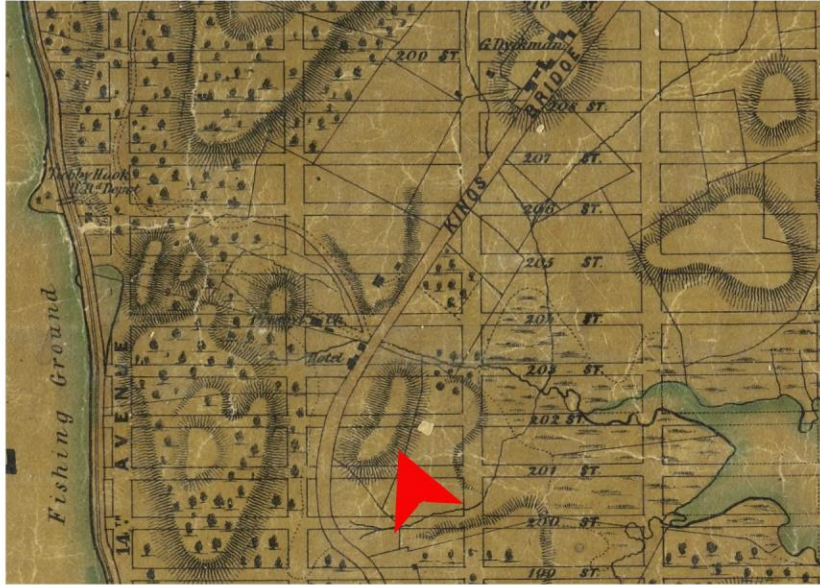


Fig. 4. 1851 Bolton map showing the approximate location of the Project Site.



Fig. 5. R.P. Bolton Indian Trails map showing the approximate location of the Project Site



Fig. 6. View of the Grammar School 52 from Broadway in 1902, from Tieck 1971, p. 17.

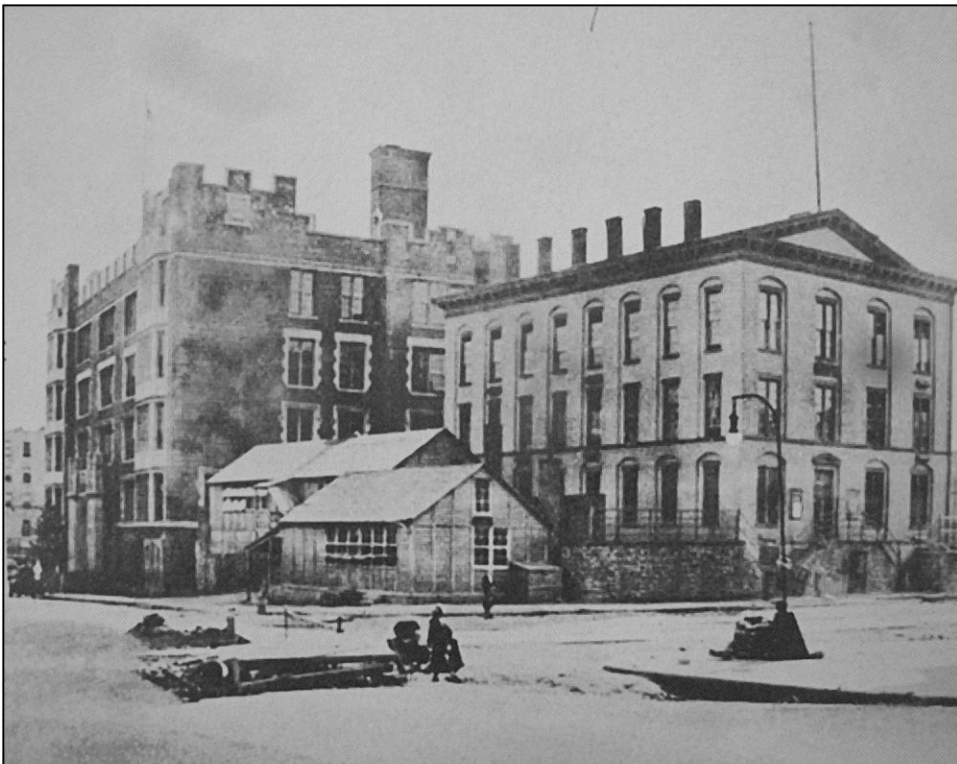
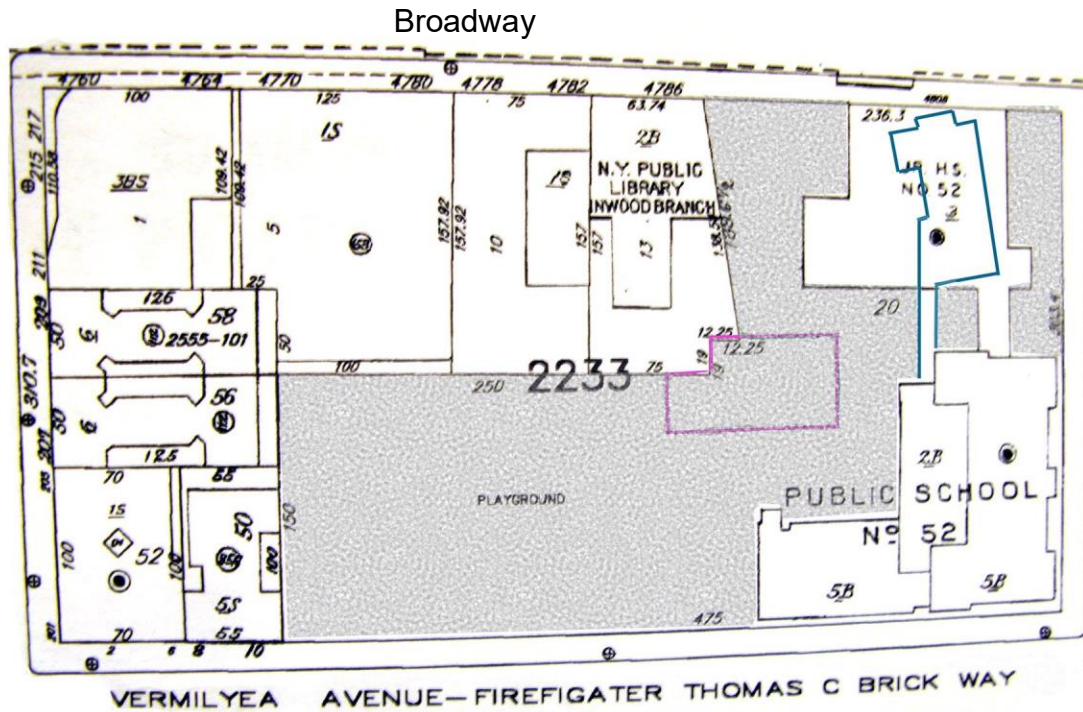


Fig. 7. Looking southwest towards Grammar School 52 with the new school behind it, 1927, from Tieck 1971, p. 19.



- Areas of Potential Prehistoric and Colonial era sensitivity
- Footprint of old schoolhouse
- Area of Potential Historic sensitivity: former 19th century backyards

Fig. 8. Areas of Potential Archaeological Sensitivity on Block 2233, Lot 20