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124 HUDSON STREET

ARCHAEOLOGICAL ASSESSMENT

Ø Ericsson Rezoning

97 DCP 068M

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Date: May 7, 1997

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ARCHAEOLOGICAL ASSESSMENT

for

124 HUDSON STREET

NEW YORK, NEW YORK

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Introduction

Rezoning of the two blocks bounded by Ericsson Place/Beach Street, Greenwich Street, North Moore Street and Varick Street, will allow residential development of a parking lot site (Lot 19, Block 190) (See Fig. 1) at the southeast corner of Hudson Street and Ericsson Place/Beach Street and abuts Lot 16 to the south and Lots 13 and 12 to the east. Lot 19 also contains a one-story mechanics garage in its northeast corner.

Topographical Setting

Before the extension of the urban street grid and the residential development of the study lot vicinity in the early decades of the 19th century, the subject parcel was in an elevated area characterized by a number of hills and ridges, bounded by Cripplebush Swamp to the north, east and south, and sloping down to the Hudson River shore to the west.

Eighteenth- and early 19th-century maps show the subject lot on the summit of a large ridge or collection of hills which formed the border of the meadows/swamp, about 1,000 feet to the north and 350 southeast of the study site (Ratzer 1767; Hills 1785; Stevens 1900 [1782]). (See Fig. 2a) Although actual elevations were not recorded during this period, a number of sources show that this hill was quite high in relation to the surrounding landscape. The 1757 "Holland Survey," performed to identify strategic military positions, indicates that the project site was on a hill, the highest spot in the area between the meadows and the Hudson River (Stokes 1915:279).

New York's urban developers took little note of existing topographical features, truncating hills and filling in marshes and valleys to create a generally uniform, level area for the laying out of a street grid and the construction of buildings. The subject lot vicinity was no exception. An observation from 1828 refers to the drained Cripplebush Swamp as the "fresh water pond," and reports that "several large hills or mounds of earth that environed the pond . . . have all been leveled, and the ground thrown into the ponds" (Stokes 1926:1671 1828).

Current topographical conditions suggest that this was the case with the project site, although regrading operations did not completely obliterate the old ridge, but simply smoothed the contours, and eliminated the extreme elevations. The old contours were only faintly evident when observed during a site visit conducted on 6-4-96. Current elevations taken from Rock Data Maps and the accompanying boring logs from the Subsurface Exploration Division of New York City's Topographical Bureau give elevations around the intersection of Hudson Street and Beach Street/Ericsson Place between 14.9 and 15.7 feet (above sea level) and at North Moore and Hudson Streets as 17.7 and 17.8 feet. Elevations decline slightly (to 16.7 feet) to the south, while to the east (Varick Street - toward the former marsh) and west (Greenwich Street - toward the Hudson River) elevations decline gently, but more quickly, to between 9.4 and 11.7 feet on Varick Street

and 8.8 to 12.2 feet on Greenwich Street. The same scenario with almost identical street intersection elevations was recorded in the 1885 atlas (Robinson and Pidgeon 1885).

Prehistoric Period

As described in the preceding section, before urban development the study site was on the crest of a ridge with a broad view of the nearby Cripplebush Swamp to the east, north and south, and a series of lower hills and dales, and the Hudson River to the west.

There are few recorded prehistoric archaeological sites in the vicinity of the project lot, possibly because they were destroyed during the area's early (c1800) urban development. Archaeologist R. P. Bolton locates the closest native village, called Werpoes, approximately 2,500 feet to the southwest, in the vicinity of City Hall (Bolton 1934:133). Neither Grumet nor Parker record any archaeological sites or native place names closer than Bolton's Werpoes (Grumet 1981:68; Parker 1920:626).

Although prehistoric man preferred elevated sites near estuarine marsh systems, the project lot had a number of shortcomings. Most importantly, the Hudson River and the Cripplebush Swamp are salty in these areas, and would not have served as a source of fresh water. Also, the crest of the ridge would have been exposed to prevailing northwest winds, making the site unattractive for year-round occupation. In addition, the study site was fairly isolated. The meadow/marshland and the Hudson River would have effectively blocked overland travel to and from all directions except south, which is probably why no recorded Indian trails enter this natural "dead end" (Grumet 1981:68).

These deficiencies would preclude the use of the study parcel as a major or permanent settlement site. However, exposure to winter winds and lack of fresh water do not preclude use as a processing site for plant and animal resources, or a temporary hunting camp. During hot summers, exposure to winds would have been considered an asset.

The study site once had the potential for having hosted buried cultural remains from the prehistoric period. However, due to the usually shallow nature of such deposits, three to four feet below the pre-development surface, they are usually extremely vulnerable to the ravages of historical period construction.

Historical Period

The first recorded land grant which included the project site occurred in 1636, when Dutch Governor-General Wouter van Twiller granted a farm of 62 acres to Swedish-born Roeloffe Jansen and his Dutch wife Annetje. The farm ran along the Hudson River shore (then just west of Greenwich Street), roughly from present Canal Street on the north to Chambers

Street on the south. To the east was the Cripplebush Swamp, which in the vicinity of the study parcel extended to about West Broadway and Varick Street, only 350 feet southeast of the study lot. Years after Annetje's heirs sold the farm, it was granted to Trinity Church (1705), but no development or construction took place on the project lot until 1776 (Stokes 1928:146-147).

Revolutionary War Fortification

In 1757, the "Holland Survey" identified the hill or ridge on which the study parcel sits as the highest spot in the area between the meadows and the Hudson River, a potentially important spot if fortifications were built. In 1776 a fortified position or line was constructed there by the American Continental Army for the defense of New York City from an amphibious landing along the Hudson shore. (See Figure 2a) Since it was not important enough to have a name or numbered designation (Johnston 1971:85), it was probably some combination of earthen embankment and/or palisade. This entrenchment ran roughly northeast to southwest, beginning at a battery on the east side of Greenwich Street, passing through the western end of the project block, and ending on the block directly north of the study site, along the north side of present Beach Street. It is difficult to say whether it passed through the project lot, or its eastern edge (Hills 1785; Stokes 1918:pl.175). Apparently the fortification was maintained by the British, appearing on maps into the early 1780s (Hills 1785; Taylor and Skinner 1782), but is no longer shown after 1797 (Taylor-Roberts Plan 1797, in Stokes 1915:pl.64).

Nineteenth-Century Homelots

Beginning in the 1790s, the vestry of Trinity Church began to supervise the development of a residential neighborhood on its properties west of Broadway, between Fulton and Christopher Streets. A grid of streets was laid out by 1797, including Hudson, Varick and North Moore Streets, which border the project site block. At the center of the area was a large park, called Hudson Square, which in early maps included the project site within its southern edge. However, by the time Trinity began selling 99-year leases on the lots surrounding the square in 1803, the park had been reduced in size, and Beach Street (now Ericsson Place) was drawn to cut through Hudson to Varick Street (Windwart 1877:Sheet 2; Stokes 1926:1504 4-10-1806).

Despite Trinity's construction of the handsome St. John's Chapel (begun 1803, demolished 1918) at mid-block on the Varick Street side of Hudson Square, dissatisfaction with the vestry's building restrictions and the 99-year property leases (Stokes 1926:1406 4-27 and 5-7-1803) resulted in sparse residential construction. However, some buildings were erected, including the mansions at 38 and 40 Beach Street in the project parcel, which appear in real estate tax records by 1808, and 42 Beach Street, appearing before 1816

5-7-1803) resulted in sparse residential construction. However, some buildings were erected, including the mansions at 38 and 40 Beach Street in the project parcel, which appear in real estate tax records by 1808, and 42 Beach Street, appearing before 1816 (Real Estate 1808; 1816). In 1823, Trinity removed the restrictions and sold the lessees their lots outright (Ibid.:1635 12-29-1823), and the erection of elegant mansions commenced. Following this development, the residence at 36 Beach Street was built in 1825 (Real Estate 1825;1826). By 1827, Hudson Square (St. John's Square) was "the most fashionable residence section of the city" (Stokes 1918:520).

The project site, was divided into six full residential lots (referred to by street number, which remains constant on all maps): 36, 38, 40, 42 Beach Street, 124 and 126 Hudson Street. (See Fig. 2b) The project site also includes parts of the rear yards of three other former residential lots: 43 and 45 North Moore Street, and the corner property, 47 North Moore\122 Hudson.

The North Moore Street properties and Hudson Street addresses contained buildings of different character than the homes which faced Hudson Square. The earliest recorded structures on the 43 and 45 North Moore Street and 122 Hudson/47 North Moore lots were stables, which presumably served residents in the area. Before 1844 the stables were replaced with houses which the owners rented to tenants. (Real Estate 1820; 1844).

Hudson Street, as a major thoroughfare, already contained residences by the early 1820s. The corner property, 47 North Moore/122 Hudson, although starting out as a stable by 1820, contained a residence and drygoods store by 1824 (Real Estate 1821; 1823; 1824).

North Moore real estate valuations appear to be the lowest. This is not surprising, considering that the street had neither the residential cachet of Beach Street, nor the commercial prominence of Hudson Street. Circa 1844, for example, while the houses and property at 43 and 45 North Moore were valued at \$3,500 and \$4,000 respectively, those at 122, 124 and 126 Hudson were assessed at \$7,700, \$5,700 and \$5,700, and the 36, 38, 40 and 42 Beach Street mansions were valued at \$14,000, \$17,000, \$13,500 and \$13,500, respectively (Real Estate 1843; 1844).

Although the shading on the 1836 Colton topographical map indicates that the block was already built up (Colton 1836), the earliest detailed real estate maps of the study site date from the 1850s. (See Fig. 2b) The exact dates of construction for these buildings were not available in the Building Department files, although data from real estate assessments, some of which was discussed in the previous paragraph, indicate that residential construction within the subject parcel began prior to 1808 (Real Estate 1808).

Considered the most beautiful public square in the city, by 1859 rumors began circulating that residents around the square wished to sell off the park for building purposes. The park was sold to the Hudson River Railway Company in 1866, and all the trees cut down prior to the erection of a train depot in 1867 (Stokes 1926:1924, 1929).

Disturbance

A large area of the project site can be removed from further cultural resource consideration, due to the disturbances caused by documented construction since the early 19th century. These areas are shown on the Map of Potential Archaeological Sensitivity (Fig. 2b). Subsurface disturbances are outlined below, organized by street numbers, which correspond to the 19th-century homelot divisions, historical maps and Building Department block-and-lot files.

36 Beach Street

The mansion at 36 Beach Street faced Hudson Square and had a large open yard at its rear. (See Fig. 2b) According to real estate tax assessments, it was under construction in 1825, and is described as a 3-story, 26' by 50' house on a 27' by 100' lot, in 1859 (Real Estate 1825, 1859). The building footprint appears to have been relatively unchanged to the 20th century, although the 1885 atlas (Robinson and Pidgeon 1885:3) shows a small addition at the rear, which appears on none of the earlier or later maps. The 1905 atlas records a 3-story dwelling with basement, and a 1913 photograph of neighboring 38 Beach Street shows a partially aboveground basement window (Photographic n.d.:707-A7), suggesting that basement foundations did not extend below approximately 8 feet. Two small rear yard sheds also appear in 1905.

The house was torn down by 1922, when it was replaced with a 1-story garage building which covered the entire homelot as well as that of lots of 38 and 40 Beach Street. The Sanborn map of 1922 does not indicate a basement on this site. A smaller 1-story garage replaced the first in 1964, standing "on grade" partially on the site of the original dwelling (Demolition 40/1963; New Building 102/1964). It remains today.

Building construction on the rear yard of 36 Beach Street has been limited to 1-story buildings without basements. (See Fig. 2b)

38 Beach Street

The mansion at 38 Beach Street was present on its lot by 1808. In 1859 it is described as a 4-story, 27.5' by 50' house on a 27.5 by 97.5' lot (Real estate 1808; 1859). An extension was added to the rear of the dwelling between 1867 and 1885, and both sections of the building are labeled as 4 stories with a basement, leaving only the west side of the rear yard undisturbed. (See Fig. 2b) A 1913 photograph of 38 Beach Street shows partially aboveground basement windows adjacent to a high stone stoop, suggesting that basement foundations did not extend below approximately 8 feet (Photographic n.d.:707-A7). The house was torn down by 1922, when it was replaced with a 1-story garage building which

covered the entire homelot as well as the lots of 36 and 40 Beach Street. A new basement was constructed at the northwest corner of the former 38 Beach Street homelot within the area of the mansion's old basement (Sanborn 1922). This garage was torn down in 1963, and a smaller garage without a basement replaced it in the front of the 38 Beach Street lot (as well as 36 and 40 Beach Street, as noted above) (Sanborn 1995; Demolition 40/1963; New Building 102/1964).

Building construction on the western side of the rear yard of 38 Beach Street has been limited to one 1-story building without a basement. (See Fig. 2b)

40 Beach Street

Constructed by 1808, the house at 40 Beach Street was a 4-story, 26' by 50' structure on a 26' by 97' lot (Real Estate 1808, 1859). The 1852 Dripps map shows an L-shaped extension in the rear yard, but this is not mentioned in the real estate assessments (Dripps 1852; Fig. 2b). In 1905, the addition is shown as having 4 stories and a basement. The mansion, also with a basement, was enlarged to 5 stories by that time (Sanborn 1905).

The building was torn down by 1922, when it was replaced with a 1-story garage which covered the entire homelot as well as those of lots of 36 and 38 Beach Street. A 1,000-gallon gasoline tank was buried at the northeast corner of this lot, within the footprint of the old basement (Sanborn 1922; 1951). This garage was torn down in 1963, and a smaller garage without a basement replaced it in 1964, partially on the front lot of 40 Beach Street (extending to 36 and 38 Beach Street, as noted above). A small frame shed also straddled the lot line between 40 and 42 Beach Street (Sanborn 1976; Demolition 40/1963; New Building 102/1964).

Building construction in the northwest quarter of the rear yard of 40 Beach Street has been limited to a 1-story building and a shed, both without basements. (See Fig. 2b)

42 Beach Street

At the corner of Hudson and Beach Streets, the mansion on this lot can be identified in real estate assessments by 1816 (Real Estate 1816). In 1859 the house is described as a 4-story, 27' by 85' structure on a 27' by 95.4' lot. It occupied most of its lot, except for a small sliver along Hudson Street (Perris 1853:34 - Fig. 2b). During research for this project, the earliest detailed map found showing this building was from 1852 (Dripps 1852). Given the lot's frontage on both Beach and Hudson Streets, it is possible that the large rear section of the dwelling was original, although no evidence for it can be found before 1852.

A changed building footprint suggests that a new structure was erected between 1867 and 1885 (Robinson and Pidgeon 1885:30; Dripps 1867), after which the building occupied the

entire homelot, and is revealed to be a 5- and 6-story dwelling with a store on the ground floor in 1905 (Sanborn 1905:41). No basements are ever indicated, and the building was razed in 1965 (Demolition 58/1965 listed as 128 and 130 Hudson Street). By 1976, only a small frame shed, serving a gas station, stood on that section of the project site, and it was removed by 1986 (Sanborn 1976; 1986). There has been no subsequent construction.

1989 plans for the removal of "Motor Fuel Storage" at 42 Beach show that the rear yard of the homelot has been heavily disturbed by the installation and removal of twelve 550-gallon gasoline tanks and two pump islands. (See Fig. 2b)

124 and 126 Hudson Street

Two apparently identical brick or stone dwellings, at 124 and 126 Hudson Street, stood on irregularly-shaped lots extending behind 38, 40 and 42 Beach Street. (See Fig. 2b) The residences can be identified in real estate assessments by 1821. The 1863 assessment describes two 3-story houses, each 24' by 44' on 24' by 81' lots. The 1905 map shows two 3-story dwellings with stores underneath, as well as basements. The foundations were 10 feet deep (Alteration 422-1911). These two buildings were demolished in 1943 (Demolition 111/1943; Demolition 112/1943), and the site subsequently used as a parking lot. The only structures erected on the rear yards were various sheds (Sanborn 1905; 1922; 1951; NB 4/1945).

Gasoline tanks and pumps along Hudson Street which were removed in 1989 (see 42 Beach above) did contribute to sub-surface disturbance on these two lots, but the disturbance was confined to the first 24 feet along Hudson Street, i.e., the 124 and 126 Hudson Street house locations, and not the rear yards.

Additional Homelots

The rear lot of 43 North Moore Street, and portions of the rear lots of 45 North Moore, and 122 Hudson Street/47 North Moore, were later (by 1905) included in the lots of 124 and 126 Hudson Street, and are part of the project site. (See Fig. 2b) The brick or stone dwellings at these addresses all stood outside the project site (Perris 1853; Sanborn 1905). The only structures built in any of these project site homelot areas are 1-story sheds.

122 Hudson/47 North Moore Streets

The building at 122 Hudson was under construction in 1823, and is described as a 31.5' by 47', 3-story house on a 31.5' by 47.5' lot in 1863 (Real Estate 1823; 1863). A drygoods store occupied the Hudson Street frontage, as early as 1824 (Longworth 1824). The real

estate atlases show the lot to be irregular, extending behind the neighboring 124 Hudson and 45 North Moore properties. (See Fig. 2b)

45 North Moore Street

By 1820 and until at least 1831 this lot hosted a stable belonging to the owner of 40 Beach Street (Real Estate 1820; 1831). By 1844 the stable was replaced by a dwelling, described in 1859 as a 3-story, 21.9' by 30.5' house on a 21.9' by 42' lot (Real Estate 1844; 1859). The real estate atlases show an irregular L-shaped lot, which abuts the south side of the 126 Hudson property. (See Fig. 2b)

43 North Moore Street

A stable appears in the tax records for this property by 1820 and until at least 1831, belonging to the owner of 38 Beach Street (Real Estate 1820; 1831). By 1844 the stable had been replaced by a dwelling, described as a 19.3' by 34', 3-story house on a 19.3' by 75' property (Real Estate 1844). This irregularly-shaped lot extended to abut the rear lot line of 36 Beach Street. (See Fig. 2b)

Conclusions

Prehistoric Occupation

Although the project site did not present an optimal setting for prehistoric human occupation, the elevated position and nearby marshland may have proven attractive for the establishment of temporary camps and processing sites. However, prehistoric cultural deposits are normally shallowly buried, usually three to four feet below the pre-development surface. As a result they would have been extremely vulnerable to a variety of well-documented disturbances from pre-development grading, to the construction of the 1776 fortification line, to the subsequent residential and commercial construction.

Therefore, no further research or investigation regarding prehistoric archaeological resources is required.

Historical Occupation

Historical Homelots

As described in more detail in the "Disturbance" section, some sections of the project parcel can be excluded from further archaeological consideration, due to documented, extensive

sub-surface disturbance, the result of basement and buried tank construction. This construction has eliminated all of the former 42 Beach Street homelot, and portions of the remaining homelots. The remaining areas have experienced no such deep construction disturbance. These include the rear yards or portions of the rear yards of 36, 38 and 40 Beach Street, 124 and 126 Hudson Street, 122 Hudson Street/47 North Moore Street, and 43 and 45 North Moore Street. These undisturbed or shallowly-disturbed sections of the project parcel are shown as shaded areas on Figure 2b.

The backyards of historical homelots are archaeologically valuable, since they are normally the location of outdoor privies, wells and cisterns - necessities in the days before indoor plumbing. These "shaft features" were often filled with contemporary refuse relating to the dwelling and its inhabitants, and are particularly valuable as archaeological "time capsules." Such shafts, five or more feet deep, usually survive all but the deepest post-depositional disturbance. An 1827 map of New York City, which purports to show all existing cast iron water mains, shows a water main running up Hudson Street directly west of the project site (Goodrich 1827). Although the mains on Beach and North Hudson Streets were only listed as "proposed," private lines could have easily led from Hudson Street to the early dwellings on the project site. The houses at 36, 38 and 40 Beach, as well as 122 Hudson/47 North Moore, 124 and 126 Hudson, predate 1827, suggesting that wells or cisterns would have been necessary features of these homelots. Furthermore, it is not certain how reliable the pre-Croton Aqueduct water supply would have been even once the water mains were available for household connections.

It is probable that the wealthy inhabitants of Hudson Square could have afforded the most modern liquid waste disposal systems then available. However, until the advent of Croton Aqueduct water (1842) and of a sewage system able to carry away the water and waste, this choice was basically confined to privy vaults. Privy vaults were "sometimes lined with brick or stone and called 'cispools' and 'sinks'" (Peterson 1983:15-16). Archaeological investigations of 19th-century upper middle class homelots along Washington Square South indicate that even with Croton water to flush out the wastes, privies remained in use until residents were able to hook up to public sewers (Howson 1992-2:141-142).

The earliest sewer lines were not installed adjacent to the project site until 1850, when a sewer line was constructed along Beach Street. One was placed on North Moore Street in 1854. The Hudson Street sewer postdates 1857 (Croton 1857:114, 125, 128), but dwellings along Hudson Street could have been connected to the sewers on Beach and North Moore Streets. The absence of sewer connections for at least 42 years along Beach Street (c.1808-1850), at least 29 years on Hudson Street (c1821-1850) and at least 10 years on North Moore Street (pre-1844-1854) suggests a very high probability that privy shafts were being used in the rear yards of dwellings on the project site.

As described above, the rear yards of the original project site homelots remained unbuilt, or hosted only small 1-story storage sheds. Because privy shafts and their contents may have remained undisturbed in these yards, these rearyard areas, as outlined on the Sensitivity

Map (Fig. 2b) should be considered archaeologically sensitive for buried cultural resources from the first half of the 19th century.

Historical Inhabitants

Artifacts recovered from historical homelots are important sources of data concerning past lifeways and culture change, but combined with documentary evidence about the residents of the homelots, they can also provide archaeologists and historians information concerning socioeconomic status and change, ethnicity, gender and consumer choice issues, etc. Therefore, homelots of potential archaeological sensitivity are much more valuable as research tools and data sources when documentation of the past occupations, particularly occupations of ten years or more, can be assembled. The project site homelots show such characteristics. The following discussion of the project site's potentially sensitive homelots is based on data from census records, real estate tax assessments, maps and city directories.

36 Beach Street

The mansion at this address was incomplete in 1825, but in 1826 is assessed a value of \$13,000. The owner was [Lewis] Frances Varet, whose personal estate was \$10,000 in the same year (Real Estate 1825; 1826). Lewis F. Varet was a merchant in the firm of Varet & Son, and with his son Frances had offices on 147 Pearl Street. The 1828 directory shows him in residence at 36 Beach Street, which he occupied until his death in c.1840. In 1836 the mansion was assessed at \$24,000 and Varet's personal estate at \$30,000 (Real estate 1836). His wife, Theoliste Varet is listed as the owner and occupant of 36 Beach until 1843 (Real estate 1842; 1843; Directory 1828;1843;1844). Census records show a household of 13 people in 1830, four males and nine females, including two free black women. The only adult male, a man between ages 40 and 50 must be Lewis Varet. By the 1840 census, Theoliste Varet is listed as head of household of 10 people (Census 1830; 1840).

From 1842 to 1859 the 36 Beach Street property was owned by Joseph Stuart, who is listed as resident there in the 1846 and 1851 directories (Real Estate 1842; 1859; Directory 1846; 1851). In 1854 his personal estate is listed as \$40,000, and the value of the house at \$13,000. The 1850 census lists him as a 45-year-old merchant, born in Ireland, and the 1844 tax assessment records a rear office in the building (Real Estate 1844; 1854). In 1850 his household consisted of his wife Anna, four children, and three adult women who appear to be servants (Census 1850).

Following Stuart's death, the house passed to John Ericsson, who owned and occupied it from 1860 until his death c.1889 (Directory 1860; 1889; Real estate 1860, 1871). Ericsson, for whom Ericsson Place was named, is perhaps most famous as the designer of the Union iron-clad vessel, the *Monitor* (WPA 1982:71,460).

38 Beach Street

The mansion at 38 Beach was built by 1808, and owned by Michael Price. Price lived outside the project site (35 North Moore), but owned a number of houses in the vicinity, which he rented out. Thomas Morris was his first recorded tenant, occupying the house by 1808 and remaining until 1812 (Directory 1812; Real Estate 1808; 1811). Morris had a personal estate \$1,500 in 1811, when the house was valued at \$4,000.

William Irving was the tenant between 1813 and 1817. Although his personal estate was only listed as \$1,000 in 1813, by 1815 he was worth \$25,000 (Real Estate 1813;1815; Directory 1813;1817).

Stephen Whitney purchased the property in 1816, but did not occupy the house (Real Estate 1816). The next recorded tenant is Mrs. Esther Smith (sometimes listed as Hester), a widow who ran a girls boarding school at 38 Beach from c.1818 until after 1827, when the school moved out of the project parcel, to 111 Hudson Street. Mrs. Smith's personal estate grew from \$500 in 1820 to \$1,000 by 1824 (Directory 1818; 1819; 1824; 1827; 1829; Real Estate 1820; 1821; 1822; 1824; 1826; 1829). The 1820 census gives the school population as 29, with only two males present, both below the age of 10. Seventeen girls in residence were between the ages of 10 and 16. An additional 20 girls in the same age bracket are listed in the household of Lewis Binsse, who occupied neighboring 40 Beach. It is not clear whether he had some connection with Mrs. Smith's school.

The next recorded tenant to occupy the 38 Beach Street mansion was William F. Pell, who with a personal estate of \$1,000, was present in 1829 (Real Estate 1829). Francis Turner (personal estate \$800) was there in 1831, and Robert Minturn by 1836 (Real Estate 1831; 1836).

Robert B. Minturn was a merchant who rented 38 Beach from Stephen Whitney between c.1836 and before c.1848, when he moved his residence to Fifth Avenue. His office was elsewhere in the city (Real estate 1836; 1839; 1842; 1843; 1844; Directory 1839; 1848). Minturn's personal estate was valued at \$10,000 in 1836, and rose to \$25,000 by 1842. He was also the trustee for the estate of one David Leslie, valued at \$10,000 (Real Estate 1836;1842; 1843). The 1840 census records a household of ten, with Minturn between the ages 30 and 40. The household also included one free black male, and two free black females, presumably servants (Census 1840).

The next recorded tenant was Thomas Hall, who appears at 38 Beach Street in the 1850 and 1851 directories, but was no longer present in 1855 (Directory 1850; 1851; 1855). Hall's household appears in the 1850 census. Born in England, Hall, 54 was an organ builder and owned real estate valued at \$5,000. Although his wife was also 54, three children with the surname Hall range in age from six months to four years. Additional apparently non-related adults in the household of 16 members suggest that the Halls had taken in boarders. James D. L. Walton, also born in England, was 32, and with his wife

Elizabeth had three children. William C. Tripler was a 29-year-old merchant. There were also four young women of Irish background present, and a 15-year-old free black male, Henry Robinson. Some of these may have been boarders, and some servants (Census 1850). None of the tenants were present at 38 Beach in 1855 (Directory 1855).

40 Beach Street

Michael Price is recorded as the owner of the 40 Beach Street house and property from 1808 to 1815. Price lived at 35 North Moore, and the 40 Beach Street was occupied by a tenant, James Eastburn in 1811. Eastburn had a personal estate valued at \$1,500 (Real Estate 1808; 1811; 1815).

By 1815 Eastburn had been succeeded by Lewis Binsse, who purchased the property by 1816, when his personal estate was valued at \$1,000. Binsse remained in the house until sometime between 1844 and 1849, when the owner's name appears as Mrs. J. Binsse, suggesting that he was deceased (Real Estate 1815; 1816; 1844; 1849; Directory 1823). A Louis Binse recorded in an 1812 directory was a "portrait painter" at 178 Broadway, (Directory 1812). Since portrait-painting could be a very lucrative occupation, it is possible that it is the correct Binsse.

Lewis Binsse's household is recorded in the 1820 census. The large number of members, 37, of which only three are males, and 20 are girls between the ages 10 and 16, indicates that the house is being used as some sort of girls boarding school, perhaps related to Mrs. Smith's school in neighboring 38 Beach, which was in operation at the same time. Lewis Binsse must have been the male over 45 recorded in this census (Census 1820). In the 1830 census, the household population is reduced to 14, still with only three males (Binsse between 50 and 60), but only six women below the age of 20. The 1840 census also lists three males and eleven females, but all the women are older than 15, and five are between 20 and 30, indicating the natural aging of the 1830 household members. It is possible that Binsse had a large family, or was taking in boarders (Census 1830; 1840).

In 1849 John Freeman ran a boarding house at 40 Beach, but Freeman was no longer present at the address in 1855 (Directory 1849; 1851; 1855). V. Binsse is listed as the owner of the property until between 1863 and 1868, when ownership is transferred to William Kelley. Kelley owned other buildings in the vicinity, including 42 and 36 Beach, so was unlikely to have occupied the house (Real Estate 1863; 1868; 1871) No additional occupants could be traced.

126 Hudson Street

By 1821 Michael Price was renting the house at 126 Hudson to William Bradford Jr. Bradford had a personal estate valued at \$5,000 (Real Estate 1821), and ran a drygoods

business at 128 Maiden Lane (Directory 1823). By 1823 Bradford had purchased 126 Hudson, which he occupied until 1826, when it was purchased by Lewis Binsse, who lived at 40 Beach Street. By the time of the sale, Bradford's personal estate had dropped to \$3,000 (Real Estate 1825).

Binsse rented the building to a succession of tenants, John Barnes in 1829, personal estate \$500; Thomas Barry, 1831 (personal estate \$500) and Alfred Brooks in 1837 (Real Estate 1829; 1831; 1837).

From c.1844 to c.1851 the tenant was Rosina Newport, widow of George Newport, who ran a boarding house at 126 Hudson. By 1855 she had moved to another location (Directory 1844; 1851; 1855). Rosina is listed in the 1850 census as a 65-year-old native Canadian, with two sons, Simon G. , 38, and Henry, 31, a clerk. Ann Newport, 60, from Ireland, may be a relative of the deceased George Newport. Boarders include, John M. Kernigham, 38 a C[ity?] H[all?] Clerk with a wife and baby; Louis DeComeau, 45, a clerk, his wife and three children ages seven to 14. All were born in France; Four additional unmarried people were present in the household, some of whom may have been servants (Census 1850). Kernigham and DeComeau appear there in the 1851 directory, where Kernigham/Kernaghan is listed as a mason (Directory 1851).

Between 1863 and 1869 the property passed out of the Binsse family, and was acquired by John Atwill, who ran a drygoods store at 122 Hudson and lived at 124 Hudson in 1850, but did not occupy 126 Hudson as a residence (Real Estate 1863; 1869; Directory 1844; 1878). No further tenants could be traced.

124 Hudson Street

Owned by Michael Price, by 1821 the house at 124 Hudson Street was being rented to Richard Harrison or Lawson, whose personal estate was valued at \$1,000 (Real Estate 1821). The property was purchased by 1823 by Thomas Browning, whose personal estate was worth \$500. Browning was an "accountant and agent" according to the 1823 and 1824 directories (Real Estate 1823; 1824; Directory 1823; 1824).

In 1825 the house and lot were purchased by Josiah Ingersoll, originally a shipmaster (Directory 1812) later shipmaster and drygoods (Directory 1822), and then port warden and drygoods (Directory 1823). Ingersoll probably moved to 124 Hudson in 1825. In 1836 the tax assessment records William Brooks (personal estate, \$5,000) as a tenant there (Real Estate 1836). The Ingersolls seem to have taken in tenants throughout their period of residence at 124 Hudson. The 1830 census records William Brooks and Josiah Ingersoll on adjacent lines, suggesting that both occupied the building. Ingersoll's household contained eight members, 5 females and 3 males, of whom Josiah was the male between 50 and 60. William Brooks had a household of six, three males and three females. Brooks appears to have been in his 20s (Census 1830).

By the Ingersoll's next appearance, in the 1850 census, Josiah had died, and his widow Susanna, 72, is listed as head-of-household. "Susan Ingersoll" appears as a widow residing at 124 Hudson as early as 1842. According to the census she owned real property worth \$8,000. Also present are her sons Josiah Jr., 35, a leather merchant, and William F., 32. Matilda C. Ingersoll is probably Josiah's wife, and there are two young children, and an Irish servant. A second, separate household lives at 124 Hudson, apparently tenants. John Westfall or Westall was a 39-year-old printer, originally from England. His household consisted of his wife and five children, the eldest of whom, Mary, 15, had been born in Louisiana. Catherine Whitney, 50, and a free black woman, Anna Livingston, 40 may have been a servants. John Atwill, 40, also resided in the Westfall household. Atwill was a drygoods merchant who ran the store at 122 Hudson (Census 1850; Directory 1842; 1844; 1848).

The Ingersolls were listed as owners of 124 Hudson until between 1854 and 1863, when the property passed to William Leggett, who also owned 122 Hudson, 45 and 43 North Moore Streets (Real Estate 1854; 1863). Susan Ingersoll still appears in the 1851 directory, with tenant Lyman Cobb Jr. (Directory 1851; 1855). Cobb (1800-1864) was the author of a number of early American textbooks, including *Cobb's first book: or, Introduction to the spelling-book* (1830), and a reader, *Cobb's Toys* (1835-36).

No residents of 124 Hudson were identified after 1854. 5

122 Hudson/47 North Moore

In 1820, 122 Hudson hosted a stable, and was owned by Stephen Price. In 1823 ownership had passed to William Scott and William Leggett, who were partners in Leggett & Scott, drygoods (Directory 1822; Real Estate 1820; 1823). A house was completed on the lot by 1824, which was occupied by Jacob Brinckerhoff, the owner of a flour store on Washington Street. Solomon Enders ran the drygoods store on the ground floor. Both are listed as tenants in 1824 (Real Estate 1824; Directory 1824). Enders appears as a tenant through 1826 (personal estate \$500), while Brinckerhoff is replaced as tenant by William and Samuel Lawson in 1825, and William Lawson and William Mantonise (?) (personal estate \$100) in 1826 (Real Estate 1825; 1826).

In 1836, with Scott and Leggett still the owners, the tenant is partner William Scott. Scott and Leggett appear on adjacent lines in the 1830 census, next to Ingersoll and Brooks from neighboring 124 Hudson. It is likely that they occupied 122 Hudson from at least 1830 to at least c.1836. William Leggett headed a household of three, a man and woman both between 30 and 40, and girl under 5. William Scott was the head of a household of nine, two males and seven females. Scott appears to have been in his 30s as well (Census 1830). Beginning in 1841 and through 1871, William Leggett is recorded as the property's sole owner (Real Estate 1841; 1854; 1869; 1871).

The next recorded residents appear in the 1850 and 1851 directories and the 1850 census. They appear to be at least three unrelated families, but are recorded as one household. Daniel Abbot, 40, a brewer from New Hampshire, is listed with Charles Abbot, 35 and Henry, 11. Charles F. Volt (in directories as Voght), 25, is also a brewer, born in Germany, as is his wife. Volt may work with Abbot. The third family is headed by Jacob Labough, 45 a jeweler, his wife Susan, and 11-year-old son. None still reside at 122 Hudson/47 North Moore in 1855 (Directory 1850; 1851; 1855; Census 1850). No further occupants were traced.

45 North Moore

From 1820 to 1831, a stable at 45 North Moore was owned by Lewis Binsse, who lived at 40 Beach. By 1844 a house had been built on the lot, and the property had been sold to William Leggett, who owned several houses in the vicinity, including 122 Hudson (Real Estate 1820; 1831; 1844) Abner Aldrich, a merchant, was the tenant in 1844. His personal estate was valued at \$2,000. Also recorded at 45 North Moore was G. Fair, who had a personal estate worth \$4,100 (Real Estate 1844).

In 1842 John Atwill is recorded as running a drygoods store at the Hudson Street address, and is listed at that store in directories until 1878. Atwill lived at 124 Hudson in 1850, and was the owner of 126 Hudson in 1869. His personal estate in 1854 was \$5,000 (Directory 1842; 1844; 1850; 1851; 1878; Real Estate 1854; 1869).

The next recorded residential tenants were two households who occupied the house at the 1850 census. Andrew Eadie, 30 a clerk originally from Scotland shared lodgings with Adeline (26) and Josephine Alexander (18), and Mary Daly, 19, from Ireland. A separate household consisted of Charles Glatz, 37, a spring case maker from Switzerland, his wife Felicity, 28 and son Henry, 9 both born in France, and sister [?] Eliza Maria, 22, born in Switzerland. Elizabeth Higgins, 26, from Ireland, completed the household. The 1851 directory records only Andrew Eadie (Eadin) and a new tenant, William Bruff. Both are not listed in 1855 (Directory 1851; 1855).

Although William Leggett owned the property through 1868, no further tenants were traced.

43 North Moore

From 1820 to 1831 this lot contained a stable owned by Stephen Whitney (Real Estate 1820; 1826; 1831). Whitney owned and occupied the residence at 38 Beach Street during this period.

Between 1831 and 1844, a house was built and the property was sold to William Leggett, but the tax assessment for 1844 records that the lot is part of the 36 Beach property, which at that time was owned by Joseph Stuart (Real Estate 1843; 1844). The tenant at 43 North Moore was Albert Journeay Jr., a drygoods merchant who lived in his father's house in 1842, but appears at 43 North Moore in 1844. He held a personal estate of \$1,000 in trust for one John W. Walker (Directory 1842; Real Estate 1844). Journeay is listed in the 1850 census, but by then he is no longer resident in the project parcel. he would have been 24 in 1844 (Census 1850).

The next recorded tenant is James B. Moore, who appears at 43 North Moore in 1849, and 1851, but is no longer present in 1855 (Directory 1849;1851). Although William Leggett owns 43 North Moore through 1868, no further tenants could be traced (Real Estate 1854; 1863; 1868).

Revolutionary War Fortification

Due to the inconsistencies of the historical maps it is difficult to place this fortified line or entrenchment exactly within the study parcel area. Although Stokes shows it passing through Block 190, beginning at the southwest corner of the block, running toward the northeast, his map does not show lot lines. If this fortification were continuously or regularly manned, and truly an entrenchment (a line of connected trenches, as opposed to a palisade), it would have some subsurface archaeological visibility which might have survived the early 19th-century regrading episodes. Research to pinpoint its location and to determine its character and usage history has not been successful.

Recommendations

Portions of eight former homelots have been identified as having potential archaeological sensitivity for shaft features associated with early 19th-century occupation. The homelots and potentially sensitive areas are shown on Figure 2b. Briefly, they are:

- 36 Beach Street: domestic occupation, 1826 to 1850;
- 38 Beach Street: domestic occupation, c.1808 to 1850
(including girls boarding school, c.1818 to 1827);
- 40 Beach Street: domestic occupation, c.1808 to 1850;
- 126 Hudson Street: domestic occupation, c.1821 to 1850;
- 124 Hudson Street: domestic occupation, c.1821 to 1850;
- 122 Hudson Street/47 North Moore: domestic occupation, c.1824 to 1854
(also a drygoods store during this period);
- 45 North Moore Street: domestic occupation, c.1844 to 1854;
- 43 North Moore Street: domestic occupation, c.1844 to 1854.

Combined with the available documentary information, archaeological data recovered from these potential shaft features relating to the early 19th-century households in the project site would provide a valuable resource for exploring daily life during this period of New York City's history. Some minor additional research is recommended, namely biographical research concerning the residents of the Beach Street mansions, who may be of historical importance.

It is also recommended that a program of machine-aided subsurface testing be designed and carried out under the supervision of qualified archaeologists. The purpose of this testing is to locate any surviving 19th-century shaft features associated with the project parcel's dwellings and their occupants. If such features have survived, then hand excavation to determine the nature and extent of the existing deposits should be performed.

Because a Revolutionary War fortification crossed the project site, but could not be more precisely located, it is also recommended that the subsurface testing for 19th-century shaft features also be employed to locate any surviving remains related to the fortification within the area of potential archaeological sensitivity.

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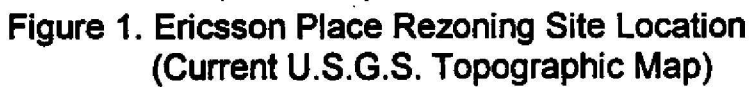


Figure 2a. Hills, Plan of the City of New-York and its Environs, 1785
(Arrow indicates approximate location of subject parcel)

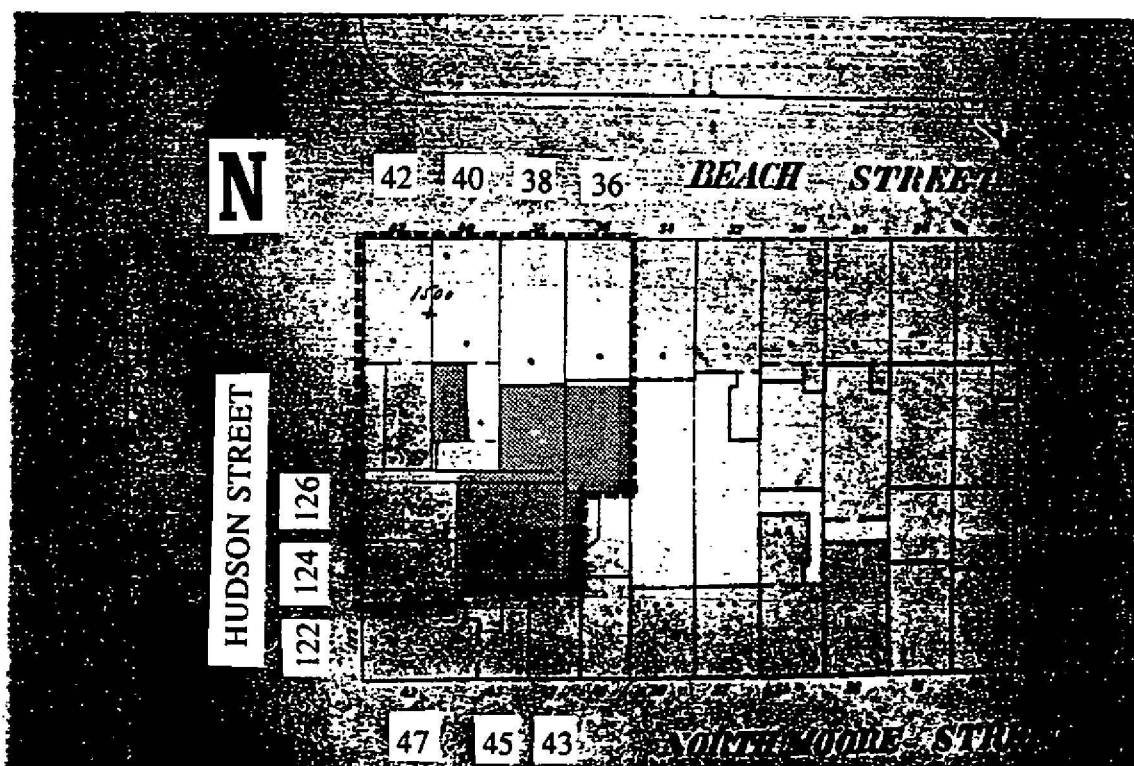
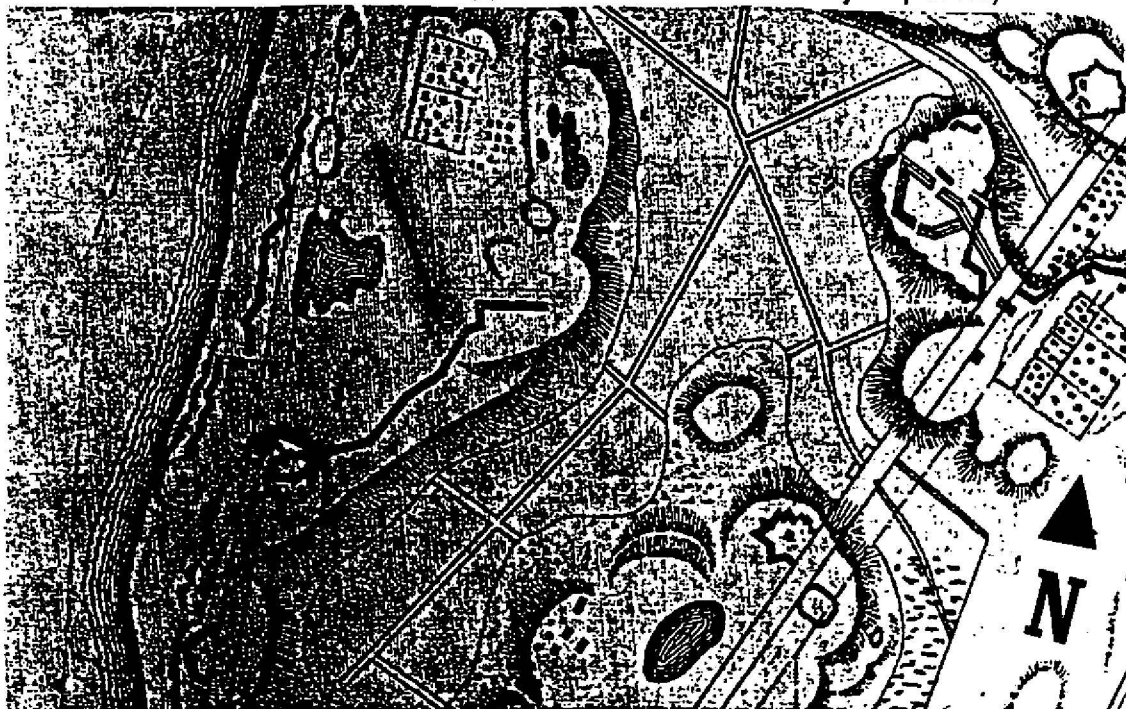



Figure 2b. Area of Potential Archaeological Sensitivity
(Base Map is Perris, *Maps of the City of New-York*, 1853)
Scale: 1cm = 30 feet

- - - - - Subject parcel boundaries
-  Area of potential archaeological sensitivity