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ENVIRONMENTAL REVIEW

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LANDMARKS PRESERVATION  
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PHASE IA HISTORICAL AND ARCHAEOLOGICAL  
SENSITIVITY EVALUATION OF THE DUBLIN HOUSE  
BOROUGH OF MANHATTAN  
NEW YORK, NEW YORK  
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## INTRODUCTION

The purpose of this Phase IA Sensitivity Study is to document the potential prehistoric and historic sensitivity of the Dublin House parcel at Charles and Hudson Street in Greenwich Village, Manhattan, New York, through the review of the existing archival, cartographic and published references. In order to provide a context for evaluating any identified resources within the parcel itself, this survey shall include a synthesis of published and unpublished prehistoric resources in the immediate locality surrounding the project area and a synthesis of the history of the parcel and its vicinity.

## PHYSICAL SETTING AND CURRENT CONDITIONS

The Dublin House project area is located on the corner of Hudson and Charles Streets within the Greenwich Village Historic District, Borough of Manhattan, New York City (see Figure 1). The property is on Block 620 Tax Lot 9. It has a frontage of approximately 76 feet along Charles Street and 108 feet along the Hudson Street.

Greenhouse Consultants visited the project location on July 24, 1990. A variety of conditions were observed. The present structure covers the entire lot. The building obviously was built in two sections. The older section is to the north and contains the garage entrance down the ramp. Plate 1 show the frontage along Hudson Street and the location of the garage entrances. Plate 2 is a view of the entrance ramp showing the change in grade. Plate 3 shows the change in grade at the newer, southern part of the garage. The older section of the garage has a partial basement consisting of a boiler room and storage area (see Plate 4). The foundation wall, which consists of mortared stone, appeared to be about ten to twelve feet deep along the entrance from the Charles Street sidewalk. The two subterranean rooms follow the northern edge of the garage for a length of about 50 feet from the corner. The rooms themselves are each about ten feet wide.

## PREHISTORIC SENSITIVITY

As part of the project evaluation process, this sensitivity study has surveyed published and unpublished resources in the files of the New York State Museum Division of Historical and Anthropological Services, the Research Branch of the New York Public Library, and the Historic Preservation Field Services Bureau of the New York State Office of Parks, Recreation and Historic Preservation.

The only two confirmed New York prehistoric sites located within two miles of the project area are New York State Museum Site Numbers 4059 and 4060. Both sites were reported by former New York State Archaeologist Arthur C. Parker, who described them both as villages. Unfortunately, no description of the artifacts recovered is included, so assignation of date range or cultural affiliation is not possible (Parker 1922). Judging from Parker's description of these sites as villages, it is

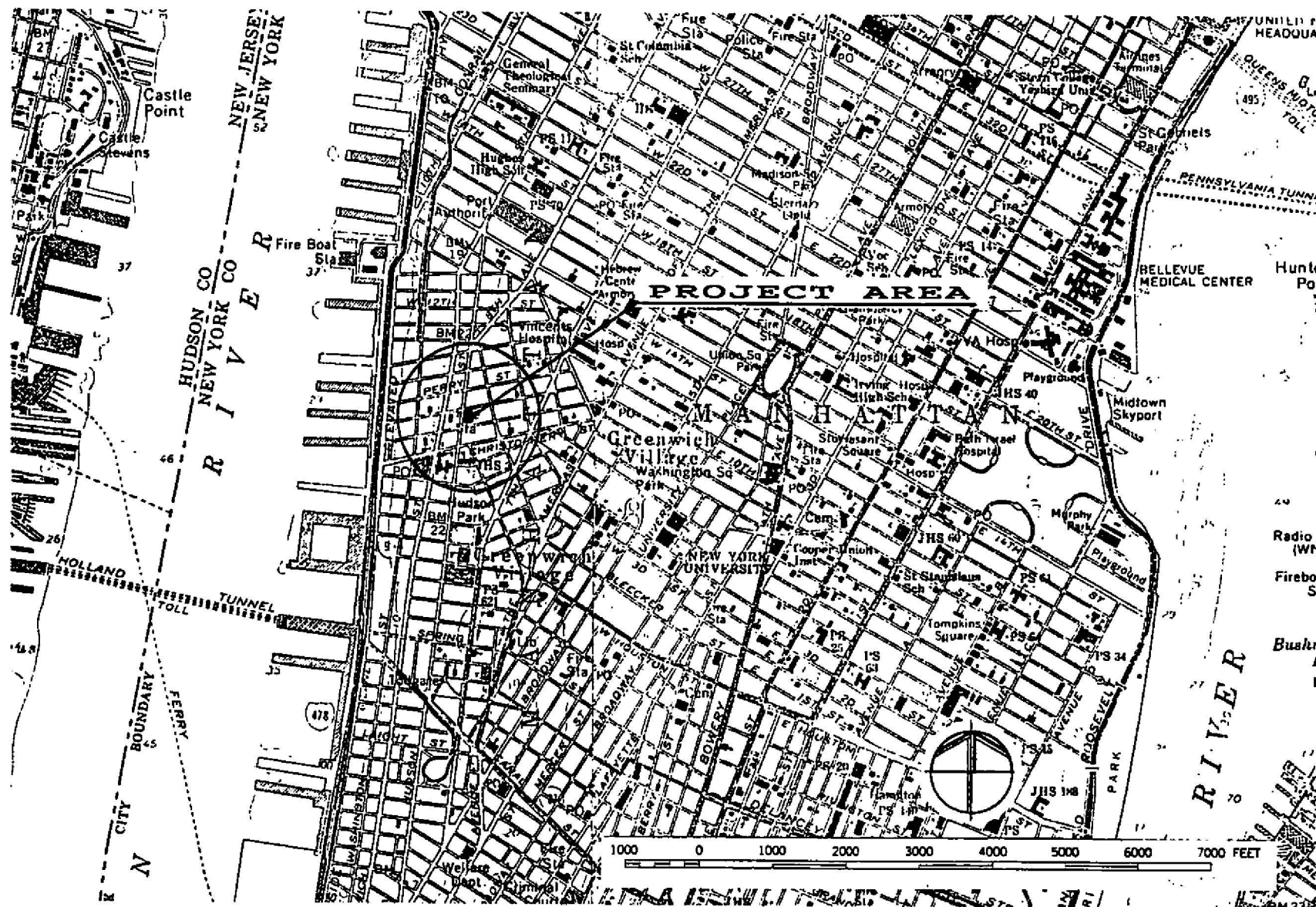


Figure 1 Location of the Dublin House project area on U.S.G.S. 7.5 minute series, Central Park, NY; Brooklyn, NY; Jersey City, NJ; and Weehawkin, NJ Quadrangles.

date range or cultural affiliation is not possible (Parker 1922). Judging from Parker's description of these sites as villages, it is probable that they date to the Woodland period, but no information exists to confirm this. Both are located close to the most substantial fresh water course that could be documented within the two mile search radius, the former stream that ran near the present course of Canal Street. See Figure 2 for the location of these sites relative to the project area.

The only other locations within two miles of the project area that may have supported prehistoric occupation are suggested on the basis of linguistic evidence by Robert Steven Grumet in his book Native American Place Names in New York City. This work provides the name "Sapokanikan" for an area north of Houston Street and south of West 14th Street in western Greenwich Village. Grumet notes cultivated fields here with a habitation site along the north side, which indicate an occupation during the Woodland Period. The location of this settlement and its associated fields is shown on Figure 2 as two ovals. Dublin House is located within the larger of these two former planting fields. Unfortunately, no archaeological evidence exists to confirm this location as a former field. Grumet supplies several other native places names within two miles of the project area, but these evidently refer to geographic features and not settlements (Grumet 1981:49-50).

In terms of potential prehistoric sensitivity, the project impact area was evaluated from two points of view:

1. the proximity of known prehistoric sites in or near the project area; and
2. the presence of freshwater drainage courses in general, and particularly the identification of river or stream confluence situations, where two or more drainages come together, providing access to both water and food supplies of both systems.

Using the Ratzel Map surveyed in 1767, it can be seen that at least three streams courses formerly existed within two miles of the Dublin House project area (Ratzel 1776). The most substantial stream flowed from the southeast along the approximate route of Canal Street to meet the Hudson near the present location of the Holland Tunnel. A second stream flowed from the northeast to meet this stream close to its confluence with the Hudson River. A smaller stream existed approximately parallel to 11th Avenue flowing from the present location of the Lincoln Tunnel southwest to near 25th Street (Ratzel 1776).

This survey has documented the recorded or published location of two prehistoric archaeological sites within two miles of the Hudson and Charles Street project area. Neither of the locations are within or immediately adjacent to portions of the project area. Both sites are near a former stream course. No evidence exists for any stream course on or adjacent to the project area. Although the project area is within a location known from seventeenth century linguistic evidence as a location



Figure 2 Known New York prehistoric sites within a two mile radius of the project area.





cultivated during the Late Woodland period, no concrete evidence of this cultivation or its associated settlement has yet been found.

#### HISTORIC SENSITIVITY

As part of the property evaluation process, this historic sensitivity study has surveyed published and unpublished sources located at the Main Research Branch of the New York Public Library including Local History and Genealogy and Map Divisions, the Municipal Archives Library and the New York City Landmarks Preservation Commission. In addition, primary resources housed at the Manhattan Buildings Department, New York City Municipal Archives and the Topographical Bureau of the Manhattan Borough President's Office were also surveyed.

##### Seventeenth and Eighteenth Centuries

After the Dutch purchased Manhattan from the Indians in 1626 it was divided into a number of bouweries, or farms, with the population concentrated in the southern portion (Bisland 1897:276; Delaney 1968:11). The first governor of New Amsterdam was Wouter Van Twiller, an obviously astute man. He knew that the area which is now Greenwich Village, and contains the project area, would be excellent farm land because it contained pure sand under topsoil which would make for good drainage (ibid.). In addition, "most of the West Village had a much higher elevation than the city proper at the lower tip of the island" (Delaney 1968:13). Once Van Twiller was aware of these attributes, in 1632, he "proceeded to take over the area northwest of Canal Street" (ibid.:11). Van Twiller created a 300 acre tobacco farm in an area that was generally considered wilderness. He called the farm Bossen Bouwerie, meaning "farm in the woods" (Bowser 1969:16; U.S.W.P.A. 1939:125).

Van Twiller profited from the Bossen Bouwerie, land which he expropriated from the Dutch West India Company (Bisland 1897:227). He was considered a selfish and greedy man by some (Dension and Fischel 1925:17). For these, and other, reasons Governor Van Twiller was recalled to Holland in 1638 (McDarrah 1963:18). Although Van Twiller lost his farm he retained extensive land holdings within the Colony (Innes 1902:17). Part of his farm was sold prior to 1638 to Edward Wilson and Frances Lesley (Stokes 1915:III:The Landmark Map). Figure 3 represents some of the property retained by Van Twiller. It depicts Manhattan in 1639. Figure 3 shows the Dublin House Project area between numbers ten and twelve which represent the plantation of Van Twiller and Lesley's plantation, respectively. By 1639 Lesley had leased Wilson's share of their property and had full control of it (Van Winkle 1916:11). The Dublin House project area was in the center of Lesley's land (Stokes 1915:III:Landmark Map).

Frances Lesley died in 1643 and his plantation was sold three years later (Stokes 1915:II:191). The property was sold again in 1653 (ibid.). By 1664 the Dutch West India Company was bankrupt. The English took advantage of this and conquered New Netherland. Bossen Bouwerie became known as Green Village (Delaney 1968:11; McDarrah 1963:18). Records of

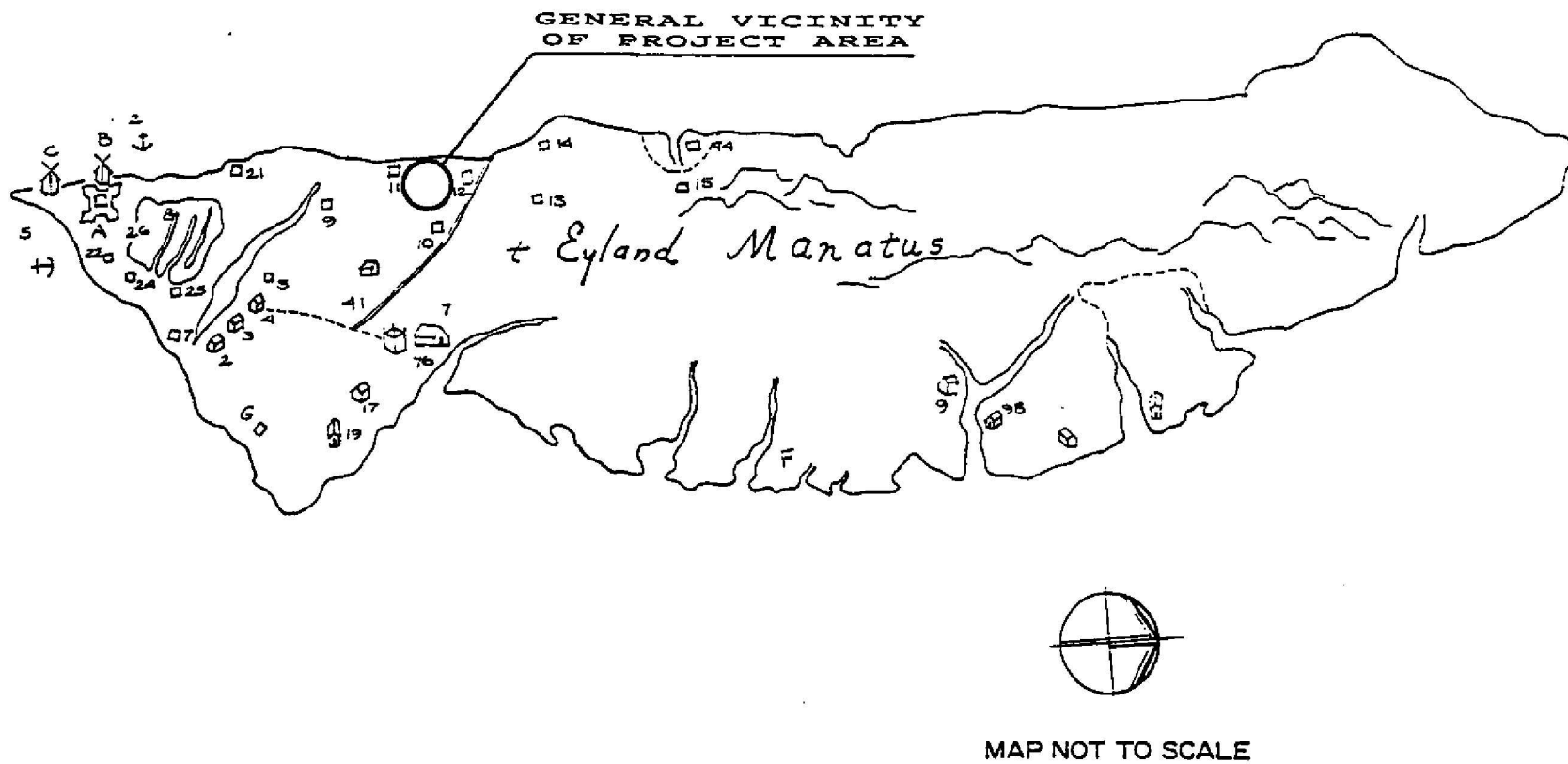


Figure 3 Tracing of the Harrisse copy of the 1639 Manatus survey.



ownership for the Dublin House Project area are less forthcoming for this period of transition.

The British began making improvements and developments within Manhattan and by 1670 the new government was laying out and paving roads (Stokes 1915:I:164). Soon afterwards, Green Village became known as Greenwich Village (Delaney 1968:11).

Under British rule, Greenwich Village became a community of stores and other commercial buildings on the river side, and of great estates in the hinterland to the East. The pioneer estate-builder in the area was the fabulously wealthy British privateer and naval officer Sir Peter Warren, who purchased Van Twiller's old Bossen Bouwerie in 1733 and made it a splendid country retreat (Bowser 1959:16).

By 1737 most of the population of Manhattan was still concentrated in the southern part of the island, below Canal Street. Greenwich was considered a country place (Stokes 1915:I:195). Although there are no census records of this time period for Greenwich Village, the population of New York City, as a whole, increased over 80% from 1712, around the time the appellation "Greenwich Village" was first officially used, through 1737 (Delaney 1968:11; Stokes 1915:190, 195).

Sir Peter Warren's 300 acre estate included five main parcels. One was Van Twiller's farm and another was Lesley's bouwerie (Bisland 1897:282; Lanier 1949:88). Sir Peter Warren was a "vice admiral of the British Navy and at that time commander of the fleet in New York" (U.S.W.P.A. 1939:125). Among Warren's military distinctions is the fact he was made a captain at the early age of twenty-four (Bisland 1897:282). In 1731, Warren was married to Susannah DeLancey (Lanier 1949:86). This marriage created an alliance between Warren and the DeLanceys, the largest landowners in New York City (Delaney 1968:12). When Clinton became governor in 1743, he appointed John DeLancey as chief justice, a position not under Clinton's direct control. This was an unfortunate mistake for Clinton because DeLancey and Warren "actually exercised more influence with the government in England than Clinton himself" (Stokes 1915:I:195). When Warren captured a ship in the Caribbean in 1744, he used Stephen DeLancey, his father-in-law, as an agent for the sale of the "loot" (Bisland 1897:282). Warren continued his military exploits and was involved in the taking of Louisburg from the French in 1745 (Stokes 1915:I:196). After this action, and likely due to his political connections, Warren's "estate was afterwards enlarged by a gift from the city, which was an acknowledgement of Sir Peter's services at Louisburg" (Bisland 1897:282)

The year 1739 saw a major small pox epidemic in New York City. Many residents escaped northward to the rural area of Greenwich (U.S.W.P.A. 1939:125). As a result of the epidemic, Sir Peter Warren thought it best to hold a meeting of the Colonial Assembly at his estate in Greenwich Village rather than in New York City that year. This exposure to the country setting prompted other wealthy estate purchases in the village (Bisland 1897:284; Bowser 1959:16). Sometime after his victory at Louisburg, Warren returned to England. However "not until after the



election of Sir Peter to Parliament did Lady Warren abandon her residence" (Bisland 1897:283). Sir Peter Warren died in England in 1752 (Delaney 1968:12). After Lady Warren's death, the Greenwich Village estate was divided among the three Warren daughters. The fifty-five acre parcel which contained the Warren homestead and the current Dublin House project area fell to Charlotte, wife of the Earl of Abingdon (Bisland 1897:283; Lanier 1949:90). The Warren mansion was outside of the project area in the block bounded by the current Perry, West 4th, Charles and Bleeker Streets (Stokes 1915:III:935).

By the end of the French War, in 1763 New York City was still a relatively small town containing a mixture of Dutch and English inhabitants (Stokes 1915:I:200). The population at that time was about 12,000, representing only a 13% increase since the time Warren purchased his estate (ibid.:195, 200). The treaty with the French also symbolized a marked decrease in the need of America to look toward England for protection at a time when the English wanted to exercise more control over the colony (ibid.:304). Thus began the conflict which eventually led to the Revolutionary War.

Prior to the mid-1760s "little had been accomplished" in the area of Manhattan north of the current Chambers Street (Stokes 1915:I:201). The road to Greenwich, a former Indian trail, went along the shore of the Hudson River and would often flood in wet weather, therefore an inland route was created around 1767 or 1768 which roughly corresponds to the present Bowery (Bisland 1897:285; Delaney 1968:13; Moscow 1978:55). Both routes are depicted on maps from that period (Montresor 1766; Ratzer 1776). Figure 4 is from the Montresor 1766 map. It shows the Dublin House project area within Lady Warren's estate and on the side of a hill. The road to the west of the project area is along where the current Washington Avenue runs and was the former Road to Greenwich. The Road to the Obelisk, which led to the Bowery in Figure 4, corresponds to the current Greenwich Avenue and the road leading to Lady Warren's house is along the current West 11th Street.

By the beginning of the Revolutionary period "Greenwich was a pleasant country village with small houses interspaced among substantial estates" (Delaney 1968:14). General Washington's New York headquarters was located within Greenwich Village at an estate on Richmond Hill, east of the Dublin House project area. It was there that the vote to evacuate New York was taken in 1776, after the defeat at the Battle of Long Island (ibid.:15). However most revolutionary incidents and implications were for the City, south of Chambers Street, and not for Greenwich Village (MacCoun 1909; Stokes 1915:I:305-328).

After the end of the Revolutionary War, Greenwich Village, as well as New York City began to flourish. New York was the temporary capitol of both the state and federal governments (Stokes 1915:I:367). An 1784 law allowed speedy sale of land which was previously confiscated or forfeited (ibid.:368). In 1788 Lady Abingdon, Sir Peter Warren's daughter, began to sell "her portion of the estate in twelve to fifteen acre parcels divided along Greenwich Avenue (Lanier 1949:90). The parcel containing

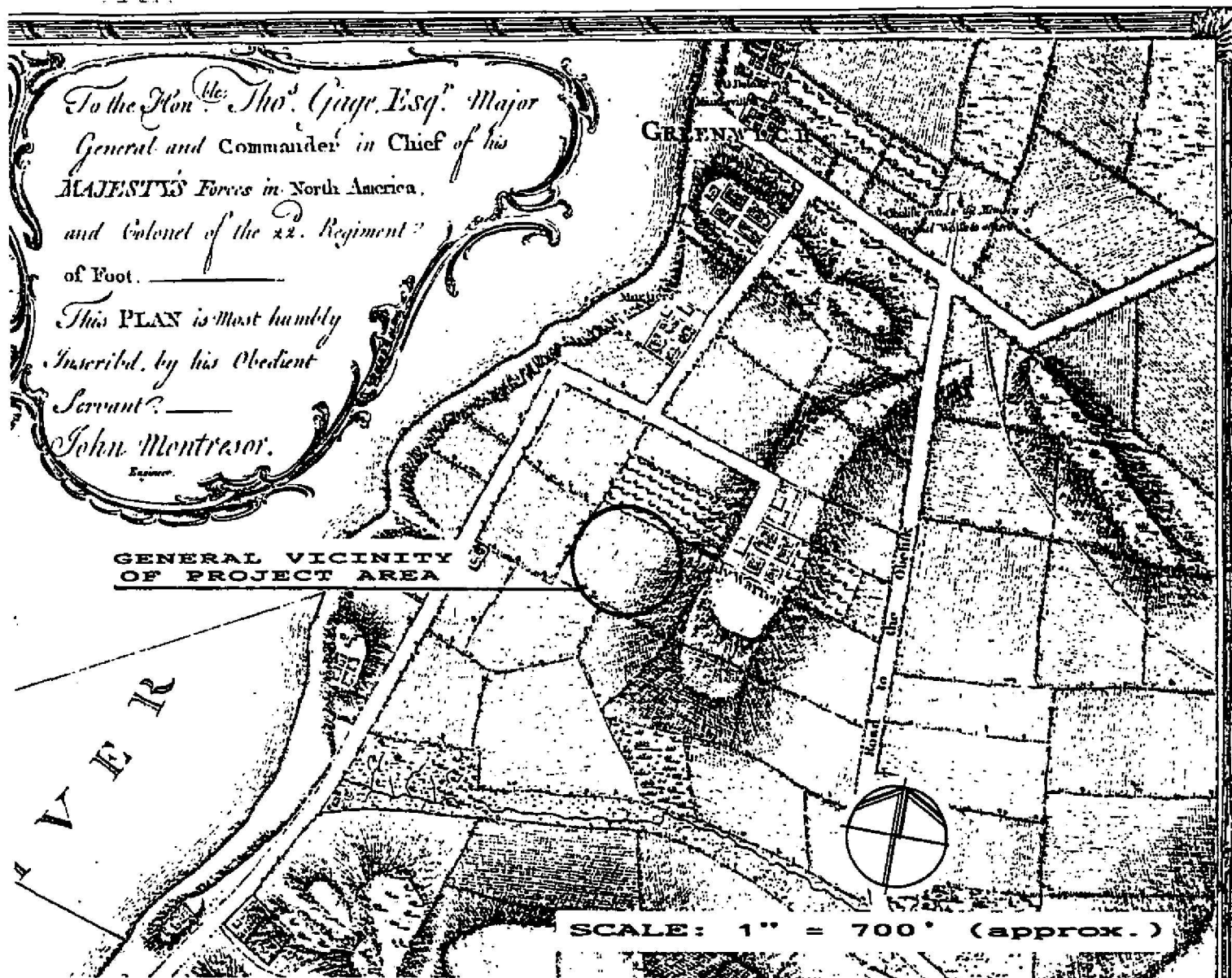


Figure 4 From Montresor's 1766 Plan of the City of New York and its Environs.

the Dublin House project area was conveyed to Richard Amos in 1788 and the deed recorded in 1796 (L. 53 p.1). The property was referred to as Amos's Farm with his house located along Greenwich Street (New York Topographical Bureau n.d.). It is likely that the deed to Amos's property was not recorded until 1796 because that was the year it was surveyed for subdivision (Loss 1796). The West Village was becoming a popular area to make one's home in 1796 because a State Prison was being constructed near the intersection of West 10th and Washington Streets. Once the prison began receiving inmates in 1797, the vicinity became an attractive address (Bowser 1959:16). The prison was in active operation through 1829 when it was sold (ibid.).

The final years of the eighteenth century saw three yellow fever epidemics in New York. These epidemics, as well as the availability of smaller plots of land, made the Village of Greenwich desirable to the less wealthy of the city (Bowser 1959:16). The epidemics were devastating to the population of the city and they created new permanent citizens for Greenwich Village. During the 1798 epidemic, over 1310 people died of yellow fever during a two month period (Stokes 1915:I:391-392). Despite these epidemics the population of New York City increased by between sixty to eighty percent during the last decade of the eighteenth century, depending on which records are consulted (Delaney 1968:27; Stokes 1915:I:381, 394).

#### Nineteenth and Twenties Centuries

Yellow fever epidemics continued to occur during the first two decades of the nineteenth century. In 1805 "so large was the emigration from the city that a tent colony was established between Greenwich and Broadway" (Stokes 1915:I:398). Around this time the Manhattan Company was organized to provide the city with water. The clean water supply was supposed to help stem the spread of yellow fever (ibid.:392). Figure 5 shows the degree to which the project area vicinity grew during the epidemic years. This 1803 map depicts a concentration of roads which rivaled regions to the south. The Dublin House project area is shown between Charles and Amos (now West 10th Street) Streets on the side of a hill. This hill is in a different orientation and location from that in Figure 4. The structure depicted to the west of the project area, and numbered 34, is the aforementioned State Prison. Conspicuously absent from Figure 5 is Hudson Street. The land for Hudson Street between Christopher Street and Greenwich Lane (now Gansevoort Street) was not ceded until 1817 (Maier 1877:381).

A uniform city street plan, which included Greenwich Village, began to evolve in 1807 (Arens 1918: n.p.). The plan was adopted in 1811. Stokes emphasizes the importance of this event by saying "1811 marks the end of the little old city and the beginning of the great modern metropolis" (1915:I:407-408). The plan called for a street system on a rectangular grid pattern with uniform elevations (Bisland 1897:284). In an attempt to conform Greenwich Village into this plan, some hills were leveled during the 1910s (McDarrah 1963:18-20). The earlier, stylized maps of Figure 4 and 5 depict the Dublin House project area on the side of the hill. Because these maps were so stylized, it is difficult to determine

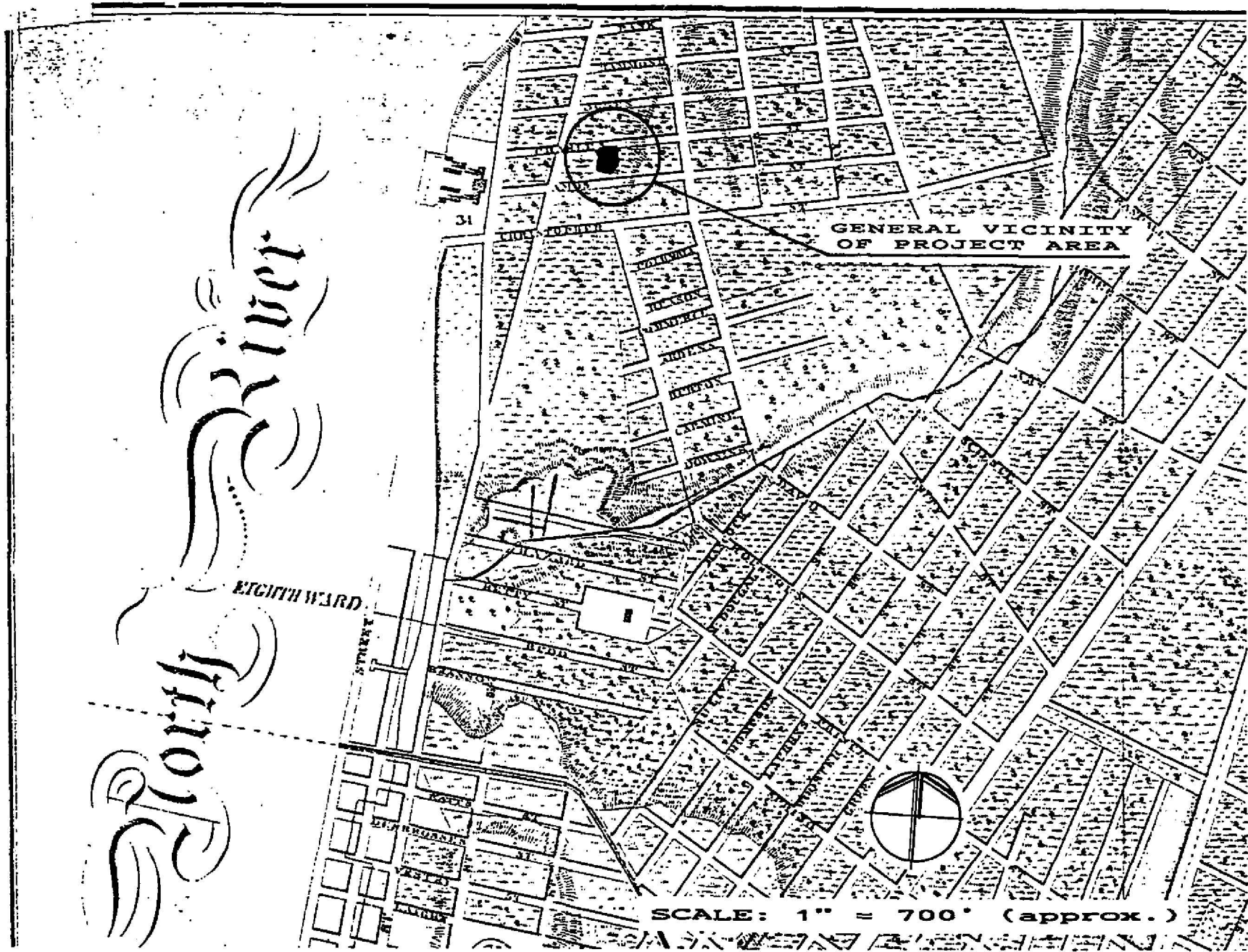


Figure 5 From Goerck and Mangin's Plan of the City of New York.



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the exact elevation of this hill. However, it is possibly one of those leveled during this period since it is not depicted on later cartographic sources nor is the project area on the side of the hill today (Viele 1874). The implementation of this city street plan within Greenwich Village was obviously destructive. Not only were grades being changed, but streets and structures were already well established. By 1818 the local landowners were so opposed to the city plan that they petitioned the legislature (Stokes 1915:III:482). The residents' success is evident today in the fact that much of the West Village retains the earlier street alignment.

In the years following the end of the War of 1812, the country saw fluctuations in economic stability. These highs and lows were evident in an expanding New York. One immediate effect of peace was the reopening of American ports to European trade. With the influx of foreign goods, burgeoning American industry began to collapse. The devastating effects of this collapse triggered an 1816 Tariff Act. By 1820 the depression had ended and New York was the most populous state in the country (Stokes 1915:III:507-508). This period of time also marked the beginning of the attraction of Greenwich Village to the "intellectuals" (Delaney 1968:92).

The last, and perhaps the most widely reported, yellow fever epidemic was in 1822 (Delaney 1968:27). This epidemic continued to push people northward toward Greenwich and virtually transformed the village. There were reports of "makeshift dwellings and business houses...thrown up almost overnight; lanes and cowpaths winding haphazardly through the neighborhood became busy streets" (U.S.W.P.A. 1939:125). "On lots overgrown with woods 'noted a traveler in September, 1822,' are now erected stores occupied by the principal merchants of the City...many of them put up in twenty-four hours" (Ware 1935:9).

By the mid 1820s, Greenwich Village was formally incorporated into New York City (Delaney 1968:28). The city was beginning to grow so rapidly that the distinction between village and city was beginning to blur. By 1825, there are deeds reporting the sale of two parcels of Richard Amos's farm within the Dublin House project area (L. 190 p.275, L. 191 p.327). These lots would again be subdivided and sold at least four times over the next 20-40 years (New York City Archives n.d.). For most of the nineteenth century, the Dublin House project area contained seven lots, 5-11. These became numbered 528, 530, 532, 534 and 536 Hudson Street and 110, 112 and 114 Charles Street. The corner lot was numbered twice; 536 Hudson Street and 114 Charles Street.

Greenwich Village continued to attract people of "substance", "intellectuals and the middle class through the mid-nineteenth century" (U.S.W.P.A. 1939:126; Ware 1935:10). Many were attracted at this time by the construction and opening of New York University (ibid.). The Village, as well as the city proper, was expanding rapidly, in every sense of the word. Commerce, wealth and population were all on the rise by the 1840s (Stokes 1915:III:633). This expansion made New York attractive to poor immigrants. Many Irish immigrants began settling in the vicinity of the project area in the 1840s and 1850s (McDarragh



1963:20). The population of Greenwich Village increased fourfold between 1825 and 1850 (U.S.W.P.A. 1939:126). Mainly because of the immigration, the population of New York City increased over 150% from 1840 to 1860. (Stokes 1915:III:650).

Along with the increasing population at the mid-century point, more stability was beginning to take root within the Dublin House project area. Daniel D. Allaire is listed in directories as having a butcher shop at 534 Hudson Street, although he resided elsewhere, beginning in 1847/48 (Doggett 1847). This lot was owned by Abraham Van Nest, a wealthy local property owner, who also lived elsewhere (L. 309 p.173). The 1854 Ferris Map calls the building at that address a store, while the 1859 Ferris map shows a frame dwelling with a specially hazardous extension to the rear. This "hazard" was likely the butchery and the "dwelling", which fronted Hudson Street, was probably a butcher shop. Over the years between 1847 and 1865, directories list four different men named Allaire as butchers at 534 Hudson Street, all residing elsewhere. Their names were Daniel D., Anthony M., Anthony M. Jr. and Edward S. (Doggett 1847; Doggett and Rode 1851; Trow 1859, 1863, 1864). In 1865, Edward S. Allaire bought the property from Van Nest's estate (L. 927 p.697). Directories after 1865 do not specify the home address of the Allaires, however, they continue to list Edward S., Anthony M. Jr. and Edward T. "butcher, 534 Hudson" until the time Edward S. Allaire sold the property in 1873 (Trow 1867, 1871, 1873). For the years of 1867-1869, there is a listing for Allaire & Brother "butchers 534 Hudson" (Trow 1867, 1868, 1869). Although the directories do not specify, the two brothers were likely Anthony M. Jr. and Edward S.. There is one William C. Allaire, clerk listed in 1868 as residing at 534 Hudson (Trow 1868). This is the only listing of anyone named Allaire living at the butcher shop address. However it is possible that from 1867-1873, when no residences were printed for the Allaires in the directories, that it was implied they were living at their business address. Since the directories of that period do not specify their practices and there are inconsistencies in the listings of the Allaires, residency cannot be assumed.

In 1873 Edward S. Allaire sold 534 Hudson Street to Louis Fischer. Louis Fischer and Louis Fischer, Jr. continued to run a butcher shop out of this address through 1886 (Trow 1874, 1886). Once again, these directories, do not specify their home addresses. However, in this case it is likely the Fischers were living above the store. While residency at 534 Hudson Street cannot be positively established for the period the property was owned by Allaire and Fischer, it was most certainly used as a butcher shop from 1847-1886 (almost forty years). During this period, Greenwich Village, and New York City in general, were developing and shaping in ways which could be mirrored in the products sold by the butcher shop and contained in its refuse. Therefore, this lot may preserve evidence of archaeological importance.

After the mid-nineteenth century growth in Greenwich Village was beginning to slow down, compared with the city as a whole (U.S.W.P.A. 1939:20). The development within the Village included the replacement of



older buildings from earlier times (Delaney 1968:39-43). However, by the end of the Civil War, most of the buildings within Greenwich Village were only three or four stories (Stokes 1915:III:764). It is possible that one of the buildings affected by the reconstructions was 534 Hudson Street. The 1859 construction of the building was described above. However, by 1884, the next reliable map available, 534 Hudson Street is depicted as having a rectangular shaped brick building with a large shed at the rear of the lot. No specific records regarding the reconstruction of this building were found.

Between 1840 and 1860 the population of New York City increased more than two and one half times (Stokes 1915:III:650). By 1865 New York City "now found itself entering upon a period of development in which its manufactures became more and more important" (ibid.:748). Growth and development were no longer confined to commerce. Transportation issues within the city became important. During the late 1860s the Greenwich Street elevated rail opened (Delaney 1968:47).

In 1865, Greenwich Village growth was slowing and the project area vicinity had become populated with "intellectuals", middle-class and immigrants. Within the Dublin House project area, 530 Hudson Street had come into the hands of Thomas J. Grant. Mr. Grant ran a cigar business at this address from 1865 through 1894 (29 years), when he died (Trow 1865, 1894; L. 29 p.351). Grant owned the property, however no deed for the purchase was found in the Block Index (New York City Archives n.d.). The lot went to Grant's widow, Julia, after his death (L. 29 p.351). She sold the property in 1902 (L. 96 p.44). Several directories were consulted for the years Grant owned 530 Hudson Street (Trow 1875, 1880, 1885; Trow Directory 1900). They were consistent in their listings; "Grant, Thomas J. cigars, 530 Hudson". Because of this wording and the fact that it was consistent, it is likely Grant lived and worked at Hudson Street. Lefeure's 1896 atlas lists this property as a three and one-half story dwelling and store made of brick.

The last quarter of the nineteenth century witnessed the gradual transfer of the mantle of literary and intellectual leadership from Boston to New York. The trail to that dominance led through Paris and ended in and around Greenwich Village (Delaney 1968:99).

These people paved the way for the Village as an artistic and literary center during the early twentieth century (U.S.W.P.A. 1936:60). Edwin W. Lovell, a musician, and his family lived at 528 Hudson Street, within the Dublin House project area, during the late nineteenth century. William Lovell purchase 528 Hudson Street in 1865 (L. 940 p.18). Between 1865 and 1902 the property was sold or transferred between five members of the Lovell family at four different times (L. 1405 p.476, 479; L. 2096 p.259; L. 2236 p.243, 246). William Lovell, the first owner, is listed in directories from 1868 to 1874 as "Lovell, William, varieties, 528 Hudson" (Trow 1868, 1874). William Lovell transferred 528 Hudson Street, through Edwin Lovell, to his wife Susannah in 1877 (L. 1405 p.476, 479). Although the property was not deeded back to Edwin Lovell until 1887, he maintained a residence there (L. 2096 p.259). Directories from 1873

maintained that residence through the time 528 Hudson was sold out of his family in 1902 because he continues to be listed in the directories of 1895 and 1900 at that address (L. 97 p.30; Trow Directory etc. 1900; Trow's 1895). However the 1895 and 1900 directories do not specify whether or not he resided at 528 Hudson Street. They merely list "Lovell, Edwin W., musician, 528 Hudson" (ibid.). The evidence shows that the Lovell family owned 528 Hudson Street through 1902 (37 years) and that Edwin Lovell lived there from 1873 through at least 1890 and possibly through 1902 (17-29 years). Property maps and atlases from this time period show the building as a three to four story brick dwelling with a store (Bromley 1902; Lefevre 1896; Sanborn-Perris 1895). Only the Bromley Atlas shows the building with a basement.

By the close of the nineteenth century, "the West Village was largely middle-class in character with many second generation Irish" (Delaney 1968:102). While immigration was increasing the population throughout New York City, only 32% of villagers were foreign born in 1875 (Ware 1935:11). This was a small percentage compared with other neighborhoods (U.S.W.P.A. 1939:126). Even though the immigrant population was relatively low, Greenwich Village had become a low rent area by the turn of the century (McDarrah 1963:20).

By the beginning of the twentieth century, with the increase of immigrants into Greenwich Village, local homeowners began to leave the neighborhood (Ware 1935:13). In fact, all three of the abovementioned owners, the Fischers, Grants and Lovells, sold their property within the Dublin House project area in 1902 (L. 96 p.44; L. 97 p.30; L. 98 p.32). The exodus of homeowners throughout the Village brought property values down, making the area affordable for other groups (U.S.W.P.A. 1939:126-128).

At first, the area was discovered by the young intelligentsia, many of whom were later destined to earn international recognition for achievements in the arts and literature. They were young journalists, artist and professional people of moderate means who found in The Village attractive, inexpensive city dwellings and quarters they could afford to live and work in (New York City 1969:12).

During the 1910s, Greenwich Village gained a national reputation as the center of artistic creativity (Barett 1959:6; U.S.W.P.A. 1939:60). It was not long until real estate speculators began exploiting the Village and converting nineteenth century homes into apartments (New York City 1969:12-13). Figure 6 depicts the conditions within the Dublin House project area as they were in 1904. The individual buildings shown are the same as those depicted on earlier, nineteenth century maps, except for 534 Hudson Street, as indicated above (Bromley 1879; Lefevre 1896; Perris 1854, 1859; Robinson 1884, 1893; Sanborn-Perris 1895). Land values in the vicinity of the project area increased 40-79% during the 1920s (Ware 1935:480). At the same time rents began to rise (ibid.:20-21).

In 1921, Adriatic Realty acquired a lease for Lots 7-11 within the Dublin House project area; 532-536 Hudson Street and 110-114 Charles Street (L.



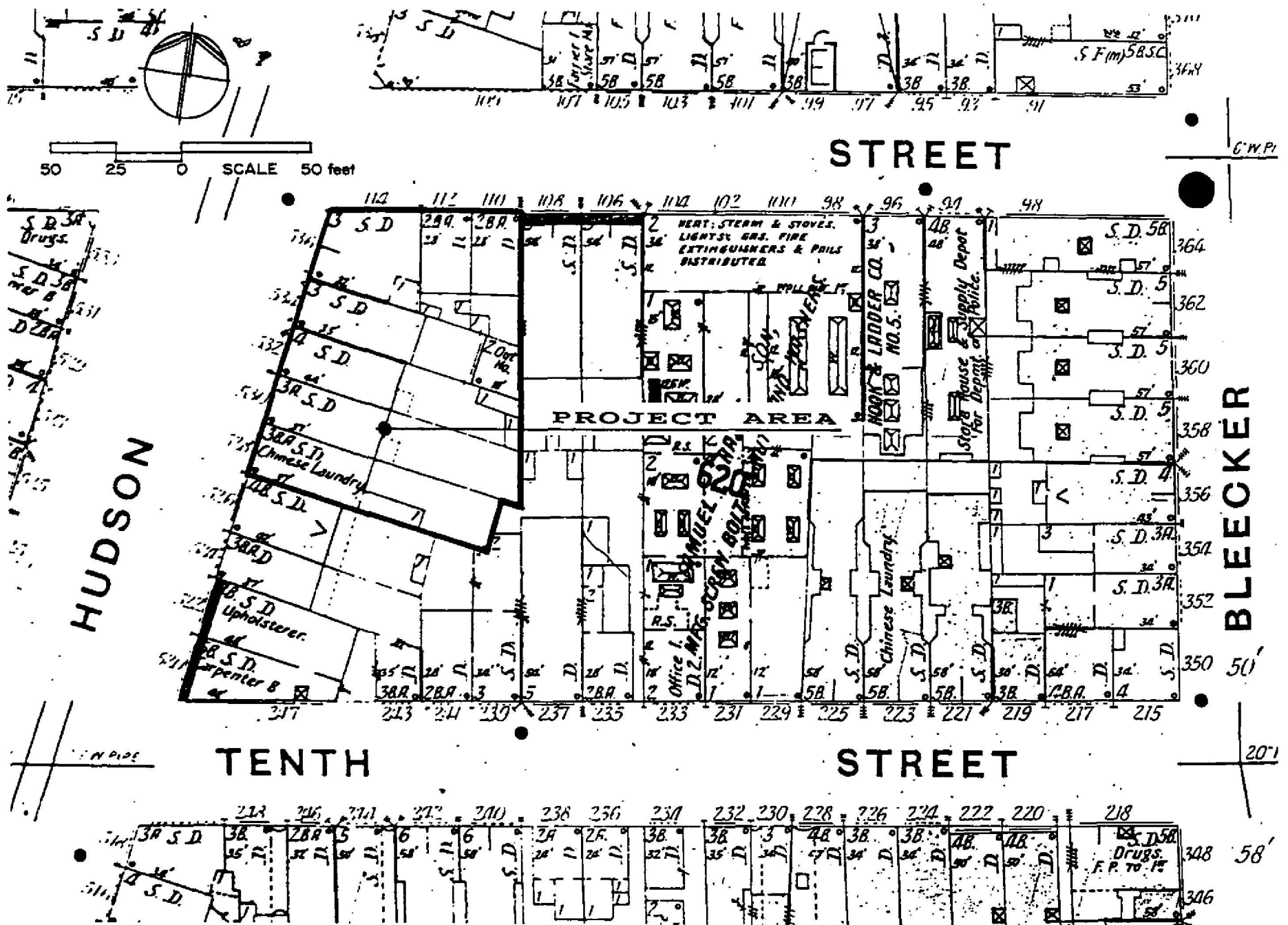


Figure 6 From the 1904 Sanborn Insurance Company Maps of the City of New York.



In 1921, Adriatic Realty acquired a lease for Lots 7-11 within the Dublin House project area; 532-536 Hudson Street and 110-114 Charles Street (L. 3257 p.10). By that time three of the buildings within the project area had been listed as unsafe by the City (New York City Building Department n.d.). In 1922 Adriatic Realty demolished all of the standing structures on Lots 7-11 (ibid.). By the following year they had built a garage. Figure 7 depicts the project area at a later time, but shows this garage. It is in the northern part of the project area and is the current structure on those lots. No records of the depth or elevation of the floor or foundation or scaled cross-section plans were on file at the New York City Buildings Department.

In 1929 the buildings on Lots 5 and 6 within the Dublin House project area were demolished; 528 and 530 Hudson Street (New York City Building Department n.d.). The following year there is a lease recorded for these lots to Adriatic Realty (L. 3777 p.414). Within a year they built an extension to the garage on Lots 7-11 (see Figure 7). Although the ownership of this garage has changed since the 1920s and 1930s, the structure remains. The only substantial subsurface modification recorded since that time is the installation of a 4,000 gallon gas tank in the north center of the garage (New York City Buildings Department n.d.).

#### CONCLUSIONS AND RECOMMENDATIONS

Research into the prehistory of the Dublin House parcel and vicinity indicates that the project area has a relatively low potential for preserving archaeological evidence from this period. Prehistoric sites are usually found on elevated well-drained land near sources of fresh water. The soils of the Dublin House parcel were evidently well-drained, but no stream courses or ponds could be documented. Despite seventeenth century linguistic evidence that this location was cultivated during prehistoric times, no concrete evidence of this occupation has ever been found. The only documented sites within two miles of the project area are along streams. This evidence combined with the possibility of the former hill here being reduced in grade during the early nineteenth century indicates a low potential for prehistoric archaeological remains within the project area.

The historic documentary research found three parcels within the Dublin House project area which were owned or occupied by the same family or business for 25 years or more. The butcher shop at 534 Hudson Street was used as such during the ownership of two families. The Allaires were at this location from 1847 through 1873 and the Fischers from 1874 through 1886. The property remained in the Fischer family until 1902. The Grant family had a cigar shop at 530 Hudson Street from 1865 through 1894. The property was owned by the Grants until they sold it in 1902. The Lovell family lived at 528 Hudson Street from 1873 probably through its sale in 1902.

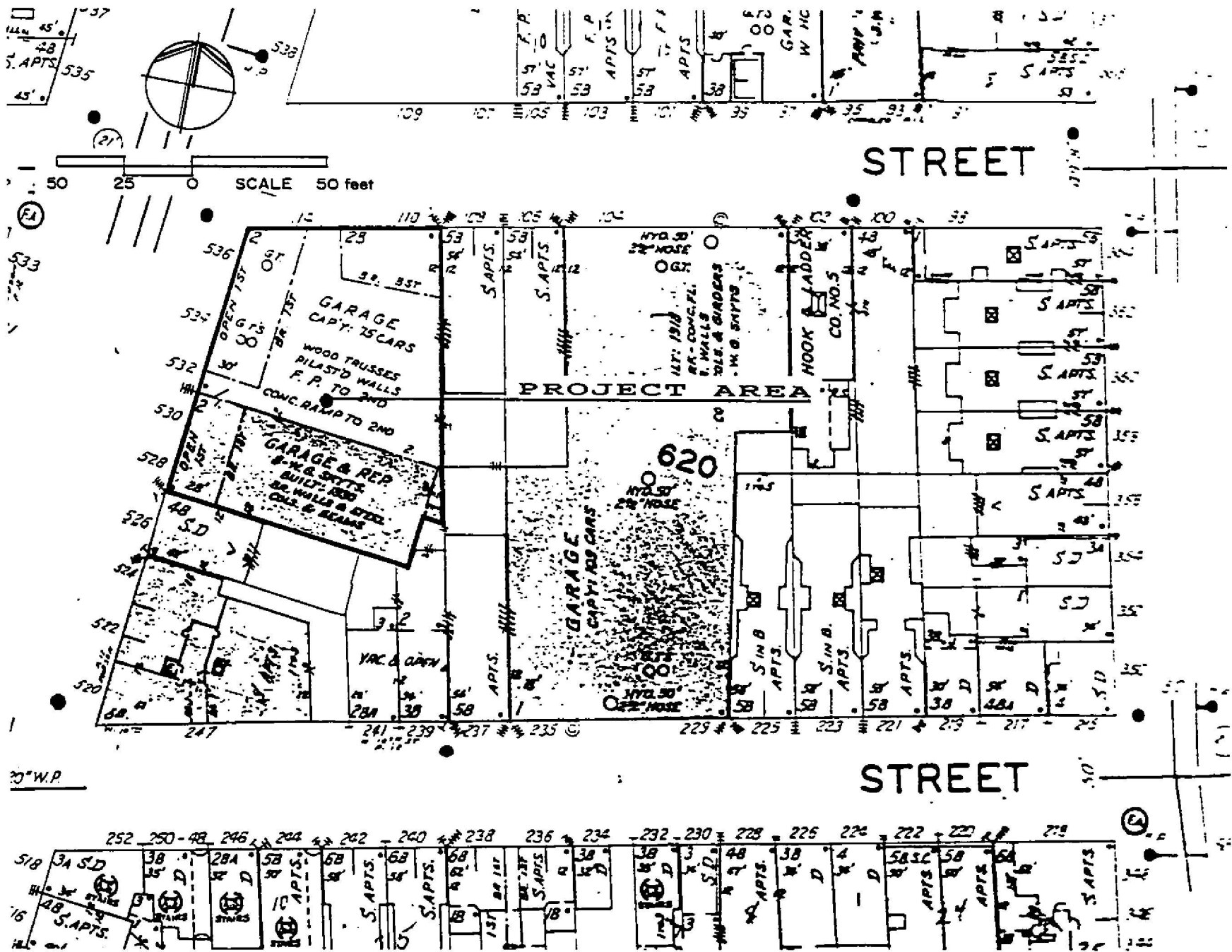


Figure 7 From the 1921 Sanborn Insurance Company Maps of the City of New York (updated to 1950).

Archaeological interest in a property exists when a family, or homogeneous group of people, with long-term occupancy of twenty years or more is in residence during the transition to public utility use for water and sewerage. Research conducted for Greenwich Mews, located one block diagonally southwest of the Dublin House project area, provides information regarding the introduction of water and sewer service to this portion of Greenwich Village. The Croton Water System was the first to provide distribution mains in this area. Construction of this system began in 1842. Water lines and public faucets were available in Christopher, Greenwich and Amos (West 10th) Streets by 1844 (Geismar 1986:40). Therefore water service was available along the south side of the Dublin House block by 1844. It is probable that service along Hudson and Charles Streets was available at the same time or shortly thereafter, so cisterns or wells within the project area could have begun to go out of use during the last half of the 1840s. Research at the Bureau of Water Supply of the New York City Department of Environmental Protection provides evidence that mains existed in Hudson, Charles and West 10th Streets by 1870 (Bureau of Water Supply 1956). The Greenwich Mews research also indicates that construction of sewers began in this neighborhood during 1853. A sewer was installed in Amos (West 10th) Street between 4th Street and the Hudson River in September 1853 (Geismar 1986:41). However, Geismar believes that sewer service was not available to the Greenwich Mews block until 1863 (ibid:42). This is confirmed by the Citizens Association report of 1865 which complains that sewerage in the general district was defective in both quality and quantity (ibid.:43). Two privies were excavated at Greenwich Mews. The terminus post quem (TPQ) dates for the fill of Privy 1 and the upper half of Privy 2 are 1880 based on glass bottles (Geismar 1989:61-66). This archaeological evidence strongly suggests that although sewers were available during the 1850s and 1860s in Greenwich Village, privies could have continued in use for 20 years or longer.

Based upon the long term occupation and the availability of public sewer and water at 534 Hudson Street, there is clearly potential for the recovery of archaeological remains. Since occupancy by the Lovell family at 528 Hudson Street did not commence until 1873, they were not in residence prior to introduction of water and sewer lines. The occupation of 530 Hudson Street by the Grant family began in 1865. This is clearly later than the introduction of water service, but contemporary with the introduction of sewers.

Historic archaeological potential exists in the rear yards of two lots of the Dublin House project area. Features such as privies, cisterns and wells, if they are uncovered, may yield information about the lifeways of the families who lived there during the late nineteenth century. The potential for recovering undisturbed deposits which can be associated with one particular use of a lot would be higher in the case of the butcher shop. Refuse deposits in pits or former privies, cisterns or wells could provide evidence regarding the varieties of meats available from and cutting practices of this mid- to late-nineteenth century business serving a middle class community. This information could be compared with faunal evidence from contemporary residences in Manhattan



and the other boroughs. In the case of the Grant family residence and cigar shop there would be almost no chance of recovering deposits associated with them from cisterns or wells. The possibility exists that if privy deposits survive they could be associated with the Grants or the previous occupants. Based upon the current conditions of the project area, it is possible that certain features, if they exist, may be truncated. However, their potential significance would not be severely diminished because these features can reach depths of more than 10 feet, as seen during mitigation at MetroTech, Brooklyn during 1989-1990. The ramp into the garage appears to be no more than 3 feet, upon visual inspection (see Plate 2). The concrete itself is only about 6 inches thick (Acme 1983:B-3, B-4). It is not known whether the sidewalk and road were built up or the floor of the garage cut down, but the maximum disturbance should be 3.5 feet vertically. The proposed construction depth of eighteen feet would clearly impact any potential archaeological resources.

We recommend archaeological monitoring of construction excavations within the entire former yard of 534 Hudson Street in order to determine if potentially significant archaeological features exist. If privies, cisterns, wells or refuse pits exist here, they would quite likely have been filled by the proprietors of the butcher shop. We do not recommend any archaeological work at 528 Hudson Street, as it appears unlikely that the fill of either cisterns or wells and privies would be related to the Lovell family. Monitoring will consist of a professional archaeologist observing all construction excavations within the former yard of 534 Hudson Street until such excavations are finished or until the archaeologist is convinced that there no longer is potential for the features discussed above to exist. The monitoring archaeologist will have the authority to halt all construction work within this lot if a feature is located. Construction work would not recommence until the fill of the feature has been completely excavated by archaeologists and drawings and photographs of the feature have been made.





Plate 1

Existing two story garage on the Dublin House project area seen looking southeast.



Plate 2

View from pumping area of existing garage along Hudson Street looking southeast showing ramp to interior illustrating change in grade within northern section.

Plate 3

View of rear wall of southern section of existing garage showing ramp up to closet illustrating change in grade.

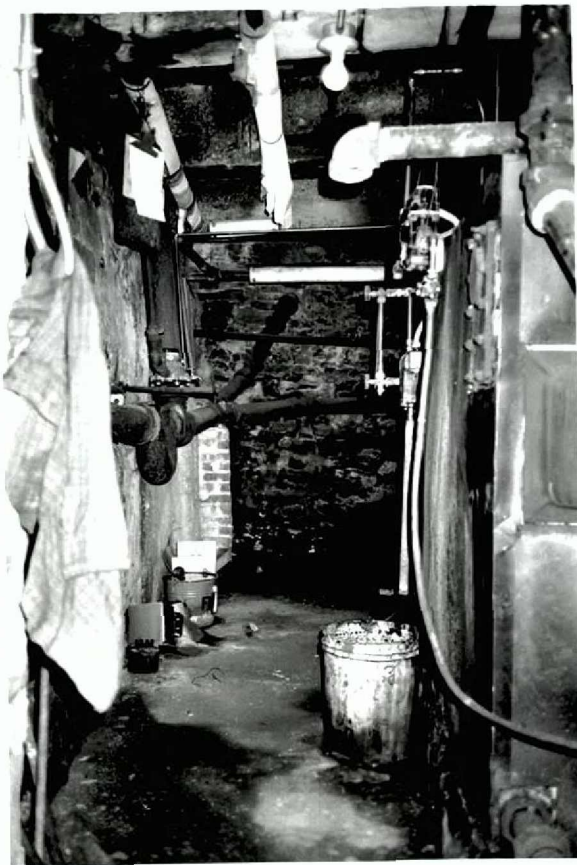
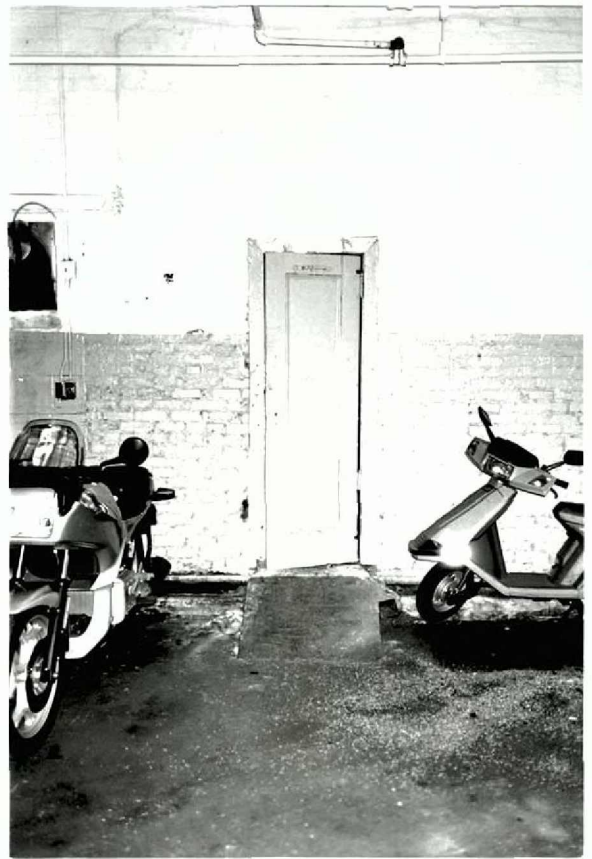


Plate 4

View of boiler room in basement under north end of northern section of existing garage showing masonry wall at west end in background.



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