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PHASE ONE ARCHAEOLOGICAL REPORT  
for the  
310 WEST BROADWAY SITE

385

HISTORICAL  PERSPECTIVES

PHASE ONE ARCHAEOLOGICAL REPORT

for the  
310 WEST BROADWAY SITE

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**DRAFT**

This report is not to be considered  
final until Appendix 3 is attached,  
and this page is removed.

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## INTRODUCTION

Donald Zucker of the Church Company proposes to construct a sixteen-story, mixed-use building at 310 West Broadway in Manhattan. In February 1983, New York City issued a Positive Declaration in response to the Project Data Statement submitted on this Soho site development. One particular concern expressed in the Statement is that "...unfavorable subsurface conditions at the project site could result in construction-related, adverse impacts on historic district and archeological resources in the area. . ." In consideration of this expressed concern, Mr. Zucker employed professional archaeological consultants to ascertain the consequences of his proposed development upon known and potential archaeological resources.

The following report by Historical Perspectives details the historical development of this particular parcel in lower Manhattan (Lots 5 and 28 of Block 227). This documentary research has yielded data that, when pieced together, provides the land use patterns of the area through time. To complement the archival research, Historical Perspectives' staff has monitored the on-site soil borings conducted by Mueser-Rutledge-Johnston-and-Desimone. The results of these two activities have been studied and recommendations concerning the impact of the proposed development upon archaeological resources are included. (See Maps 1, 2, and 11.)

# HISTORICAL PERSPECTIVES

Please insert the following on page 2, after the first paragraph which begins "The project site" and before the second paragraph which begins "During the first".

The island of Manhattan was inhabited by man approximately 10,000 - 12,000 years ago. During this time Paleo-Indians roamed the New York area hunting big game. The sea level of Long Island Sound during this Paleo-Indian period was much lower than today and in situ archaeological evidence of these first inhabitants is scarce. (Saxon, 1973: p. 252) In the coastal and tidewater area of New York the Archaic Stage followed the Paleo-Indian Stage (c. 7,000 y.a.) and "is represented by numerous, small, nearly always multicomponent sites, variously situated on tidal inlets, coves and bays, particularly at the heads of the latter, and on fresh-water ponds on Long Island, Shelter Island, Fishers Island, Manhattan Island and Staten Island". (Ritchie, 1980: p. 143) Important sites of the Snook Kill Tradition, the southern sub-area representative of the Transitional Stage, have been located by archaeologists on high sandy river terraces. (Ritchie and Funk, 1973: p. 342) By the time of the Woodland Stage (c. 3,000 y.a.) the sea level and exposed coastal regions were, in most respects, as they appear today. Throughout the Woodland Stage native Americans preferred occupation sites situated on well drained terraces or knolls overlooking bodies of water. Most Middlesex Phase sites of Early Woodland times have been "encountered during gravel and sand digging in a knoll or terrace near a river or lake". (Ritchie, 1980: p. 201) Late Woodland Stage sites of the East River Tradition in southern New York have been noted on the "second rise of ground above high-water level on tidal inlets and "situated on tidal streams or coves" and on "well-drained sites". (Ritchie, 1980: pp. 264-265)

Marine, estuarine, and lacustrine locations afforded aboriginal hunters and incipient agriculturists numerous and valuable floral and faunal resources (e.g., fish, water fowl, tuberos plants, and grasses). Foraging activities and hunting within these watery sites was undoubtedly most common; however, the one to three acre permanent and semi-permanent camp sites were situated on ground above the level of the water source.

Although it can be assumed that hunting and foraging activities were carried on in the project site area because of the proximity to a water course and marsh, it is highly unlikely that an aboriginal camp/village would have existed within the project site area which was an inundated marsh until post 1817.

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## SITE HISTORY

The project site is bounded by Soho to the east and Tribeca to the west. The southern boundary of the site, Canal Street, is a main artery of New York City's east-west traffic. This entire portion of lower Manhattan is in the transitional stage of re-discovery and renewal with the establishment of eateries and boutiques matched by the geometric progression of real estate values.

During the first two hundred years of Manhattan Island's development, the project site was of little consequence. When Henry Hudson sailed into what is now New York harbor in 1609 the 310 West Broadway site was part of a large marsh that received fresh water from an inland pond to the east and was inundated by river tidal action from the west. This marsh, approximately 70 acres in size and according to the earliest recordings covered with stunted bushes, served as a natural barrier between what is now the tip of and lower Manhattan (Valentine, 1856: p.442). Neither the Dutch settlers for their trading purposes nor the English for their farming purposes attempted to utilize this marsh area during the seventeenth century. According to A Map of the North Division of the Protestant Episcopal Church Property a major portion of the 310 West Broadway site was originally part of the Trinity Church parcel (see Map 3 ).

The fresh water pond that was to the east of the marsh and greatly contributed to its wet condition was of considerable importance in the growth of Manhattan. This pond of fresh water once stood roughly within the present bounds of Canal, Pearl, Mulberry, and Elm Streets (Baugher-Perlin, et.al, 1982: pp. 55-56). The pond "... was a beautiful spot, originally wooded hills surrounding a placid body of water that was thought to be without bottom. Near it was a point of land which when first seen by the Dutch was covered with shell left by the Indians who used them for making wampum, their money. The Dutch called it KLOCH, meaning "shell point" which was gradually changed to Collect and finally applied to the little lake itself." (Ulmann, 1901: p. 36) A sluggish stream along the line of the present Canal Street furnished an outlet from the Collect into the North River (Reat Estate Record Association, 1898: p. 30). Hills to the east, west, and south of the Collect and its western marsh (referred to as Cripplebush Swamp and Lispenard's Meadow through time) hosted individual farms, e.g. Nicholas Bayard's to the west of the marsh and north of the Collect (Stokes, V. III: plate 175; see Map 4 ). Just

as the Collect had supplied floral and faunal resources to the native population, the Collect and its outlying marshes supplied foods and a recreational outlet to the earliest settlers.

By the 1700s small manufacturing concerns surrounded the Collect in order to use the abundant fresh water for their processing (e.g. potteries and tanneries). Within a generation, however, the tanneries were re-established on the stream flowing eastwardly out of the Collect (Baugher-Perlin, et.al, 1982: p. 30). There are numerous sources testifying to the polluted condition of the Collect as the Eighteenth Century progressed (Valentine, 1856: p. 442; Stokes, Vol. III: p.562).

The title to the project area land can be traced to a 1733 patent from George II, King, to Anthony Rutgers:

" . . .to grant to A. Rutgers the fee simple and inheritance of a certain Swamp and Fresh Pond, called the Fresh Water, adjacent to the Duke's Farm upon the Island Manhattan now called New York Island, beginning at a stake sett in the ground on the south side of the said Pond and at the northeast corner of the land belonging to William Merritt, thence running along the south side of said Swamp and Pond by the Upland to the Beach on the east side of Hudson's River, so along the beach on the east side of Hudson's River, to the Upland; thence crossing a small Gutt of the said Swamp to the land on the east side thereof; by the said land as it runs to the east side of the Tan Yards and thence to the place where begun; containing in all 70 acres." (Stokes, V. VI: pp. 102-103)

Rutgers' grant was conditional upon his successful drainage of the noxious Collect within one year. It was undoubtedly within the next year that Rutgers did channel the Collect's water to the north and west to reach the river at the low water mark. This channel or ditch followed the natural flow of water but increased the Collect's western discharge so greatly that the tan yards dependent upon the Collect's eastward drainage were threatened with economic disaster. Rutgers subsequently closed off the Collect's drainage but continued to drain the meadow (Stokes, V. III: pp. 560-562). (See Maps 5, 6, and 7)

After Rutgers' death in 1746 his heirs partitioned the acreage with a portion going to his daughter who had married a Lispenard. The low and partly swampy land lying west of Broadway became known as Lispenard's Meadow. It is most probable that the project area was owned in part by Anthony Lispenard's heirs, as is indicated on the Map of the North Division (see Map 3 ).

As the population on Manhattan Island increased, the necessity for draining off the marsh areas became more urgent each year. There was both an increasing demand for real estate and a realization of the health hazards posed by the chronically inundated lands. Many epidemics ravaged early New York. Most often these contagious fevers (e.g., cholera, typhus, and yellow fever) were spread by untreated sewage and contaminated water (Smith, 1911: p. 104). The natural barriers of the Collect, Bayard's Hill, Smith's Hill and Lispenard's Meadow were overcome by the end of the eighteenth century as city expansion pushed north of the Collect. Broadway was extended north of what is now Canal Street after 1775 (Soho - Cast Iron Historic District Designation Report, 1973: p.5). Between 1800 and 1817 the city undertook the filling of the Collect with soil taken from the leveling of the encircling hills (Baughner-Perlin, et.al, 1982: p. 59-60).

Before 1800 certain streets within Lispenard's Meadow were already laid out. Thompson Street (known through time also as Fifth and Prospect) was laid by 1797 but was actually deeded to the city in 1808 by the Bleeker family. Laurens Street (Lawrence Street, referred to as both Fourth and Concord and recorded as South Fifth, post 1870, and West Broadway) was also deeded to the city by the Bleekers in 1808 (Stokes, V. VI: p. 953; Map of the North Division). Grand Street, originally laid out as the Road to Crown Point prior to 1766 had its western portion changed to its present name in 1767 and the portion east of Thompson Street changed to Grand in 1823. In 1825 Grand Street was considered a southern boundary for burial grounds by the City Council (Stokes, V. VI: p. 904).

Canal Street had not been laid out before 1800 but as early as 1796 negotiations with property owners and engineers for a roadway were initiated by the City Council and its committees. A rough roadway, partly inundated with water, and called Duggan Street corresponded to a part of the present Canal Street by 1800 (Soho - Cast Iron Historic District Designation Report, 1973: p. 5). According to the Manhattan Bureau of Sewers' index files, in 1811 a Canal Street ditch was operating between the Collect and the Hudson River. The city's various commissions and private citizens introduced diverse plans to enlarge and modernize the sewer channel and roadway for what is now Canal Street. These plans included a navigable canal and an open ditch with roads on either side. It was not, however, until 1819 that a covered brick sewer was completed and a relatively dry Canal Street was officially opened. This new street and sewer, west of Broadway, ran in a straight line south of the original water ditch which curved northward toward the River (Stokes, V. III: pp. 560-562; see Map 7).



Just as the late twentieth century revitalization of the distinct neighborhoods of Soho and Tribeca have so far excluded this site block, the earliest nineteenth century development burgeoned in every direction around Block 227 but did not appreciably affect this site until after 1820. An 1811 description of the area north of the present Canal Street by a city street worker indicates the lack of development in the area:

"... (going north) cross a ditch cut through Lispenard's salt meadow on a plank laid across it about midway between a stone bridge on Broadway and an excavation then being made, and said to be for the foundation of the present St. John's Chapel in Varick Street. From the plank crossing over the ditch a well-beaten path led to the Village of Greenwich.

... open and partly fenced lots, not at that time under cultivation.

... no dwelling house except for Aaron Burr's country seat, Richmond Hill." (Stokes, V. VI: p. 1480)

A nineteenth century report describes the topography of the site vicinity as a low area with a general slope toward Canal Street and also a gentle incline from Broadway toward Thompson Street. West of Thompson Street the land ascended (Citizen's Association of New York, 1866: p. 34).

According to the 1815 Tax Assessment Records for Ward 8 (Municipal Archives) the northernmost listing for Thompson Street (no street number designations recorded) was 57 lots valued at a total of \$2300 belonging to Leonard Lispenard. In c.1817 Lispenard Meadow was "... filled in with earth from the surrounding hills." (Citizen's Association of New York, 1866: p. 34). The use of clean fill is in contrast to two known squares in lower Manhattan that were filled with garbage (Real Estate Record Association, 1898: p.34).

In 1815 there was only one house/lot listed for the entire length of Canal Street, belonging to Peter Lorillard. By 1820 the north side of Canal Street, between Lawrence (sic) and Thompson was divided with four interior lots owned by O. Baker and Sanford but no houses as yet were erected. Both the 1818 and the 1820 Tax Assessment Records list "a gore of land" valued at \$600.00 at the southernmost end of Laurens Street within Ward 8. According to the ward numbers



this is very possibly a portion of Block 227 that was not yet functional for construction, and, therefore, not within the real estate market.

By 1824 there is one house on Laurens Street and three unfinished houses on Thompson Street between Grand and Canal. Canal Street (north side between Laurens and Thompson) had two house foundations listed in the 1824 Tax Assessment Records. Grand Street, undoubtedly less marshy and on higher ground, was much more developed with 8 houses on 1/2 or 3/4 size lots. Many of these earliest buildings were rental units. (Tax Assessment Records, Ward 8, Municipal Archives)

LOT  
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Thus, beginning in the second decade of the nineteenth century, this low lying area was gradually filled and made suitable for building. Typically the structures in Ward 8 were tenements, apartments and stables many of them containing retail stores on the ground floor. Some real estate investors, sensing that the city was moving in this northerly direction, speculatively bought up large blocs of property for future development. One such entrepreneur was Charles W. Sanford who purchased numerous lots in the project block. (See Appendix 1) In 1825 he erected a large theater in the central portion of Block 227. Mary C. Henderson, in her book on New York City playhouses, quotes the New York World for Nov. 10, 1878: "He built a large structure for equestrian and dramatic performances on the west side of Laurens Street about 100 feet from Canal Street. Sanford named it in honor of General Lafayette who was visiting the country on a triumphal tour and opened it on July 4, 1825, imbuing the entire enterprise with a lofty patriotic sentiment." (Henderson, 1973: p. 58) Sanford's devotion to the theater may have been precipitated by his marriage to a woman who had been a vocalist at the rival Park Theater (Henderson, 1973: p. 58; The Picture of New York, 1828: p. 383). At first (c.1824) called a circus and riding school, the facility originally contained a ring instead of a pit and stage, and extended from Laurens through to Thompson Street either as one building or as two connected ones. It was extensively renovated in 1826, and was evidently one of the first public buildings in the country to be lit by gas light. (Lewis, 1953: pp. 189-190)

In 1827, the New York Evening Post reported that Mr. Sanford had, since last season, "... levelled the old Lafayette to the ground, and re-erected it on the most extensive scale. It is now the largest and most capacious theatre in the city. His spirit and adventure has greatly increased the value of property, and added respectability to

the locality. What, with his numerous private buildings and the influence of the Theatre, he has done more for the Canal Street district than almost any individual we could name." (Stokes, V. VI: p. 1669) In 1828, the theater was sold at auction to H. Yates who unfortunately saw his investment burn to the ground in April of 1829. Apparently several other buildings were destroyed in the fire, including four houses on Laurens Street, three on Thompson, and four on Canal. (Costello, 1887: p. 267)

Records of the precise measurements of the second building, said to be the largest theater in the country at the time (Young, 1973: p. 75), vary somewhat depending on the source, but the consensus is that it was about 200 feet deep from Laurens to Thompson, and, beginning about 100 feet north of Canal, was 80 to 100 feet wide. See Fig. 1.

The theater was not rebuilt. The partnership of Yates and McIntyre and later A. McIntyre retained ownership of the empty theater lots through 1846. Land use atlases and tax records from the middle two quarters of the nineteenth century show that the block was divided into many small lots (for examples, see Map 8 and Map 9), some vacant, others containing buildings, none of them large. The trend seems to have gone from speculators owning several plots, to individual owners who either rented out or occupied the various dwellings and stores.

The next phase of Block 227's history is dominated by the establishment and subsequent expansion of St. Alphonsus' Church. The eighteen-forties saw a large influx of German immigrants into the neighborhood, and in 1847, the Redemptorist Fathers bought 3 lots on Thompson Street between Canal and Grand Streets on which they built a brick church with basement within three months (Map 8 ;Fig. 2 ) The parishoners soon included increasing numbers of Irish immigrants, who, like their German neighbors, kept shops in their buildings, worked on the docks or in local businesses. There were severe cholera and typhus plagues in 1849 after which the Redemptorist Fathers opened an orphanage, the priests feeling that their ministry entailed the "care of the most abandoned." (Murphy, 1947: p. 15)

In the following years, the Redemptorists acquired much of the property surrounding them as they launched an ambitious physical plant expansion which was not to end until about 1890. Some of these acquisitions undoubtedly benefited the block residents in ways other than the enlargement of their church. For instance, in 1864, Number 10 Thompson Street, later to become a church property, contained a tenement that housed eighteen families in degrading, filthy conditions (Citizen's Association, 1866: p. 36).

In 1866, several lots were bought by the church; one lot contained a house, but the tenants refused to vacate. "However, as it was soon ascertained that the occupants were engaged in far from legitimate activities, they were speedily forced to retire, without resort to the law." (Murphy, 1947: p. 17) Though the precise location of the house is somewhat vague in the church records, it was most likely Number 6 Thompson Street. On that spot in 1859 was an establishment run by Miss Maggy Lewis. "Miss Lewis formerly conducted a first class resort in Philadelphia, but here lately has taken her abode in the above beautiful mansion. She keeps a safe and respectable house and a few young boarders, who are pretty and agreeable." (Directory to Seraglios, 1859: n.p.)

The first sanctuary was on Thompson Street and housed a school for boys in its basement. Other schools with assorted curricula and serving various types of students, such as German-speaking or English-speaking, existed in one building or another over the years. The structural configuration of the St. Alphonsus complex as it was until its demolition in 1981 were established by the turn of the century (Fig. 3-5; Map 10). The second and final sanctuary which faced West Broadway was finished in 1871 and dedicated in 1872. The last building, a school/assembly hall on West Broadway (then South Fifth) north of the church, was erected in 1886 (Block and Lot files, Plan Room, Municipal Building).

Factors such as the expansion of the city northward, the building of the Sixth Avenue El, the Holland Tunnel, and the Eighth Avenue Subway contributed to the decline of Ward 8 as a residential neighborhood after the turn of the century. As many of the German and Irish members of the church moved elsewhere, they were replaced by Italian immigrants, and from the 1940s on, St. Alphonsus ministered to the spiritual needs of Roman Catholics among the workers at the nearby AT&T facility (McGuire, 1972: n.p.; Skylines, 1981: p. 6). (See Appendix 2.)

LOT

5

The search for documentary evidence with which to reconstruct the history of Lot 5, 389 Canal Street, was frustrating. The record is replete with contradictions, inconsistencies, and gaps. Two usually invaluable sources of information for this type of research could not be located. The block and lot folder, which contains original documents pertaining to construction and alteration plans and schedules, is en route from its precious home at the Municipal Archives to a new storage facility and will not be available for at least several weeks. The plan folder, which contains actual building plans, has unaccountably disappeared from its assigned slot in the Buildings Department. As much data as possible was gleaned from tax records, the Building Department Index Card, which was studded with gross inaccuracies, Docket Books, Land Use Atlases, and Church records. The most coherent manner to present the synthesized material obtained from these disparate sources is in chart form.

YEAR	CONDITION/TRANSACTION	COMMENT	SOURCE
c.1820	apparently owned by Sanford and Baker	no houses	Tax Assessment Records
by 1827	owned by Sanford	with house	"
1827-1835	Sanford sold to McIntyre		"
1840-1845	McIntyre sold to Stephens (Stevens)		"
1867	rear 35 feet vacant	from map information	Dripps
1879	"	"	Bromley
1883	C. Stephens, owner alteration permit	building=40' addition=29' lot =77' therefore, 8' vacant strip	Building Alterations Records, 1883
1845-1883	Cornelius Stephens, owner		Tax Assessment Records

1891	rear 7-8' vacant	from map information	Bromley
1899	" one building, 4 stories, basement	from map information	Bromley
1900	rear 7-8' vacant, width of lot at vacant strip=22.8'	from map information	Bromley
1910	rear 7-8' vacant two buildings, front building is 4 stories, rear building is 2 stories, no basements	from map information	E. Belcher- Hyde
1916	rear 7-8' vacant, 1 building	from map information	Bromley
1930	rear 7-8' vacant, 2 building, both with basements	from map information	Bromley
1931	four story structure Church of Holy Redeemer, owner		Tax Assessment Records
1934	Missionary Society of the Most Holy Redeemer of the State of New York, owner; Very Rev. Thomas Tobin, S.S.R., Rector, occupant alteration permit		Building Department Index Card
1934 July	demolition permit for 1 building, a 4 story tenement		Building Department Index Card
1953- 1954	vacant lot St. Alphonsus Church, owner		Tax Assessment Records
1955	vacant lot		Bromley

In summary, there was a 40 foot deep structure on this lot, which is about 78 feet deep by 1827. With at least one addition of 29 feet, it existed in some form or another until 1934, since which time the space has been vacant. The lot is 21+ feet wide. Apparently there is a strip of land about 8' x 21' across the back of the parcel which has never been built upon.

389 Canal Street, Lot 5 of Block 227, passed through the hands of various property owners, but they seem all to have been lessors, and nothing is known about the occupants themselves. Perhaps symbolic of the entire neighborhood's gradual deterioration is the fact that in an alteration permit of 1883, the structure was listed as a "second class dwelling", while by 1934, when the demolition permit was issued, it was classified as a "tenement".

## PRESENT CONDITION OF SITE

Presently, with the exception of the Canal Street plot (389 Canal Street), the site is level and covered with building debris occasioned by the demolition of the church structures in 1981. (Map 2; Fig. 6) For the purposes of a surficial examination, the plot was divided into 21 nine foot east-west segments which were paced. There is some flora, such as sumac and various grasses, particularly around the perimeter of the site where recently tossed garbage is also most abundant. Fauna seems to consist only of crickets and dogs owned by Canal Street businessmen. The area is densely covered by broken brick and a few whole bricks, some lettered with S.S.B.Co. (Photo 2,3,4,5,7). The next most prevalent material is concrete, followed by wood, some slate and industrial porcelain (e.g. bathroom/kitchen tile), and a few marble pieces. There are chunks of mortared bricks in a few places, especially in the Grand Street - West Broadway corner of the site where part of an exterior wall was not completely knocked down. (Photo 1) No artifacts from previous occupations were noted; most striking was the absence of any stone from the church facade. Informants such as Father A. C. Rush, local merchants Chris Tsvadar and Gary Segal, and Buildings Dept. employee Stephan Shea related that all the religious objects, much of the interior decoration, and all of the building stone was given to other churches, parishiners and neighborhood residents. Bearing mute testimony to the distribution of loved objects is a statue of St. Alphonsus which stands forlornly in the Canal Street lot waiting to be placed in a proposed park on Thompson Street. (Photo 6) Also in that lot - depending on the day and time - can be found one to three cars, assorted rubbish, and a vendor of surplus goods. (THE VILLAGER, 1982: n.p.)

Both Mr. Tsvadar and Mr. Segal related the chronic water problems that residents of Block 227 endure. The basements of their respective buildings (and the St. Alphonsus buildings in the past) are periodically inundated with back flowing sewage. The neighborhood residents (and the past residents, The Redemptorist Fathers) contribute their building/sewage problems to the high water table of the site area. (Fig. 7)



## METHODOLOGY

In order to identify known and potential types of archaeological resources and their known and potential locations and significance, the following methodology was used.

### A. Data Research

A complete list of documents and maps consulted is appended to this report. (See REFERENCES.)

Documentary sources studied included building records, tax records, city directories, church records, histories, city records, borings reports, records of utility projects, and maps. Previous investigations involving architecture, history, and archaeology in the adjacent geographical area were consulted. Particularly valuable were the Soho - Cast Iron Historic District Designation Report, and an archaeological pilot study for lower Manhattan written by local urban archaeologists.

### B. Site Inspection

A surficial examination and photo documentation of the present condition of the site were made. Borings in two locations of the site and outside the project site, under the direction of Mueser-Rutledge-Johnston & Desimone, were monitored. Samples of the borings were retained for laboratory inspection as warranted. (See Appendix 3)

### C. Informants

Two long time inhabitants of the area were interviewed. One of them, Chris Tsavadar showed photographs of the interior and exterior of St. Alphonsus' church taken immediately before and during its demolition. Gary Segal, owner of The Trader at 385 Canal Street, related his personal experiences with the past inhabitants of the Rectory, his knowledge of the church's foundation construction, and also shared newspaper clippings pertinent to the demolition of St. Alphonsus.

Father A. C. Rush, archivist for the Redemptorist Fathers, was kind enough to lend his time and church documents that were invaluable in our research.



Mike Sirico of the Department of Environmental Protection, Bureau of Sewers was most helpful in the research on the history of the Canal Street sewer and in the research on the construction techniques of the City's earliest sewer lines. It is a disappointment to all investigators that, over the years, many of the original sewer line plans have been misplaced. Unsafe Building Notices, personal remembrances of the 1981 demolition, and pertinent newspaper clippings were made available for this research by Stephan Shea (Room 2012, Municipal Building) of the Building Index File office in Manhattan.

# HISTORICAL PERSPECTIVES

Please insert the following paragraph directly under the heading of FINDINGS on page 15 and above the paragraph that begins "Research".

Although it is possible that archaeological excavations of the original marsh surface might reveal random artifacts from aboriginal activities, it is not probable that a habitation or mortuary site would have existed on the block. To date none of the soil borings have yielded marine shell fragments, a common indicator of a Woodland site.

Please insert the following items in the BIBLIOGRAPHY, alphabetically.

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## FINDINGS

Research indicated that there was the possibility of the existence of several categories of archaeological resources to be addressed.

- A. The remains of the original stream/ditch/sewer from the Collect to the Hudson River.

As is indicated on the MONTRESOR PLAN (Map 4), the site map (Map 2), the 1900 Bromley (Map 10), and by Bureau of Sewers' files there is the possibility of four distinct waterways underlying the site or areas within close proximity to the site. These four waterways include: (1) the original western outlet of the Collect; (2) the 1733 Rutger's ditch; (3) the 1811 Canal Street ditch; and, (4) the 1819 Canal Street brick sewer. Perhaps all four water channels are in different places. It is most probable that Rutger's ditch followed, to a great extent, the path of the natural watercourse flowing west out of the Collect. And, as is indicated in the secondary sources, the 1819 Canal Street sewer was a "bricking" of the earlier 1811 sewer ditch. In 1818 the Thompson Street sewer was completed to join the Canal Street line and therefore might indicate its location to be contiguous with the present sewer plan (Stokes, V. VI: p. 953). Also a Bureau of Sewers' 1891 plan map for the West Broadway sewer reveals an antiquated sewer line connecting with the Canal Street sewer in the present intersection of West Broadway and Canal Street. It is most likely that the 1811, 1819 and the present sewer line are all under the present Canal Street (Fig. 7).

It is impossible to pinpoint the location of the original watercourse from the MONTRESOR PLAN (or, with a Ratzer sketch, not traced). Neither the Viele nor the Bromley watercourses, probably based on the Rutger's ditch and natural stream flow, directly cross the project site. The B102 borings in the northeast corner of Lot 28, closest to a recorded watercourse, did not differ from the B101 borings which were located a distance from any recorded watercourse. However, the below ground level appearance of similar fill materials and peat does vary greatly. This variance (also apparent in the 1956 borings) between the depth of fill in the northeast

corner (B102) and the southwest corner (B101) may be explained by old natural stream gulleys in the block.

Any preliminary conclusion that the site does not directly host any of the four waterways should be countered with an appreciation of the Redemptorist Fathers' belief that their church rested on an "... underground canal common to this area." (Skylines, 1981: p. 6) and Stokes' quote about the path of Canal Street in relation to the old waterway (see page 4).

#### B. Early interior landfill.

As pointed out in A Pilot Study, there are two kinds of landfill, both "... evidence of land alteration technology." (Baugher-Perlin, et.al., 1982: p. 65) There is exterior fill which builds land out into a body of water, and there is interior fill which builds up low lying inland areas. There are a number of archaeological reports which discuss exterior landfill, but few, if any, dealing with interior fill.

"Questions arise: can these findings be compared to other parts of the Island that were filled in? What, if any, is the difference between internal (landbound) versus external (waterside) landfill? What, if any, are the differences in landfill methods between the lower East Side and the lower West Side? Have materials in the fill changed through time, whereby representing different landfill episodes? What and how did the methods of landfill change? Answers to these Questions are needed." (Baugher-Perlin, et.al., 1982: p. 65)

\* As pointed out earlier, the site was originally low lying swampland which had to be filled and leveled before it became suitable for construction. The portion closest to Canal Street may reasonably be expected to have undergone the most radical technical alteration because of its proximity to the original ditch and then sewer. Even today, the buildings on Canal Street have serious sewer back-up problems according to Chris Tsvadar, a businessman on Canal Street since 1940.

#### C. Knowledge of past folkways such as neighborhood patterns, garbage disposal, eating habits and so forth.

It is well known that early urban backyards often contain valuable cultural material that reflects the

lifeways of past inhabitants. They may be found in a random scatter of refuse, in concentrated garbage disposal, or in wells, privies, or cisterns. The only such location at the 310 West Broadway Site which has not been sealed or destroyed by construction is to the rear of Lot 5 where it abuts St. Alphonsus' church property, Lot 28.

It is not evident from the documentary record exactly why a narrow eight foot strip of land was left vacant; in fact, similar unbuilt upon parcels persisted behind each of the inner lots on Canal Street until well into the twentieth century. What lies beneath a disintegrating concrete slab may well yield information about land use patterns as well as lifeways of earlier inhabitants of the street. Each block in a city is unique, yet each contributes knowledge about the whole. Comparison studies as a means of examining urban evolution are immensely valuable to anthropologists.

D. Remains of historically significant/unique structures.

1. Certainly the Lafayette Theater would have qualified in this category, but it was leveled by fire in 1829, and its site subsequently underwent several episodes of building activity which would have effectively destroyed all significant remains.
2. There is a Map of Soho made by Cadre Graphics which hangs outside the Map Room at the New York City Public Library. On it St. Alphonsus Church, along with only twenty-four other buildings in Soho, is designated as a "...building of outstanding historical, architectural and/or constructional significance." Its flanking rectory and school are labeled as being of "...outstanding historical, architectural and/or constructional interest." It was the above-ground portion of the church complex which was significant (SOHO NEWS, 1981: n.p.). It is a matter of record that the church was stripped of all valuable objects and structural material before it was destroyed, and while the basements presumably still exist below grade, they have no archaeological significance.

The St. Alphonsus Church compound served its neighborhood in a myriad of ways; and, the compound and its residents became a strong focal point for neighborhood interest and activities. Such a church

unit was significant in the evolution of a neighborhood and therefore could yield archaeologically significant data on the interaction between church and lay neighborhood. However, each above and below ground structure of the compound functioned through time as recreational facility (e.g., bingo), school and assembly hall. Additionally, housing for both priests and nuns was on the site in more than one loci and even local union meetings were conducted on the premises. It would be most difficult to archaeologically distinguish discrete activity areas through time with the continual change of function that each building and basement within the complex experienced.

## CONCLUSIONS AND RECOMMENDATIONS

On the basis of findings described in the preceeding section, categories A-D, it appears that the Canal Street lot is the most archaeologically sensitive portion of the 310 West Broadway site. This Lot 5 probably contains resources pertinent to the original stream/ditch/sewer, to early interior landfill, and to knowledge of past folkways; whereas, the church complex portion of the site would probably contain resources pertinent only to early interior landfill. ✓

Lot 5 lies on or near the original ditch which drained the low lying land between the Collect and the Hudson River before one of the city's earliest sewers was constructed. The exact location of the ditch/channel is uncertain as stated above, but Lot 5 could very possibly lie on or near this resource. An archaeological excavation designed strictly to uncover a watercourse or ditch would probably entail stripping a broad area of the site with earthmoving equipment.

This parcel, as well as the entire site, was made habitable by being filled. Evidence suggests that it was clean fill, most possibly from nearby hills, and it is certainly apparent that the once uneven topography of the area has been smoothed out. Still, "The similarities and differences between internal and external landfilling have not been addressed and leave a gap in the archaeological record. . . . Are there superstructures in internal landfill to hold the dirt?" (Baugher-Perlin, et.al., 1982: p. 71) Data to help close the gap in the archaeological record almost certainly lies beneath the surface of 389 Canal Street. But how far below the surface and how far below the water table poses perhaps insurmountable problems. Borings taken in 1956 and 1983 show that the juncture between what the soils engineers classify as fill and peat, presumably part of the original swamp, is anywhere from approximately thirteen to more than twenty feet below grade. (See Appendix 3.) The ground water level in these same test borings averages about eight and one-half to ten feet below grade with slight tidal fluctuations. This means that it is possible that archaeologists excavating the Lot 5 portion of the site would need a twenty foot deep trench that would be half full of water. If dewatering procedures were employed, there are still the major problems of how to dispose of the gallons of water continually filling the



trench and also what dewatering procedures would do to the surrounding buildings which are presumably supported by wooden pilings which can be seriously damaged by water table fluctuations. (It is generally agreed that neighborhood dewatering caused the gradual collapse of St. Alphonsus church making it unsafe for use without prohibitively expensive rehabilitation.) Concomitant with dewatering would be the necessity to sheet the sides of the trench to prevent wall collapse. In this instance, preliminary testing or sampling, which ordinarily preceeds full mitigation of an archaeological site, would entail the same extensive field procedures as outlined above. \* 9

While the methodology, cost factor, and safety hazards which would be involved in testing or excavating the deep archaeological deposits which may be present at 389 Canal Street, Lot 5 are considered unacceptable, the opposite on all counts is true of the more shallow deposits to the rear of the lot. Since the area is small (about 8' x 21') and readily accessible beneath a concrete slab, preliminary subsurface testing, which is necessarily destructive or at least disruptive, is not called for. In point of fact, the documentary proof of a continuously vacant backyard area placed atop landfill serves as testing in this case. This is the knowledge of past folkways or "backyard" category of resources that could be met by this Lot 5 of the 310 West Broadway site. However, in all probability, excavations at the rear of Lot 5 could expose the upper limits of the interior landfill and, at least, verify the clean fill composition and perhaps indicate the technology employed in the landfilling process. An additional positive factor of the excavation of the rear of Lot 5 could very possibly be the uncovering of the builder's trenches from the construction of the Rectory (i.e., in the northeast corner of Lot 5, see Map 10).

*This could also have been used as a dumping area by the other residents of the block.*

The 310 West Broadway site, then, represents a classic archaeological conundrum. On the one hand there is potentially unique and significant data to be extracted from the earth; on the other, there is the large expense, safety hazards, and unpredictable effect on adjacent buildings which would go along with the extensive excavation required to recover the deepest deposits. Therefore, we make the following recommendations which are based on a careful objective assessment of the situation, but ultimately require a subjective value judgement which could be open to other opinions. Based on exhaustive research, the results of which are presented in this report, we feel that the importance of substantive archaeological data which might be obtained from examining landfill down to original swamp to reveal its composition and the technology employed and from a search for the original watercourse or ditch does not outweigh the negative factors that would inevitably accompany the data gathering process. Therefore, construction should be allowed to proceed on Lot 28 of Block 227 of the 310 West Broadway site without



mitigation of these four categories of archaeological resources.\* However, at the rear of Lot 5, 389 Canal Street, the exact location of which is shown on Map 11, full mitigation or excavation of the deposits is recommended.

One factor which influenced the recommendations is the proximity of the West Broadway site to two areas with rich potential for furnishing the same kind of data that might be expected from the larger portion of the site (e.g., resources of a unique or significant structure). Soho, whose western border is across West Broadway from the 310 West Broadway parcel, is a New York City Historic District and thus protected by legislation from wanton or careless destruction of its archaeological resources. To the west of the 310 West Broadway site is the area to be impacted by the proposed Westway project which will involve massive amounts of earthmoving and therefore could produce information about the original waterways and about the technology and content of interior landfill.

Not true -  
there has been a  
revision in this  
area & Westway  
people are  
avoiding these  
arch. sites

---

\*It should be understood that this recommendation is made without full knowledge of what earthmoving activities the developer plans for the site. According to Drawing Number 8-Building Section and Elevation-of Beyer Blinder Belle's Plans for Proposed Action at 310 West Broadway the cellar level of the proposed building will be approximately 6'2" below the Thompson Street sidewalk level. In an informal, off-the-record conversation with Ben Mukherjee, an engineer with Mueser-Rutledge-Johnston and Desimone, he speculated that a shallow excavation to remove the building debris from the surface of the site followed by driving piles to support the building might be the procedure. But, in the event of deep excavations (i.e., beneath the church complex basement level) accompanying building activity, we strongly urge that archaeology be done.

# HISTORICAL PERSPECTIVES

October 10, 1983

Scott Thomas  
Allee King Rosen and Fleming, Inc.  
114 East 32nd Street  
New York, NY 10016

Dear Scott,

As I discussed with Dana Gumb by phone (10/7/83), a meeting with Landmarks, pursuant to another project, has indicated to me a need for inserting the attached into the 310 West Broadway archaeological report. It is my understanding that the DEIS will be mailed to the client within a week. This addition will not change the conclusions as already reported; however, this addition might possibly facilitate the review process. If you have any questions, please call.

Sherene Baugher Perlin, archaeologist with Landmarks, has requested a copy of our work on the 310 West Broadway site. I told her the report has not been finalized and released; but, unless there are major revisions in the draft we forwarded to you and are now amending I will give her a copy from our office. Contact me if this is satisfactory.

Sincerely,

  
Cece Kirkorian  
(203) 661-4786

encl.

P.O. BOX 331 RIVERSIDE, CONNECTICUT

PENDING

(Seven) soils borings were made on and in the area surrounding the 310 West Broadway site by the engineering firm of Mueser Rutledge Johnston and Desimone during the summer and early fall of 1983. Ben Mukherjee was the engineering firm's field supervisor and there were always at least two drill men operating the rig. The borings were monitored by Cece Kirkorian and Betsy Kearns of Historical Perspectives. (See photos 8 and 9, p. 50).

A preliminary report, "Environmental Effects of Foundation Work," prepared by Mueser Rutledge in August was later made available to us, as was the record of 1956 borings made on the site. This information, plus data from pre-1937 borings made for a rock data map, was assessed for archaeological relevance.

The existing grade in the project area is fairly level (the difference between the highest point, boring 101, and the lowest, boring 103, is two and one half feet) and the occurrence of ground water averages about nine feet below grade with fluctuation plus or minus one foot. According to Smith's 1962 "The Communities" the corner of Thompson and Grand is Manhattan's lowest elevation at three feet above sea level. The depth at which the peat layer appears is taken as an indication of the original ground surface before filling began, circa 1817. One sees that there is a gentle east-west roll from borings 101 and 106 which slopes sharply downward by the north end of the site and continues fairly constant at least as far north as boring 105. (See map on page 58.) The numbers given for each boring on the map are the depths below grade of the top of the peat, and thus indicate thickness of the fill layer.

It is interesting that the only anomalous example is boring 106 (where peat occurs at a higher level than in its neighbor's) rather than either 102 or 107 which, according to Viele's map, are in close proximity to an old water course. The variation in topography within Lot 28 suggests that no borings were made close enough to Canal Street to make any definitive statements about Lot 5.

The fill layers above peat range in thickness from about 14 feet to about 35 feet. All artifactual material noted in the fill was construction related (e.g., brick fragments). However, the boring tube was only four inches and thus could prove only presence or absence of fill, not its exact composition. Wood (including bark, twigs, and rootlets) was found in the peat layer in several instances, and a decided proportion of this wood is cedar. A preliminary assessment is that the marsh was at one time a coast-white-cedar swamp. Once occurring throughout the area, coast

(or, Atlantic) white-cedar swamps are now rare and in certain cases protected by the national park service. Historical Perspectives has arranged with MÜeser Rutledge for geologist Dennis Weiss of City College to analyze the soil samples when the engineers have completed their analysis. It is expected that Weiss's analysis will confirm our deduction about the cedar swamp.

Comparisons of all available borings data supports the recommendations made earlier in section Conclusions and Recommendations of this Report, and, though our research topics are different, agrees with the conclusions and recommendations in the engineers' preliminary report. That is, a deep layer of man-deposited-fill lies over the original surface of the project area. While it would be interesting and informative to study the composition and possibly the methods of deposition of this fill in order to add to knowledge to the archaeological record about that subject, the negative aspects outweigh the merits. In the very best instance, the bottom of the fill is at least five feet below the water table and in most cases it is much deeper. Therefore, an investigation would require extensive dewatering whose deleterious effects for the entire neighborhood are well known and discussed by the engineers and in this Report on pages 20 and 21. Deep excavations should be eschewed in providing structural support systems. In the event that, contrary to our recommendations, deep excavations do occur archaeological mitigation procedures would be essential.

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JERSEY CITY QUADRANGLE  
NEW JERSEY-NEW YORK  
7.5 MINUTE SERIES (TOPOGRAPHIC)

GEORGE WASHINGTON BRIDGE 8 MI

27  
MAP I  
6265 IV SW  
(CENTRAL PARK)

2'30" 581

582

2 180 000 FEET (N. J.) 583

584

74°00'

40°45'

310 WEST BROADWAY

UTM coordinates  
generated for the  
center of Block 227:

18/584040/4508160

NEW JERSEY  
NEW YORK  
NEW YORK CO  
R  
NEW YORK

TUNNEL

NEW YORK CITY  
HUDSON  
FERRY

690 000 FEET  
(N. J.)

MANHATTAN BRIDGE 0.3 MI

42'30"

UNITED NATIONS HEADQUARTERS 4 MI

Fire Boat  
Sta  
Castle Clinton  
Nat Mon

BM

Light

Lts

Downtown  
Skyport

Municipal  
Ferry Terminal

Light

EAST RIVER

Ellis Island  
STATUE OF LIBERTY  
NAT MON

# 310 WEST BROADWAY SITE



PROJECT AREA



1983 BORINGS (corrected)

APPROXIMATE LOCATIONS OF OLD WATERCOURSES

re: VIELE, 1874



re: BROMLEY, 1891



1956 BORINGS

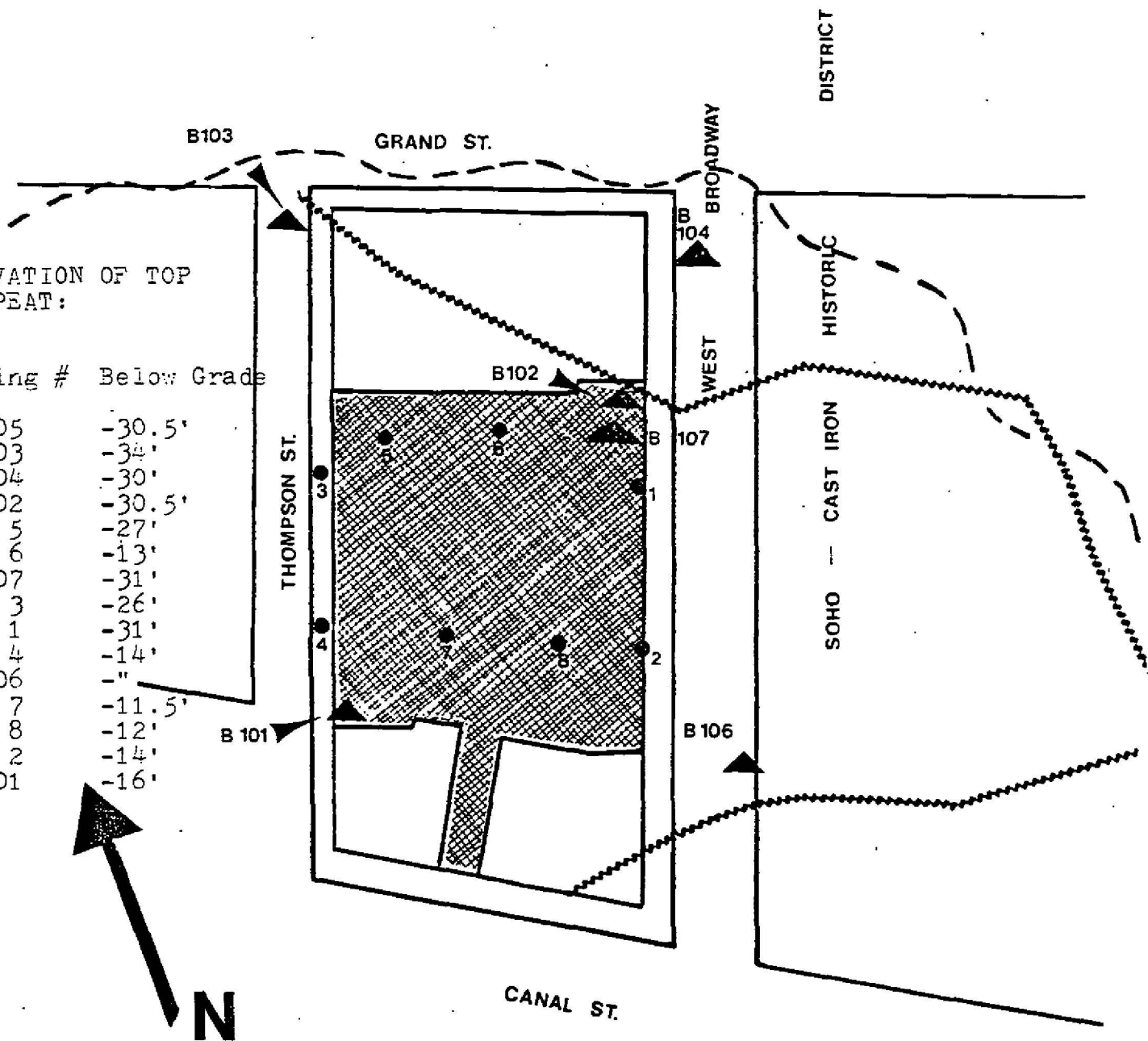
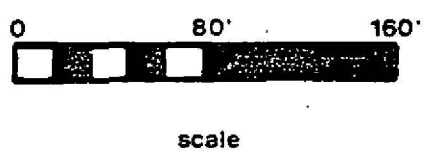
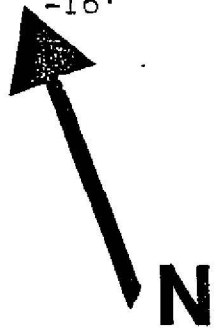


B105

ELEVATION OF TOP OF PEAT:

Boring # Below Grade

105	-30.5'
103	-34'
104	-30'
102	-30.5'
5	-27'
6	-13'
107	-31'
3	-26'
1	-31'
4	-14'
106	-"
7	-11.5'
8	-12'
2	-14'
101	-16'



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# 310 WEST BROADWAY SITE

28  
Map 2


 PROJECT AREA

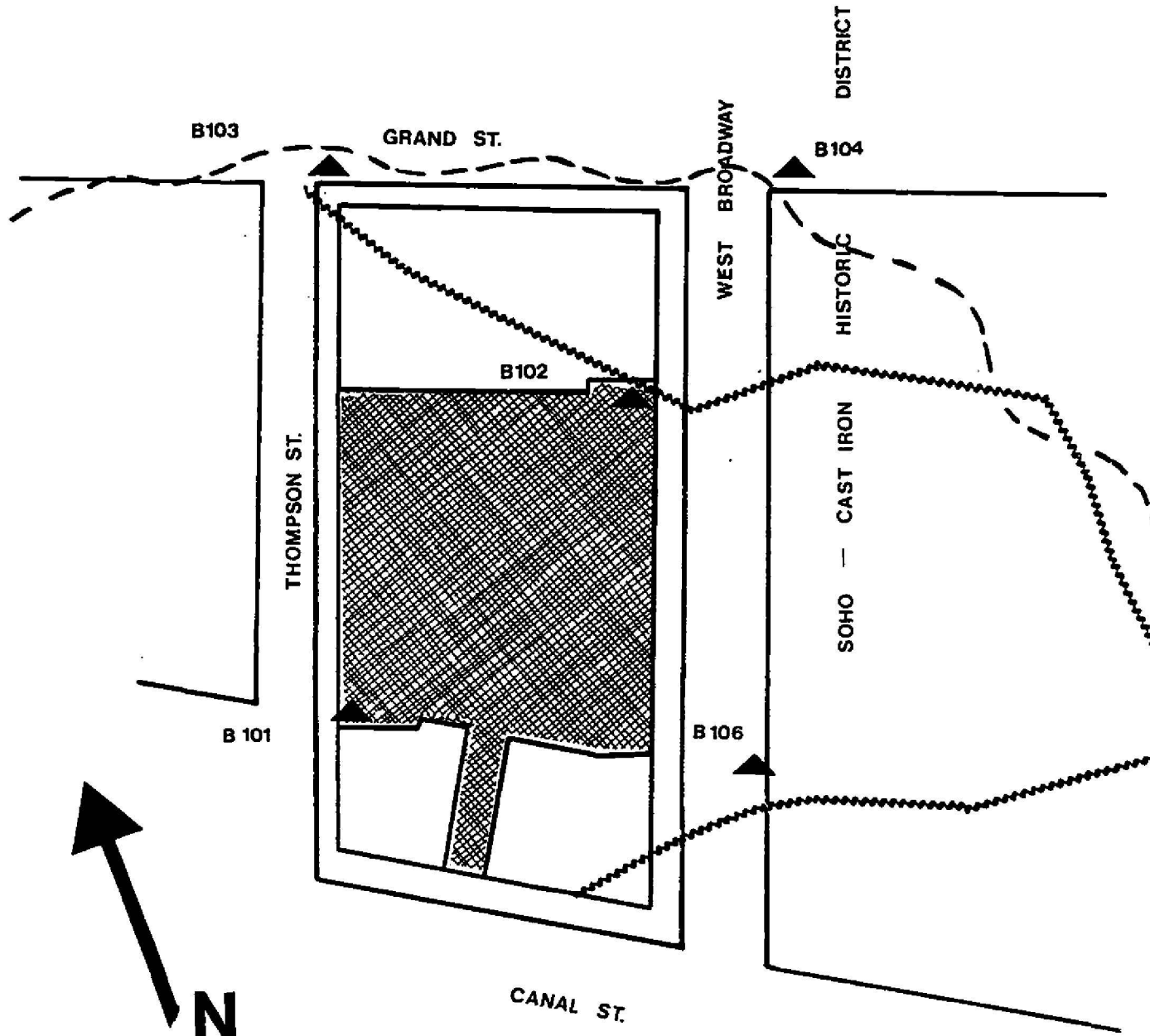
 1983 BORINGS

APPROXIMATE LOCATIONS OF OLD WATERCOURSES

--- re: VIELE, 1874

..... re: BROMLEY, 1891

 B105



scale

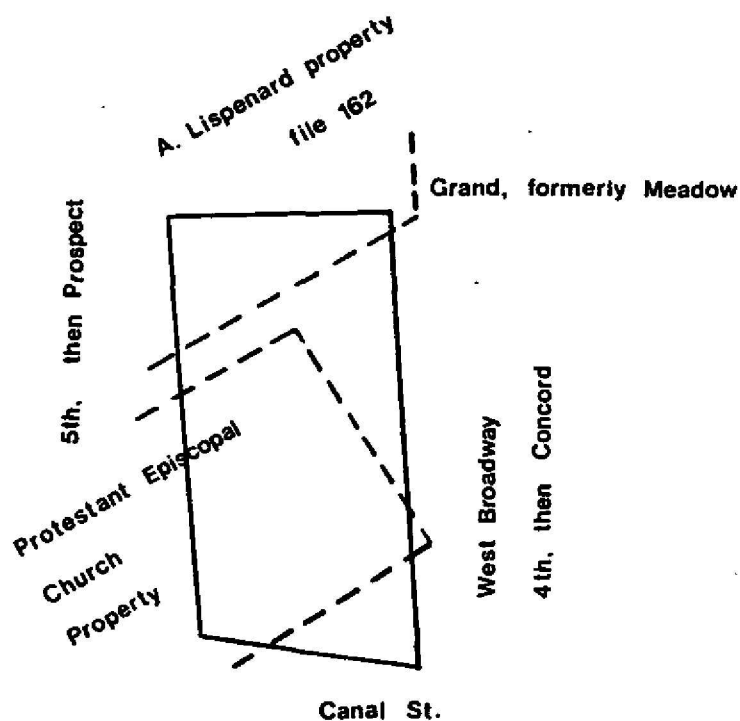
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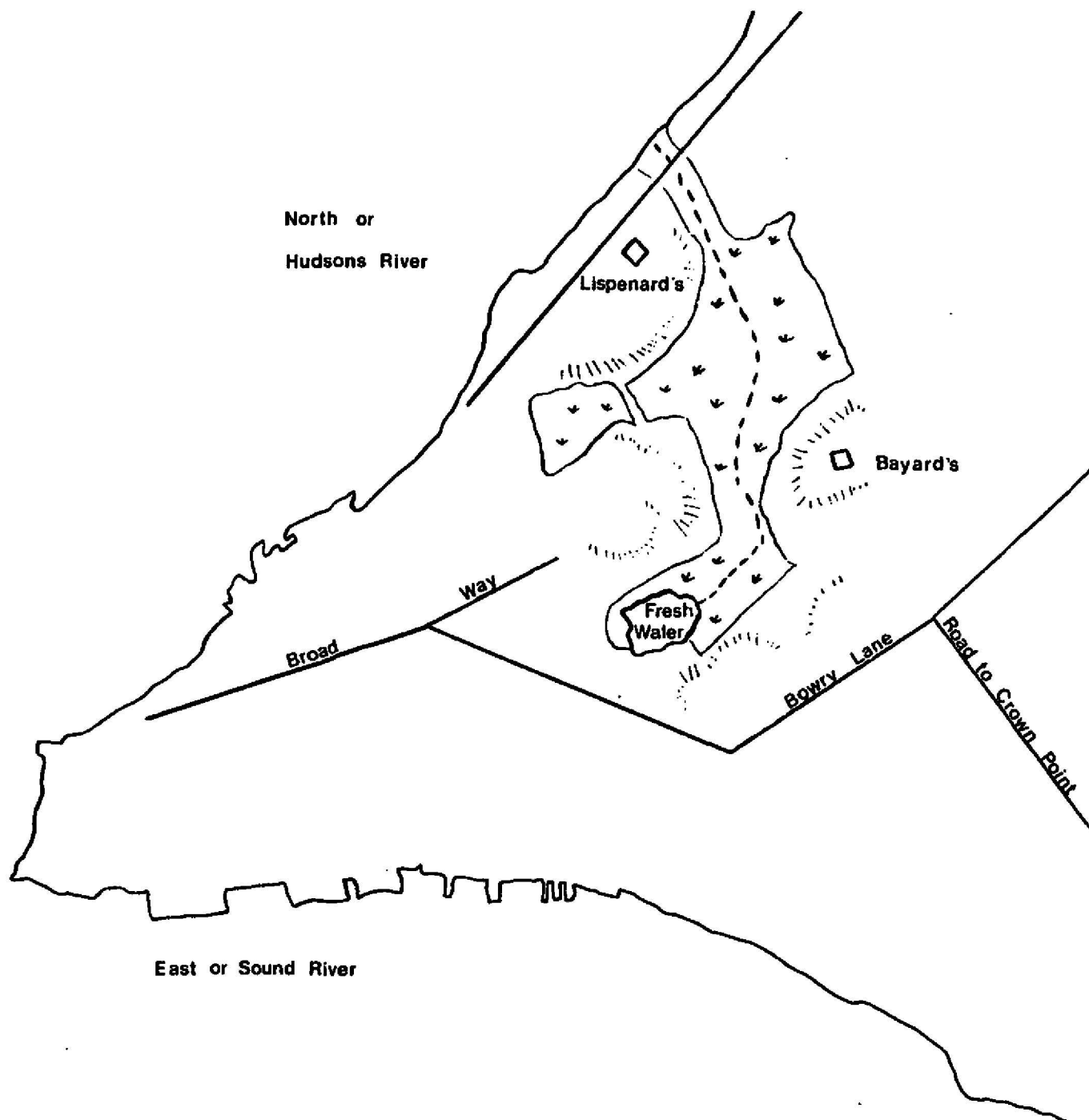
MAP OF THE NORTH DIVISION OF THE PROTESTANT EPISCOPAL  
CHURCH PROPERTY

1882

from

New York Farm Maps: sheet 6  
New York Public Library





a tracing of  
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 John Montresor  
 1775  
 from  
 Stokes, Vol. 1:plate 40



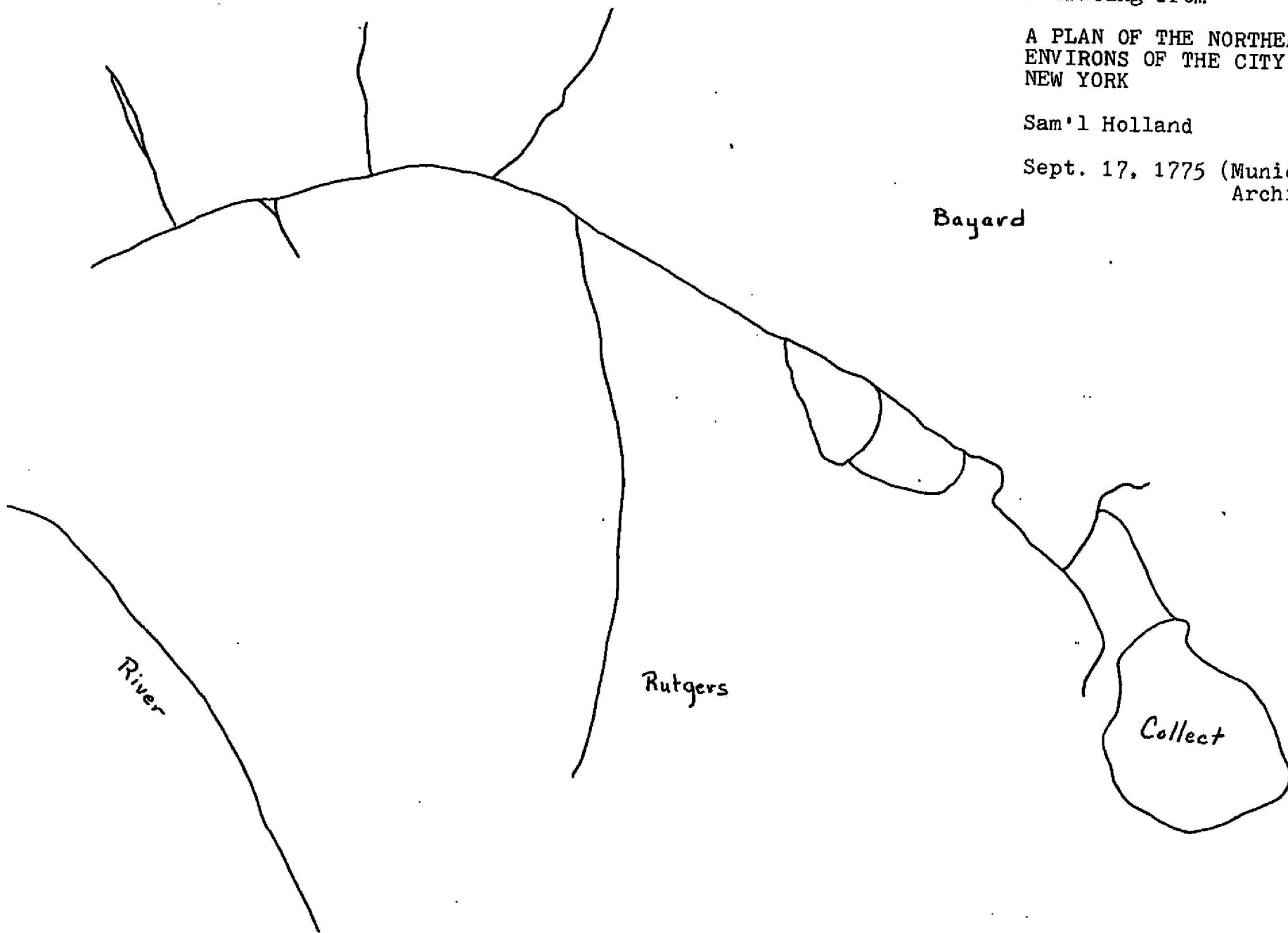
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A PLAN OF THE NORTHEAST  
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Sam'l Holland

Sept. 17, 1775 (Municipal  
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Bayard

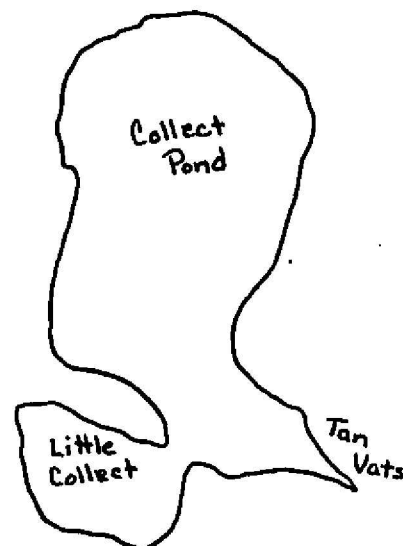


swamp of 70 acres in 1732 to  
Rutgers, if he drained it

Trinity  
Church

Anthony  
Rutgers

Dukes Farm



a tracing from

1730 NEW YORK

Townsend MacCoun, copyright  
1909

(Municipal Archives)

a tracing from

PLAN OF CITY OF NEW YORK

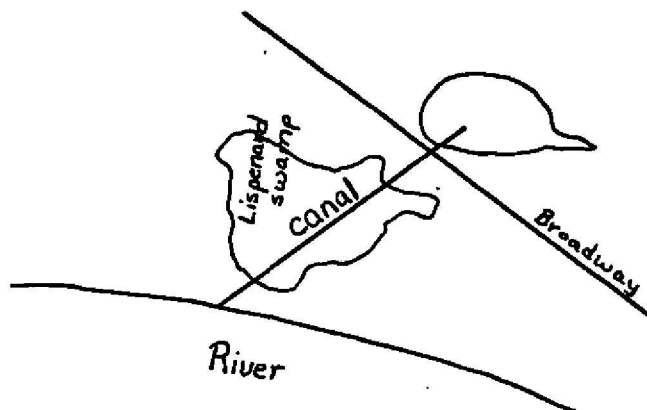
SHOWING MADE AND SWAMPLAND

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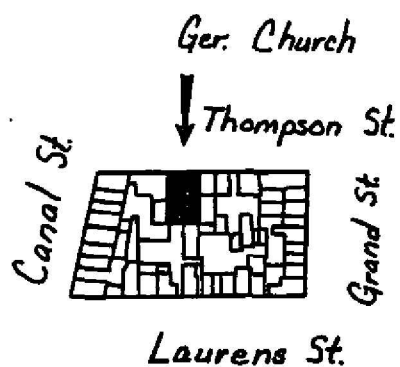
D. T. Valentine's MANUAL OF THE CORPORATION  
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1856

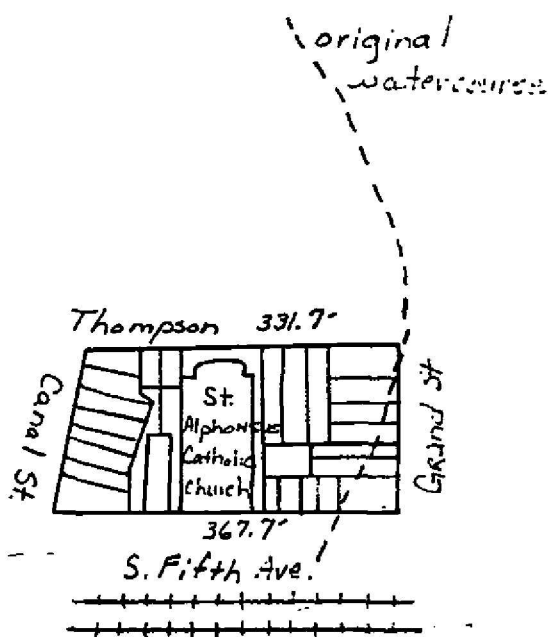
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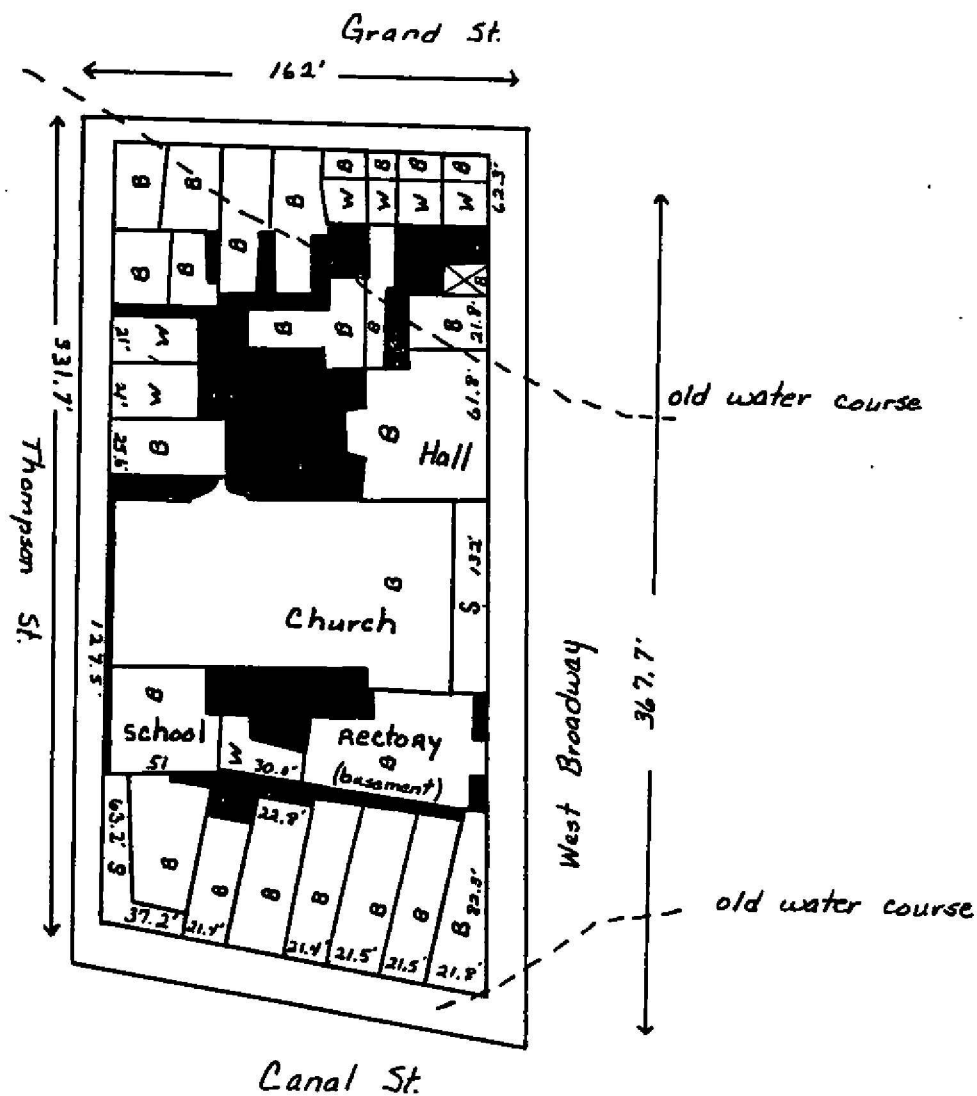
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a tracing of the  
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plate 3  
G. W. Bromley and Co., Philadelphia  
1879



a tracing of the  
ATLAS OF THE CITY OF NEW YORK  
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1900








KEY:

- vacant land
- S stone
- B brick

- W wood  
X stable or shed

# 310 WEST BROADWAY SITE

-  PROJECT AREA
-  1983 BORINGS
-  APPROXIMATE LOCATIONS OF OLD WATERCOURSES  
re: VIELE, 1874
-  re: BROMLEY, 1891

 AREAS OF PROPOSED  
ARCHAEOLOGICAL MITIGATION

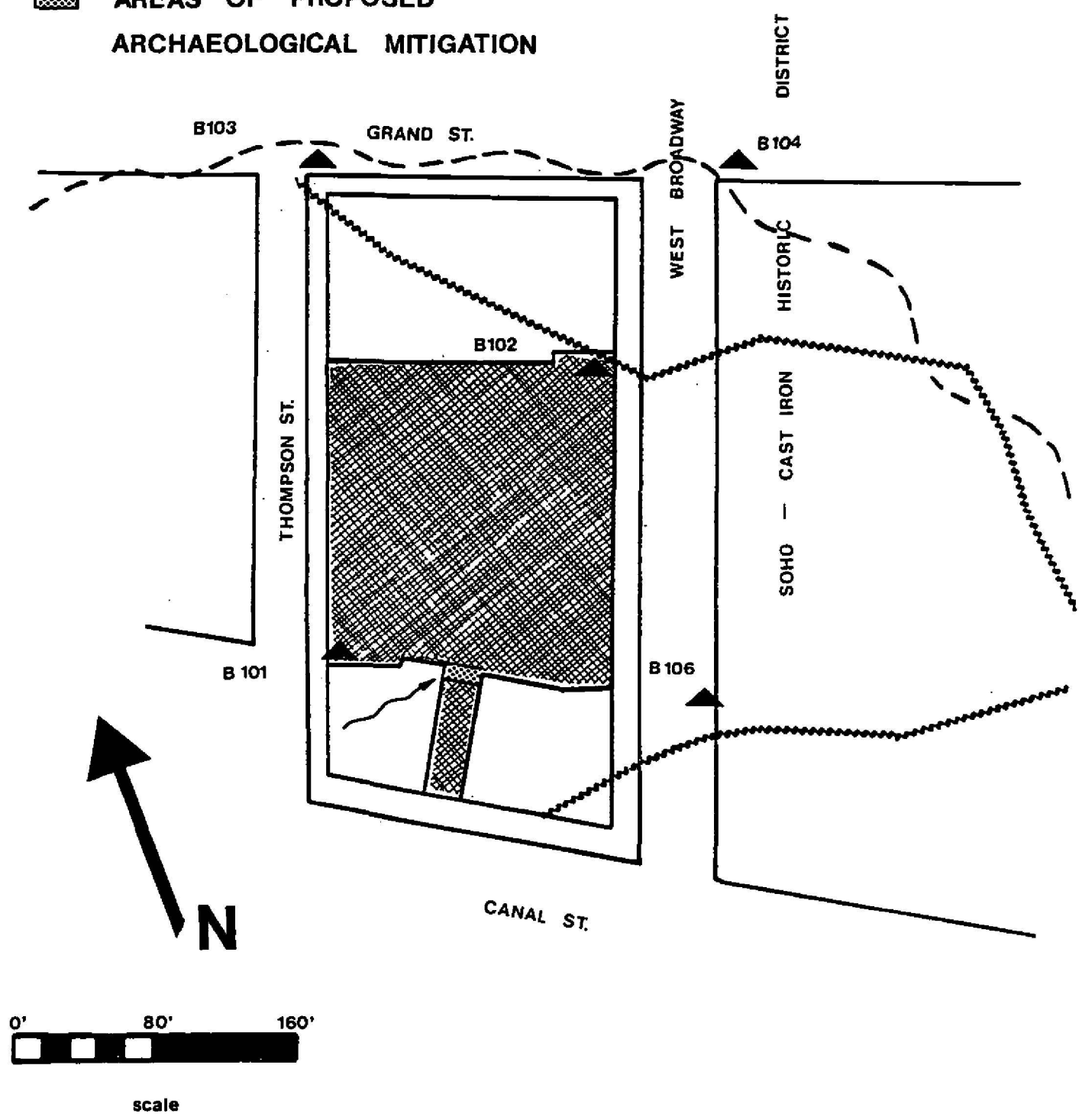
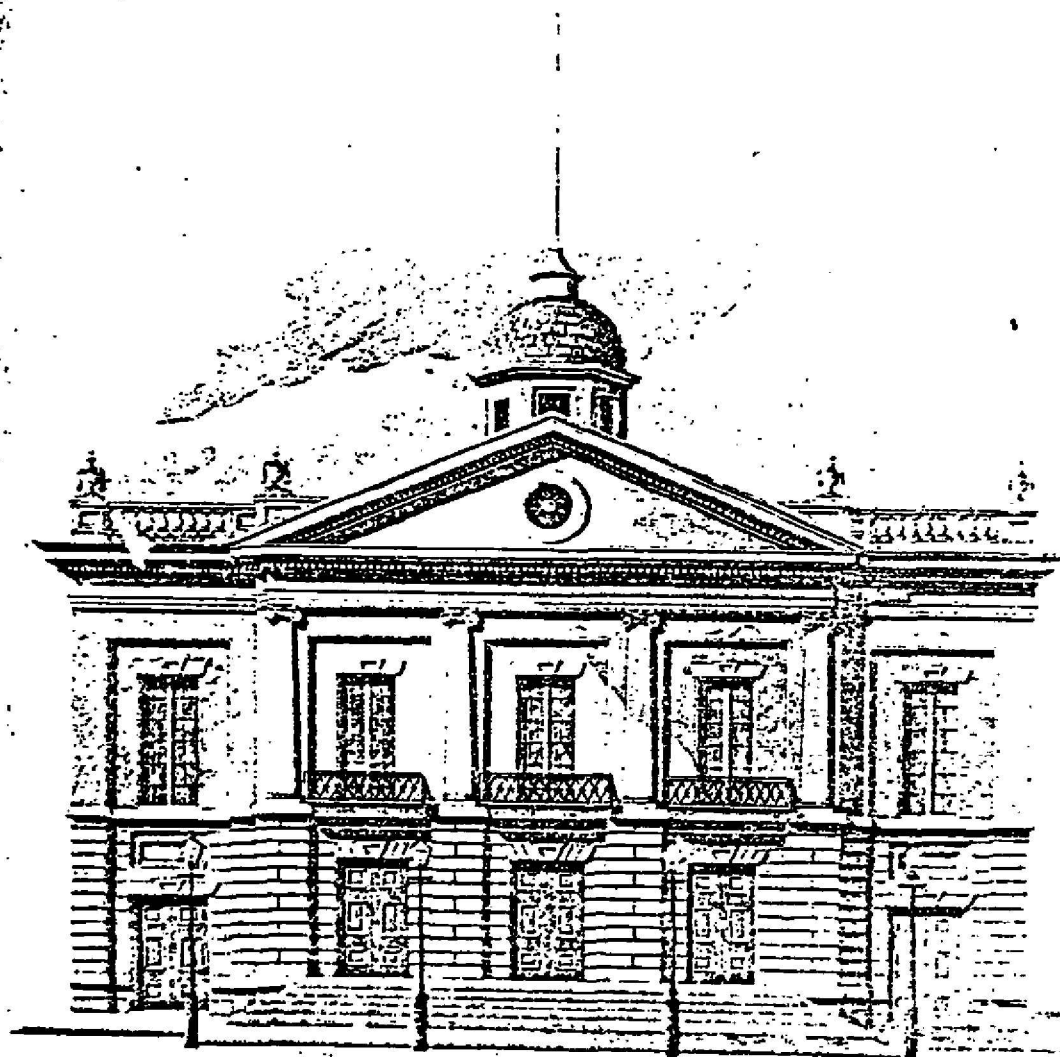


FIG. 1

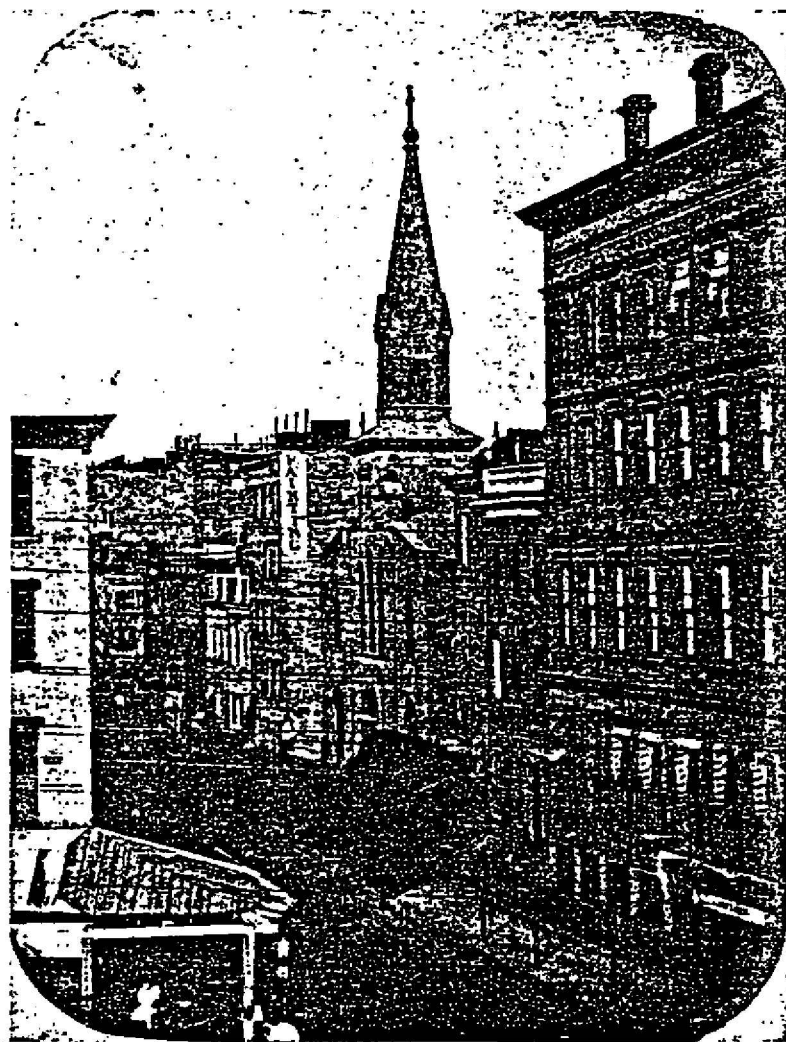


LA FAYETTE THEATRE  
LAURENS ST. NEAR CANAL ST. N.Y.C.

DESIGNED BY JAMES EDDY FROM THE PLAN AND DESIGN OF PETER GRAIN  
FOR THE NEW-YORK MIRROR AND LADIES' LITERARY GAZETTE  
AND LAURENS LITERARY GAZETTE

32. Lafayette Theatre, New York, 1827. Engraving by James Eddy, from the plan and design of Peter Grain; for the *New-York Mirror and Ladies' Literary Gazette* (1827). Courtesy of the Cooper-Hewitt Museum of Decorative Arts and Design, Smithsonian Institution.

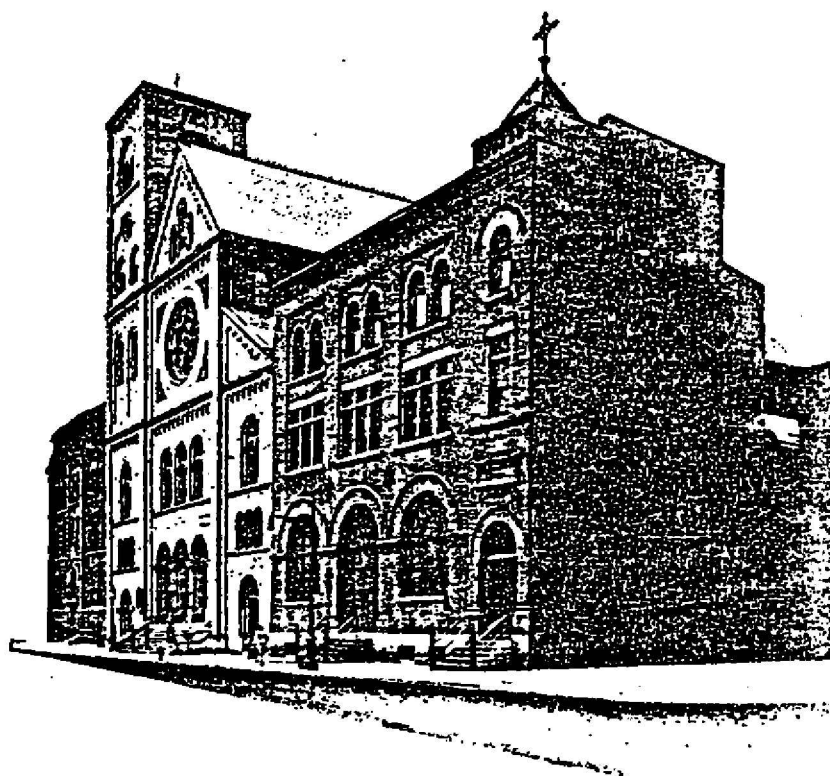




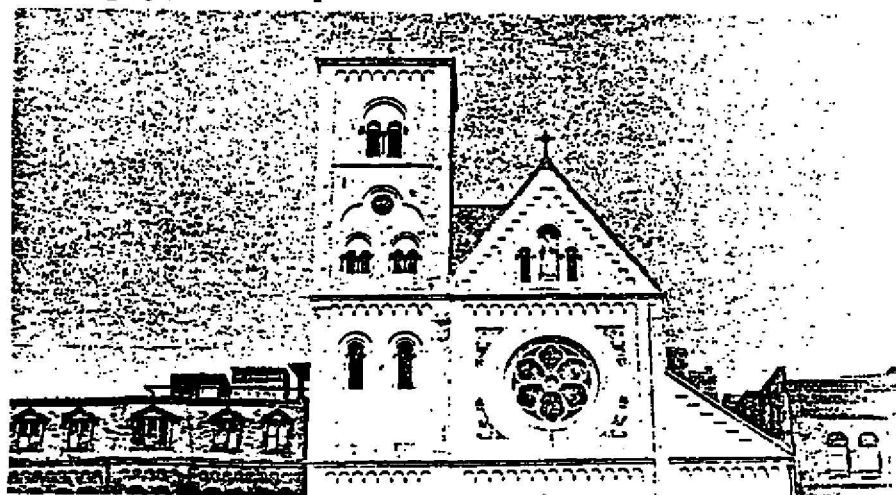
"THE LITTLE CHURCH ON THOMPSON STREET"

1847 - 1871

(Murphy, 1947: p. 10)



RECTORY  
ST. ALPHONSUS CHURCH, 1872 sanctuary  
ASSEMBLY HALL  
VIEW: south down West Broadway  
(Murphy, 1947: p. 28)

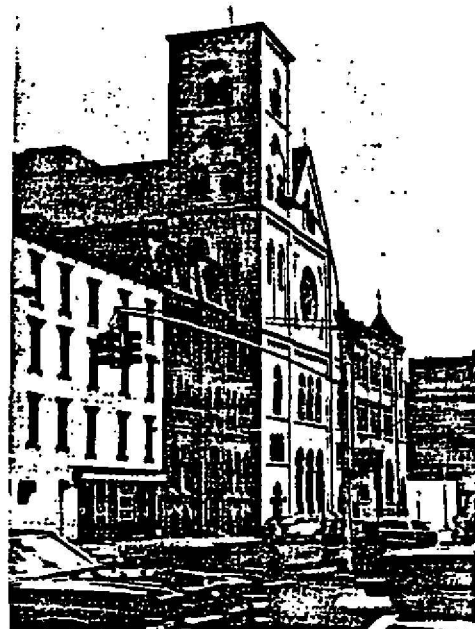


ST. ALPHONSUS CHURCH

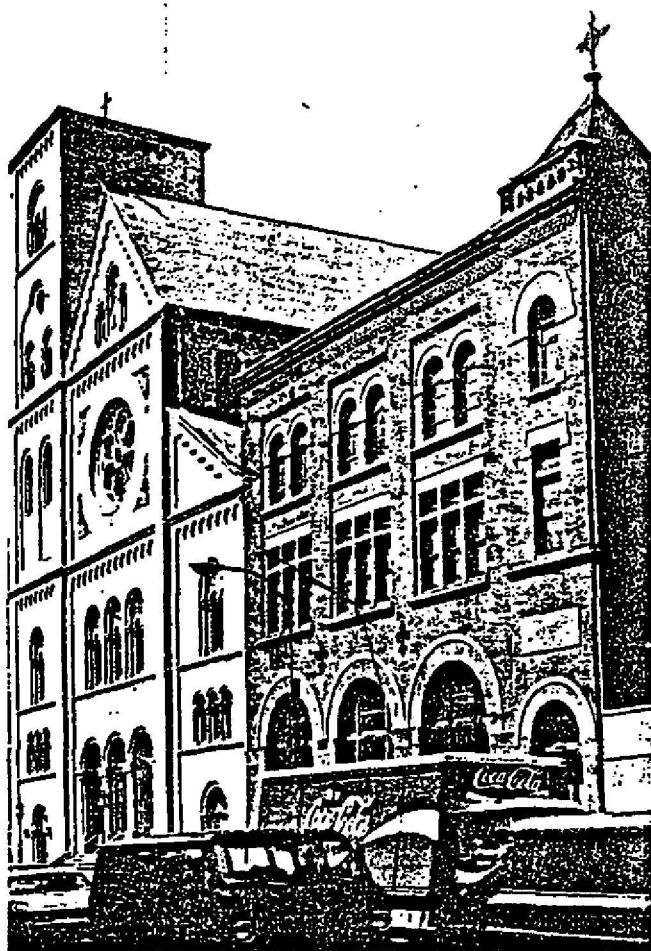
VIEW: east to west  
(McGuire, 1972: n.p.)



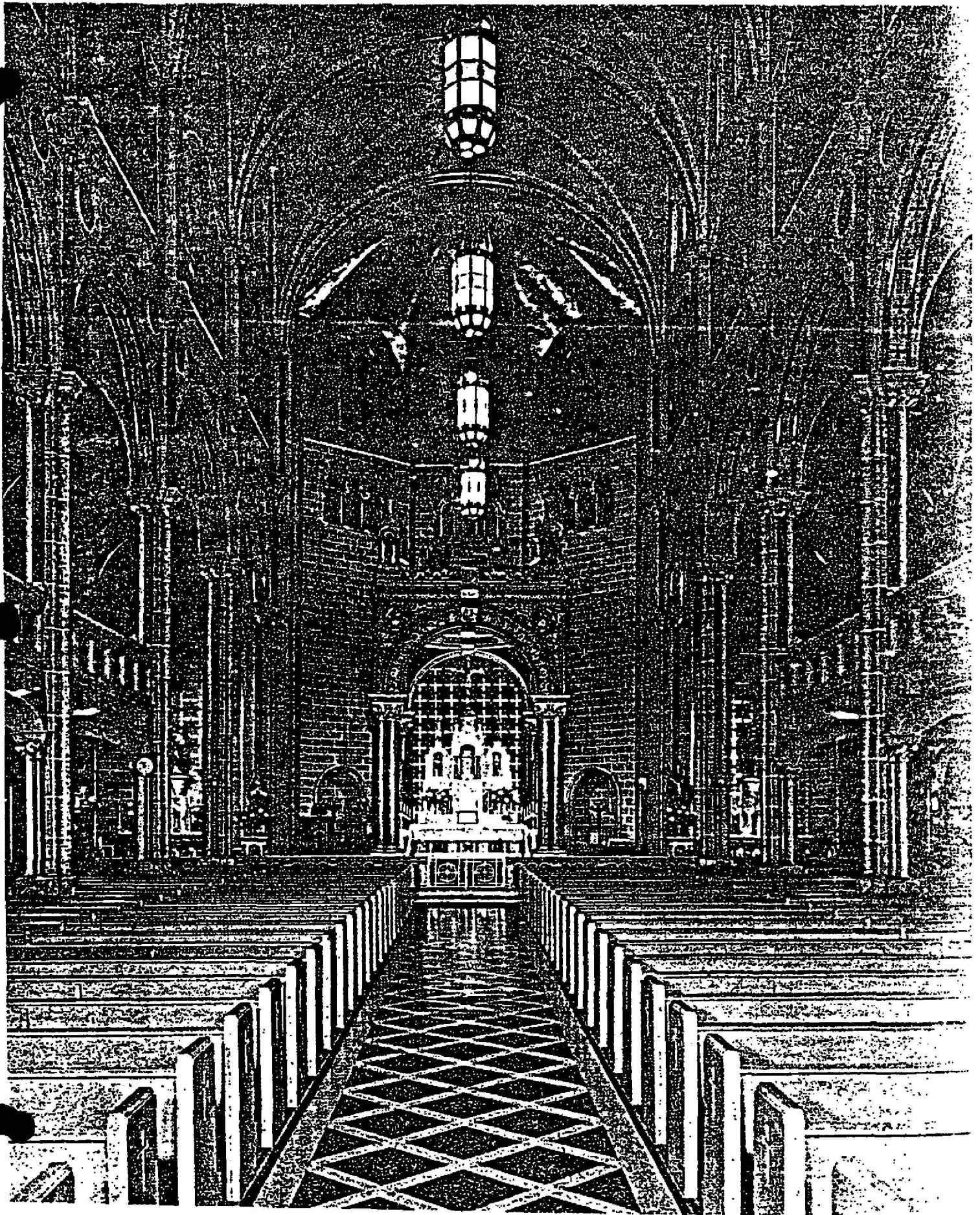
REAR OF SANCTUARY and SCHOOL  
VIEW: west to east, Canal/Thompson



RECTORY/SANCTUARY/ASSEMBLY HALL  
VIEW: south to north  
across Canal Street



SANCTUARY and ASSEMBLY HALL



INTERIOR OF SANCTUARY  
(McGuire, 1972: n.p.)

VIEW: east to west



DEMOLITION OF THE ST. ALPHONSUS CHURCH COMPLEX, 1981

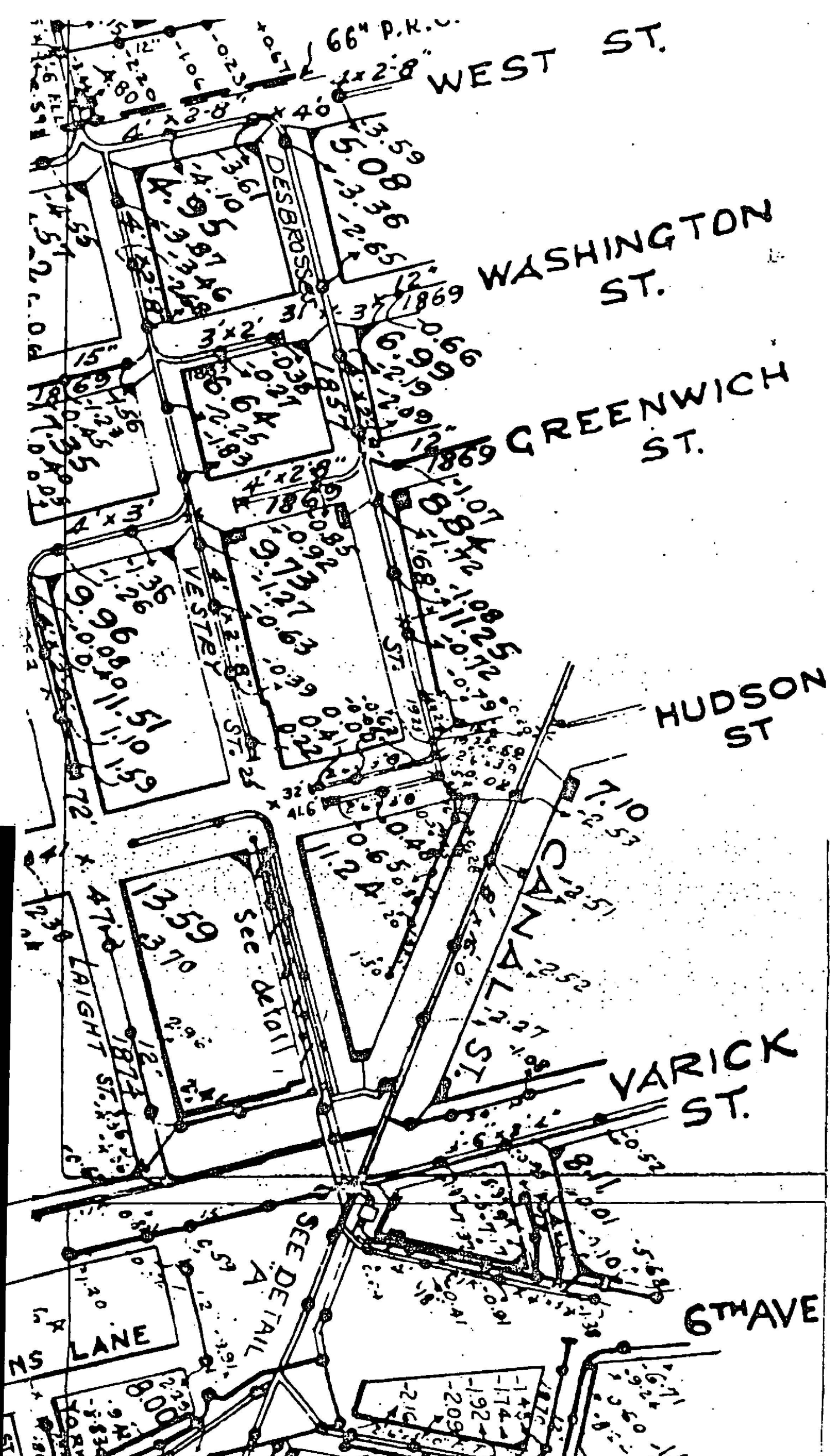


After years of gradual deterioration, St. Alphonsus was demolished last month. Religious artifacts were donated to churches in the area.



"A Final Farewell to St. Alphonsus," SKYLINEs of the AT&T Long Lines, New York City Region. Volume 10, Number 14, August 10, 1981, p. 6.

CANAL STREET SEWER, 1983  
Department of Environmental Protection, Bureau of Sewers



VARICK  
ST.

6TH AVE

THOMPS  
ST.

W. BROAD

WOOSTER  
ST.

See detail

SEE DETAIL  
A

LANE

LAIGHT ST. N

CH  
CH

## PHOTOGRAPHS

1. Looking west along north walls of site
2. Looking north toward north walls of site
3. Looking northwest across site from outside fence on West Broadway
4. Looking west - showing building on surface
5. Looking southwest across site from West Broadway
6. Looking south into Lot 5, 389 Canal St.
7. Looking south across site
8. Looking north - showing boring rig
9. Close-up of boring sample





1.



2.



3.





4.



5.



6.



7.





8.



9.

TAX ASSESSMENT RECORDS. . . .8th WARD. . . .1827

(Municipal Archives)

nal Street: (North side)

Farm Number	Ward Number	Owners/ Occupants	Description of Property	Street Number	Between Streets	Value of Real Estate	Value of Pers. Es/ Remarks
349	1904	Ch. W. Sandford	H&3/4 L	114	Laurens and Thompson	5500	corner
"		Henry Hoffman	occup.				I
"	"	Ch. W. Sandford	H&3/4 L	116	"	4500	
"		Epenetus Howe	occup.				I 1000
"	"	Ch. W. Sandford	H&3/4 L	118	"	"	
"	"	"	"	120	"	5000	
"		John Strang	occup.				Ar 2000
"	"	Ch. W. Sandford	H&3/4 L	122	"	4500	
"		John Steel	occup.				I 2500
"		Thomas W Walls	"				I 1500
"	2337	Ch. W. Sandford	H&3/4 L	124	"	"	
"	"	"	"	126	"	"	
"		Doct. Bennett	occup.				1500
"	2339	Wm. Westerfield	H&3/4 L	128	"	"	
"	2340	"	"	130	"	"	corner
"		Dr. R. I. Bush	occup.				1000

## TAX ASSESSMENT RECORDS. . . 8th WARD. . . 1827 (Municipal Archives)

## Laurens Street: (West side)

Farm Number	Ward Number	Owners/ Occupants	Description of Property	Street Number	Between Streets	Value of Real Estate	Remarks
349	2320	Wm. Mucklewain	H, L & 30'	25	Grand	1800	
"	"	Richd. Howard	H & 3/4 L	23	and Canal	1600	
"	2326	Jo. Moore	"	21	"	1600	
"	2327	Wm. Mucklewain	"	19	"	1600	
"	2328	Ch. D'Bevois	"	17	"	1800	
"	2329	Ch. W. Sandford	L		"	1200	foundation of
"	2330	"	"		"	1200	theatre
"	2331	"	"		"	1200	laid
"	2332	"	"		"	1200	"

## Thompson Street: (East side)

"	2343	Geo. Louillard	H & 3/4 L	16	"	2000	
"	"	"	"	14	"	"	
"	"	"	"	12	"	"	
"	2342	Ch. W. Sandford			"	10500	Theatre
"	"	"			"		
"	"	"			"		
"	"	"			"		

## TAX ASSESSMENT RECORDS. . . .8th WARD. . . .1870

(Municipal Archives)

Canal Street: North side, Thompson to Laurens

Owner	size of lot	size of house	# of stories	# of houses	street #	ward #	corrected value amount
People's Bank	16 <sup>2</sup> x63 21x70 <sup>10</sup>	16 <sup>2</sup> x63 21x63	4 "	1 "	395 393	878 879	82500
H.Ostrander	21 <sup>4</sup> x92 <sup>3</sup>	21 <sup>4</sup> x55	"	2	391	880	15000
C. Stevens	" x76 <sup>8</sup>	" x39	"	1	389	881	"
J.B.Miller	" x76 <sup>2</sup>	" x76 <sup>2</sup>	3	1	387	882	16000
J.T.Jones	21 <sup>5</sup> x76 <sup>8</sup>	21 <sup>5</sup> x39	3	1	385	883	15000
G.H.Hawkins	" x80	" "	4	1	383	884	15000
Est. of J.W.Kellogg	21 <sup>2</sup> x86 <sup>7</sup>	21 <sup>2</sup> x86 <sup>7</sup>	4.3	2	381	885	-----
F.W.N. Newcomb	25x86 <sup>7</sup>	25x86 <sup>7</sup>	3	2	379	-----	----

HOUSE AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

BOROUGH OF

THE CITY OF NEW YORK

MANHATTAN ☐  
100 West 11th St.  
New York, N.Y. 10011

BROOKLYN ☐  
100 West 11th St.  
Brooklyn, N.Y. 11201

BRONX ☐  
100 West 11th St.  
Bronx, N.Y. 10457

QUEENS ☐  
100 West 11th St.  
Kew Gardens, N.Y. 11415

RICHMOND ☐  
100 West 11th St.  
St. George, N.Y. 11480

CITY OF NEW YORK.....19

JUN 01 1981

IN THE MATTER OF THE UNSAFE BUILDING  
AND STRUCTURE

Located 318 West Broadway  
Record No. U. B. 198 81

NOTICE

To

Francis You will please take notice that the building and structure situated on the  
lot of the lot on the West side of West Broadway  
commencing about 143' 8" feet from the North West corner of  
Grand St. and West Broadway being a  
Church of Hall 5 and Church 3 building and structure about  
109' 4" feet front, 109' 4" feet rear,  
162' 6" feet deep and 50' 0" feet high, and occupied as a  
Church of Hall 5 and known as Nazareth  
318 West Broadway block 227 lot 28  
in the Borough of Manhattan, in The City of New York, has been reported to me as unsafe  
and dangerous in the following respects to wit:  
1. Premises are unsafe and unguarded, allowing entry by unauthorized  
persons and vandals and is an extreme fire, health and moral hazard.  
Windows and doors open.

You are therefore required to take down and remove said building and structure and make same safe  
and secure by.....

1. Demolish premises, remove all debris from lot and grade to curb level,  
as prescribed by law; OR
2. Seal the premises in the prescribed manner as delineated in the rules  
and regulations of this Department; OR
3. Repair and restore to previous lawful condition in conformance to the  
rules and regulations of this Department.

You will also take notice that you are hereby required to immediately certify to the Borough Superin-  
tendent for the Borough of Manhattan of The City of New York, your assent or refusal to secure  
or remove said building and structure and that unless you so do a survey will be ordered to be held thereon  
as the law directs, and that all costs and expenses incurred thereby will become a lien on said building and  
structure and premises.

You are hereby directed to notify this Department when work is to be commenced.  
No Work shall be covered until it has been inspected and approved by this Department.

Michael L. Gaglia  
Michael L. Gaglia  
Michael L. Gaglia  
MICHAEL L. GAGLIA

George C. Gagliardi  
Borough Superintendent.

NOTICE RELATING TO UNSAFE BUILDING AND STRUCTURE  
318 West Broadway/Church and Hall/Number 198- 81

APPENDIX 2 54



## TAX ASSESSMENT RECORDS. . . .8th WARD. . . .1870

(Municipal Archives)

Laurens Street: West side, Canal to Grand.

Owner	size of lot	size of house	# of stories	# of houses	street #	ward #	corrected value amount
John Martin	20x103 <sup>8</sup>	20x50	.3	1	1	850	6000
P. --White	23 <sup>9</sup> x100	23 <sup>9</sup> x35	3	1s	3	851	7500
Jos. Daniels	"	"	"	"	5	852	"
P.B. White	"	office	1	1	13	853	" exempt
A. Duncan	"	23 <sup>9</sup> x100 rear	3	1s	15	854	"
C.W. Phillips	3xirregular lot		5	2	17 $\frac{1}{2}$	854 $\frac{1}{2}$	10000
A. R. Eno	20x60	20x30	2	1	17	855	3000
Th. Kelly	"	20x36	"	"	19	856	"
"	"	"	"	"	21	857	"
A. Duncan	21 <sup>8</sup> x60	21 <sup>8</sup> x41	4	1	23	858	"
---F. Pitts	"	"	5	1	25	859	9000

Thompson Street: East side, Canal to Grand.

Eliz. Lewis	21x51 <sup>8</sup>	21x36	3	1	4	877	9000
Mr. Ostrander	21 <sup>7</sup> x87	21 <sup>7</sup> x39	"	"	6	876	11000
German Catholic Church	21 <sup>3</sup> x88	"			8	875 874 873	} exempt
A. Sebaifer	21 <sup>3</sup> x87	21 <sup>3</sup> x40	3	1	10	872	10500
Th. Weid, Jr.	25 <sup>6</sup> x100	25 <sup>6</sup> x75	5.3	2	12	871	16000
J. McNally	21 <sup>6</sup> x100	21 <sup>6</sup> x36	2	1	14	870	8000
Geo. Lorillard	21x94	21x36	2	1	16	869	"
Ric. Meyer	36x26	36x26	"	"	18	868 $\frac{1}{2}$	"