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353-371 E 8th St

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DOCUMENTARY STUDY

BLOCK 378, LOTS 14, 15, 16, 17, 55, 56, 59, 60, 62, 63

EAST 8TH AND 9TH STREETS BETWEEN AVENUES C AND D
IN MANHATTAN

CEQR #

for The New York City Housing Authority

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ENVIRONMENTAL

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LANDMARKS PRESERVATION
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474

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KEY PERSPECTIVES
September 10, 1993

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INTRODUCTION

This documentary study for Block 378, lots 14, 15, 16, 17, 55, 56, 59, 60, 62 and 63, which lies between Avenue C and Avenue D and 8th and 9th Streets in Manhattan, was prepared for the New York City Housing Authority. The project site, the future site of Police Service Area No. 4, was flagged for study by the New York City Landmarks Preservation Commission as having potential to contain backyard features associated with early nineteenth century domestic occupation.

This study consists of an examination, through maps, city records, and texts, of the history of the project area and its natural topography. In addition, the site has been visited and examined in its present condition. The information has been analyzed to determine if archaeological field testing should or should not be required, and an appropriate recommendation is made. Field testing will be required, since one lot on the site which will be disturbed by construction has the possibility of yielding backyard features associated with early nineteenth century domestic occupation.

The research for this study was conducted at The New York Public Library, the Columbia University Libraries, the Municipal Archives, the Municipal Research Library and the following city agencies: the Department of Buildings and the Department of Environmental Protection, Bureau of Sewers and Bureau of Water Supply.

SITE DESCRIPTION

The Project Area Today

The project site lies between 8th and 9th Streets, extending on the 8th Street side from Avenue C to the middle of the block towards Avenue D and on the 9th Street side from the eastern side of a former school building, now a church, to mid-block. On both the 8th and 9th Street sides, the project site sits to the west of a fenced empty lot, adjacent to which are a group of four-, five-, and six-story tenement buildings. Immediately to the east, on the 9th street side, is a former school building built, according to the stone carving about the door, in 1876, which now houses a church and day care facilities. Lot 1, at the corner of Avenue C and 8th Street, part of the project site, is not part of this documentary study; lot 1 is bounded on Avenue C by six-story tenements.

Today, the entire project site is a large vacant lot. Lots 14 - 17 and 55 - 62 comprise a single, essentially level, fenced-in area with a light growth of tall weeds rising from a surface covered with building debris such as broken bricks, colored plaster, etc. Small piles of trash are deposited at the edges of the lot, along the fence. A dense stand of wild daisies grows in the north-west corner of the lot. Lot 63 is unfenced at 8th Street, providing access at its northern end to a steel-covered doorway set into a 1-story structure attached to the existing tenements on Avenue C. The surface is covered with badly broken pavement for 10 feet north from the sidewalk on 8th Street; the subsequent dirt surface is imbedded with building debris. Lot 63 is relatively level, but slopes slightly downward in the back six feet towards the steel door. The living structure of a homeless person sits at the western fence towards the north.

The Natural Topography of the Project Area

Although the present project area is dry and flat, this appearance is due to landfilling of what was once a swamp. Until sometime at the beginning of the nineteenth century, the project site was part of a marshy area which had provided salt hay to the original European settlers of Manhattan. The marsh, divided by canals by the European settlers and run through with small streams, appears on maps and atlases at least until 1789 (Real Estate Record Assn:31).¹ Although Randell's Map of 1819-20 designated the area of the project block as "The Market Place", the streets surrounding the project block did not appear on his map; other sources indicate that these so-called "Stuyvesant Meadows", once salt marshes belonging to, among others, Pieter

¹The immediate area of the project block was not included in the Sackersdorf Blue Book Map of Farms. Was this because the area was still swamp in 1815?

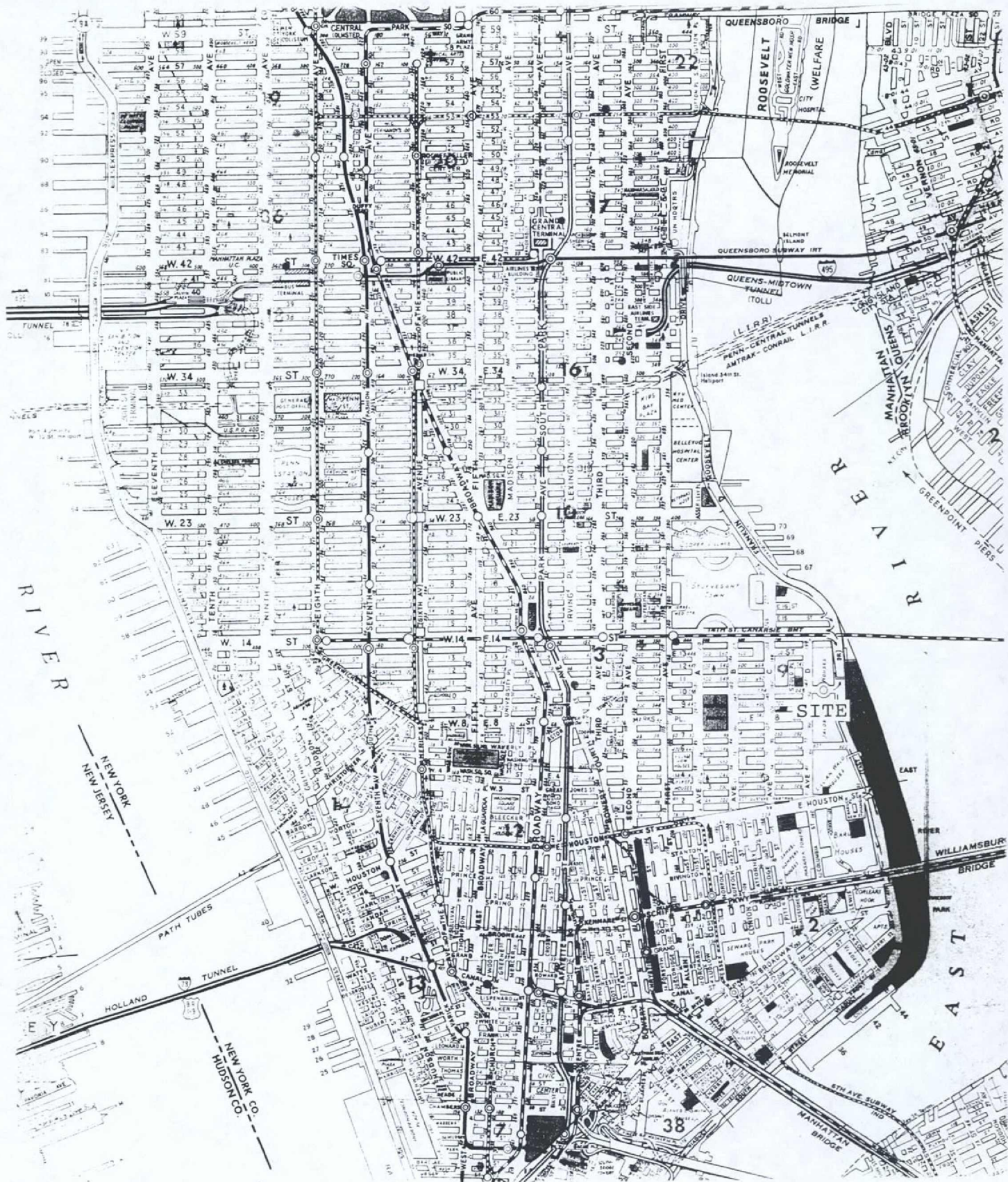


FIGURE 1 SITE LOCATION



View south-east from 9th Street at lots 14-15



View south at eastern part of site

FIGURE 2 SITE VIEWS



Ghost of lot 14 tenement on side of 1876 building



View south to north from 8th Street side

FIGURE 3 SITE VIEWS



View from south - lot 1 (left), lot 63, lots 62-59 (right)



Lot 63 from south - back of 1876 school at right rear

FIGURE 4 SITE VIEWS all Robinson photos

Stuyvesant, were not drained until after 1826 (Hill 1897:238).² Whatever the precise date of the landfilling, there is no doubt that the site was for most of the period marsh and even today the water table under the site is apparently quite high.³

PREHISTORY

Prehistoric occupation in the northeast and New York City area has been divided into the following periods: Paleo-Indian, 10,500 - 8000 B.C., Archaic, 8000 - 1300 B.C., Transitional, 1300 - 1000 B.C., and Woodland, 1000 B.C. - historic occupation. The Archaic and Woodland periods have been subdivided into Early, Middle, and Late phases as follows: Early Archaic, 8000 - 6000 B.C., Middle Archaic, 6000 - 4000 B.C., Late Archaic, 4000 - 1300 B.C., Early Woodland, 1000 - 300 B.C., Middle Woodland, 300 B.C. - 1000 A.D., Late Woodland, 1000 A.D. - European contact. Each of these periods is characterized by particular settlement types. Paleo-Indian sites are often along the edges of areas of low, swampy ground or on very high, protected areas (Ritchie 1980:7). Within New York City, Paleo-Indian remains have been excavated at the Port Mobile site on Staten Island, and worked stone implements of Paleo-Indian type have been found at additional locations within that borough (Ritchie 1980:xviii. and map, 4f.). Although Paleo-Indian materials have not yet been discovered in Manhattan, some portions of the island were, in the recent past, of the topographic type favored by the Paleo-Indian hunters. Thus, the City Archaeologist's predictive model lists the Collect Pond area in lower Manhattan and Washington Heights in the north as being probable areas for Paleo-Indian remains (Baughner *et al.* 1982:10). Although the project area was in historic times a swamp, it falls in the midst of the swamp itself and not along the dry edges. Indeed, it was probably even less desirable for settlement in remote antiquity than it was in early historic times. The topography of Manhattan and its surrounding region have not been constant. The discovery of the remains of land-based megafauna such as mammoth and mastodon on the Atlantic Ocean floor along the Continental Shelf opposite the New York - New Jersey sea coast serves as a reminder that the geography of the New York area has changed considerably since antiquity (Chesler 1982:20). In the remote past, the project area would have been even further from the ocean than it is today.

²The ward and lot numbers on the 1827 tax map for the area do not conform to any subsequent information, while the 1835 tax map has ward numbers consistent with later usage and indicates large blocks of lots owned by a few investors. These tax maps suggest that the filling of these lots was completed by 1835.

³Borings for the site immediately adjacent to the project site, also owned by the New York City Housing Authority, indicate the water table at 14 to 15 feet below the present surface. In the three westernmost borings, closest to the project site, the range of the rubble fill extends from 14.5 to 19 feet below the surface, both above and below the present water table.

The Hudson and East Rivers would have been of reduced scale during glacial and immediately post-glacial times, and thus the project area also would have been further from the rivers' banks and possibly not a swamp at all.

The Early Archaic was characterized by small hunting camps. According to the Landmarks Commission study for a city-wide archaeological predictive model, such sites do not have great archaeological visibility, nor are they likely to be associated with particular land forms (Baughner *et al.* 1982:10).

Finds from other portions of the U.S. northeast indicate that during the Middle Archaic there was a large increase of population. As yet, there is little evidence of this time period in the New York City region and thus it is especially important to watch for remains from this era. Discoveries of Middle Archaic components are necessary in order to define occurrence-characteristics and increase the accuracy of future predictions of site occurrence.

For the Late Archaic, sites are most likely to be found in littoral areas, which makes the study area an unlikely place to find remains of this period (Baughner *et al.* 1982:10-11).

Littoral areas and the zones along major inland water ways such as the Hudson and East Rivers are known to have been settled during Transitional times. Stone projectile points of Transitional type have been found in northern Manhattan, in the Inwood/Washington Heights district.⁴ As yet, there is not a large enough body of information to accurately predict Transitional site occurrence within New York City in anything except the most general terms.

In the Woodland period, many different kinds of settlements existed. Permanent and semi-permanent settlements, villages, as well as seasonal campsites and food gathering/processing stations are characteristic. Agriculture was practiced, although this development may date only to the end of the Late Woodland period, following the first contact with Europeans (Ceci 1982:5-36). Shellfish collecting sites at tidal inlets are particularly well represented in this period, although this may simply be a reflection of the fact that the tidal zones were less likely to have been disturbed by subsequent city development than were inland areas.

In the mid-17th century, high hills near streams, rivers and agricultural fields, and fishing places were favored by the Indians for settlement. The project area, in historic times the middle of a swamp, would have had a low potential for being the site of a permanent or seasonal Woodland period settlement.

At the time of European contact and Dutch settlement, Manhattan was occupied by Munsee-speaking Delaware groups: the Canarsee, who occupied western Long Island and probably controlled southern and possibly eastern Manhattan, and other Indian groups, whose territory included the northern portions of the island (Trigger 1978:214, fig. 1). Until recently, the Indians of northern Manhattan had been identified as the Reckgawawanks; Robert Grumet has now placed this group at Haverstraw in Rockland County (Grumet 1982). Of the tribal groups occupying Manhattan, the

⁴Ritchie 1980:150-178 for general characteristics and distribution of Transitional remains.

Canarsee are the ones most likely to have had a territorial interest in the project area.

The closest known Amerind settlement to the project area was at Corlears Hook to the south, where a village site called Rechtauck, Naghtogack or Nechtanc was located. This village was the scene of a massacre of lower Hudson River Delawarean refugee groups on February 26-26, 1643 during Governor Kieft's infamous Dutch - Indian War (1640-1645) (Bolton 1920:79; Grumet 1981:39). It is highly unlikely that a settlement nearly a mile distant would have left recoverable traces within the project area.

In conclusion, there is no evidence in the historic documentary or prehistoric archaeological record which would suggest that the project area was a place of a permanent prehistoric settlement.

HISTORIC PERIOD

Project Area

The area that today makes up the project site was originally a marsh, as discussed above. According to Stokes

Between the North line of Corlaer's Hook and the South line of Bowery No. 2, at Burnt Mill Point, four parcels of salt meadow, each containing about 11 acres, were surveyed off in very early days and apportioned to four boweries, that all should have the necessary salt hay for the cattle. These meadows had to be taken wherever found, often at some distance from the farm.

In accordance with ancient Dutch custom, the ditches between the meadows were run at right angles to the stream, insuring equal riparian rights (VI, 120).

Ownership of the various parcels of salt meadow changed over time, and the marsh on the project site appears to have belonged to three different allocations: that originally of the old Company's Bowery, which later became part of the Stuyvesant farm, of Arenden Leandert's farm, originally bowery 3, and the meadow belonging to Corlaer's hook (Stokes VI:90, 120, 144 and pl. 84B,b).

As described above, in the topographic section, the area of the project site was marsh probably until the early decades of the 19th century. According to Stokes, "The Market Place" shown on the 1819-20 Randell's map was laid out in 1811, reduced in size in 1815 and ceased to be a market place in 1824 (vol. 3, 959). Whether the project site itself was filled at the time is undetermined and uncertain.

At this time the block lay beyond the inhabited areas of lower Manhattan, but was ripe for development. New York City had become the American center of international trade, bringing increasing wealth and increasing population, both American and foreign born. The population of New York City was 124,00 in 1820, 203,000 in



FIGURE 5 RATZER MAP 1766



FIGURE 6 RANDELL'S MAP 1819-20

1830 and 313,000 in 1840 (Moehring 1981:3, 6; Spann 1981:2-6; Lockwood 1972:6).

The growing wealth, commercial activity, and population put pressure on the value of real estate. Building lot prices in the most desirable areas soared and grew even in the less desirable neighborhoods. Lowlying areas and swamps were filled, hills were leveled and land prepared for development at a rapid pace in the 1830's. As the inhabited land expanded, lower Manhattan became a strictly commercial area, as did the areas along the East and Hudson Rivers. The wealthy moved their homes to suburbs on the northern outskirts or along the fashionable avenues in the middle of the island. The poor and working-class homes were near the waterfronts or in lowlying or otherwise noxious areas. Although real estate prices fell as a result of the Panic of 1837 and subsequent bank failures, an impact which lasted for a decade, the depression had bottomed out by 1842-43 and real estate prices and activity eventually recovered (Spann 1981:10,48,106; Moehring 1981:5, 20; Wall 1987:71-73).

According to Spann

...a substantial number of new tenements were constructed for the working class. Between 1846 and 1850, more than 1200 buildings were erected in the two chief middle- and working-class wards below 14th Street, the Eleventh and Seventeenth. These wards, which embraced the Drydock area south of the Gashouse District, doubled in population between 1845 and 1853, in part because of the inpouring of German immigrants, and became the most populous in the city. Here, in particular, the emphasis was on the new-style tenement house....construction did not keep up with population growth, with the result that housing in the two wards was among the most crowded in the city (1981:154).

Along with the expansion of population came an expansion of public health problems relating to both the lack of clean water to drink and the lack of sewers to dispose of waste. 1842 brought piped Croton water into the city and beginning in the 1840's, sewers were put in place in many areas. Although water was delivered to more prosperous areas soonest, in an effort to have hookup costs pay for the pipes, sewers were often placed in lowlying areas earliest, regardless of neighborhood (Spann 1981:chapter 6, *passim*; Moehring 1981:15-22).

Project Site

The site specific information about the project site conforms to the general history of land use, population growth and infrastructure described above. Sometime around or after 1826 the land on the block was likely to have been filled (Historic New York:238). As already noted, the project block had been divided into building lots in the tax records of 1827, which, however did not indicate any ownership of any lots; whether this was before or after the lots were filled cannot be determined on the basis of the evidence examined. By 1835, prior to the 1837 Panic, the block was owned in large sections by very few investors. The project site belonged to two investors: The American Life Insurance and Trust Company, like many insurance companies an investor in real estate, and the estate of Jos. (?) Austin (1835 tax map). The fact that an estate owned some of the lots might indicate that they were purchased in a year

prior to 1835.

Although we do not know if the building lots were filled in 1827, records indicate the Avenue C was opened from North (Houston) to 14th Street by action on April 24, 1826 and widened from 3rd to 13th streets by action on April 13, 1835 (Stokes VI, 588, Stokes 3:971). Avenue D had been ordered opened to the Market Place in 1818 and confirmed opened in 1819, which would have taken it as far as 7th Street (Stokes 3:959, 993). The land for 8th Street between First Avenue and the East River was ceded to the City September 10, 1827, ordered opened from Avenue B to the East River on May 2, 1833 and confirmed opened on April 18, 1834 (New York City 1848, Doc. 17:3-4).⁵ 9th Street between First Avenue and Avenue D was ceded to the city at the same time as 8th Street, September 10, 1827, but the date the street was opened is not recorded in the consulted documents (Stokes VI:602).

Avenue D must have been opened by the time it received a sewer from 5th through 8th streets in November 1844; 9th Street was clearly opened when it received a sewer from Avenue C to 200 feet west of Avenue D (therefore extending past the project site) in February 1844 (New York City, Doc. 18:279). 8th street itself was sewered sometime between 1848 and 1865 (Moehring 1981:96). The sewerage of the area seems to follow the rule then that areas which needed to be drained were sewer-ed earliest.⁶ There was Croton water on all streets prior to 1852 (Moehring 1981:48).

Lot Histories - Block 378

Many types of records were consulted in order to determine the building histories on each lot: the records of the New York City Department of Buildings (both paper and fiche, including those now in the New York City Archives), tax maps and lists retained in the New York City Archives, maps and atlases. A complete list of the tax, map and atlas records is appended. Below, the building history of each lot is outlined, with only construction and destruction dates notes, along with alterations of building footprints or plumbing facilities. When such information is not included, it could not be determined from the records consulted or the records did not exist at all. Inconsistencies in the various types of records is also recorded. Ownership is listed only where it may help understand the building history. At the end of each lot list is a

⁵Apparently shortly after the confirmation of the opening of 8th Street, some development occurred on the street, if the dates of construction now on 356 and 366 8th Street, of AD. 1835, are correct.

⁶Although the records of the City Council confirm the early sewers, the records of the Bureau of Sewers show only later information. For example, the sewer on the 9th Street side of Block 378 is shown as dating from 1891. According to the index of special tax assessments of the Department of Finance, owners of lots on this block were assessed on May 26, 1892 for a special assessment to **alter** the 9th Street Sewer between Avenues C and D (emphasis mine).

The problem of the reliability of early records of water and sewers is important for assessing archaeological possibilities. It is not only modern archaeologists who regret the lack of accurate records. Moehring points out "Unfortunately, maintenance was of little concern to authorities who kept few maps or records. It was no wonder therefore that, as the years passed and old builders died, sewer locations became public mysteries" (1981:87).



summary of the buildings built on the lot and the known or probable sanitary arrangements.

ABBREVIATIONS: tm = tax map; tr = tax record; NB = new building permit; alt = alteration permit;
dem = demolition permit; BN and P&D = plumbing, heating systems permits;
C of O = certificate of occupancy

BOLDFACE DATES indicate new construction

lot 14	714 E. 9th Street (ward lot 2382) former address: 363 E. 9th
1835 tm	ownership American Life Insurance and Trust Company, which owned most of the western part of the block
1849 tr	"house" "unfinished", property owned by Decker and Brown
1850 tr	"house" completed
1852 Dripps	large lot with one structure in <u>NW quadrant</u> = this lot
1853 Perris	ship joiner -- structures on most of this lot and continues to lots 15 and 16 as well
1854 tr	lot and SHOP
1855 tr	lot and H[ouse]
1858 tr	<u>4-story structure measuring 22 by 48 ft. on a lot measuring 22 by 94 ft.</u> , property still owned by Decker and Brown
1857/62 Perris	ship joiner - saw mill on front part of lot, and part of the large shed which extends across all three lots (14- 16) at rear of lot
1867 Dripps	lots 14 - 16 contain large "C"-shaped structure with closed side on this lot
1876	possibly NB 456-76 (the number of the new building permit for lot 16). Xerox of index card preserved in New York City archives preserves ...56-76
1878 tm	ownership Bayles and Kierstin
1879 Bromley	building on front 3/4 of lot
1903 Sanborn	5-story dwelling, front 3/4 of lot -- 1/2 NS on E lot line a small one-story structure which abuts a similar one on 15 (716E)
1903 Alt 1199	see lot 15: Dec. 16, 1903. owners Bernhard S. Mayer and Jonas Weil, 35 Nassau Street. Removing light shafts, adding windows and 2 waterclosets per floor (in hall). Said to be 20 families <i>before renovation</i> and 18 afterwards. [due clearly to adding of shop as per permit below] Lot 25' by 90'. Building 25' by 74' 0", 5-story brick, rear yard 16' to lot line. Previously no waterclosets/ subsequently 2 wcs per floor or one watercloset for every two families. Remarks: "present school sink site will be cleaned and properly disinfected" No wc's existed prior to renovation, only afterwards. Water and soil lines added to building.
1904 Alt 24	permit for both this and building on lot 15. New light shafts were created for both buildings and for this building requested new shop window, pointing out that the structure on lot 15 already had one. Buildings described as 25 by 74' on lots 25 by 92'. (only "4 04" preserved on xerox of index card and forms found in lot 15 file. This is support for the assumption that NB 456 - 76 is meant by the other preserved abbreviation mentioned above)
1939 P&D 1062	old law tenement, brick, 5-stories, 25' by 74' by 55' high, lot 93' 11" by 25', 18 families, tenement and stores, adding 2 new wcs on floors 2-5, 1 new wc on 1st floor
1939 Alt 1204	new toilets; building consists of cellar (usual uses), 1st floor: 2 apts, 2 stores & 2 families, floors 2 -5, 4 apartments, 4 families, building 25 by 74'
1962 BN 3015	new kitchenettes and plumbing fixtures: gives dimension of building as 25' by 85', calls it old law tenement, still apparently has little plumbing because applications says 1 each washbasin, tub and sink on 1st floor and 2 of each on second through 5th floors

Is this the same lot as 1850/72?

X

SUMMARY, LOT 14 1849/50:construction of first recorded structure, probably industrial (ship joiner), on this and two lots to east; 1879:new building on lot, old law tenement, probably with school sink or other water-cleaned facility in yard; building still standing in 1962.

lot 15 **716 E. 9th Street** (ward lot 2383) former address: 365 E. 9th Street
 1835 tm ownership American Life Insurance and Trust Company, which owned most of the western part of the block
 1848 tr property consists of lot and "shed"
 1849 tr house "unfinished", property owned by Decker and Brown
 1850 tr house on lot
 1852 Dripps large lot with one structure in NW quadrant, probably includes part of this lot
 1853 Perris ship joiner -- (also 14 and 16) - structures on most of lot with center open
 1854 tr lot and SHOP
 1855 tr lot and H[ouse]
 1858 tr 4 story building, 22 by 28 ft. on lot 22 by 94 ft., property still owned by Decker and Brown
 1857/62 Perris ship joiner - brick structure front part of lot, and part of the large shed which extends across all three lots (14 - 16) at rear of lot
 1867 Dripps lots 714 - 718 contain large "C"-shaped structure with open space in middle of lot
 1876 ? based on ownership 1878 and 1879 atlas information, along with new building information for lots 14 and 16, this is the proposed date for the building of the tenement on this lot which is shown in subsequent maps and atlases
 1878 tm ownership Bayles and Kierstin (same as lots 14 and 16)
 1879 Bromley building on front 3/4 of lot
 1903 Sanborn 5-story store and dwelling, front 3/4 of lot -- small 1-story structure on West lot line in 1/2 center NS, abuts similar structure on 714 (lot 14), building 54' long.
 1903 Alt 1199 see lot 14:Dec. 16, 1903. owners Bernhard S. Mayer and Jonas Weil, 35 Nassau Street. Removing light shafts, adding windows and 2 waterclosets per floor (in hall). 18 families both before and after renovation. Lot 25' by 90'. Building 25' by 74' 0", 5-story brick, rear yard 16' to lot line. Previously no waterclosets/ subsequently 2 wcs per floor. Remarks: "present school sink site will be cleaned and properly disinfected" No wc's existed prior to renovation, only afterwards
 1904 Alt 24 permit for both this and building on lot 14. New light shafts were created for both buildings and for the building on lot 14 requested new shop window, pointing out that the structure here already had one. Buildings described as 25 by 74' on lots 25 by 92'.

Sanborn 1920-1950 5 story dwelling & stores, 3/4 of lot

1946 PD 4560 new bathrooms installed, hall toilets removed, called old law tenement, 25' by 74'

1952 (permit for lot 56) shows lot with building on 3/4 of lot

SUMMARY, LOT 15 1849/50:construction of first recorded structure, probably industrial (ship joiner) on this and adjacent lots; 1876:probably new building, probably with school sink; 1879: certainly new building, probably with school sink; building still standing in 1952.

lot 16 **718 E. 9th Street** (ward lot 2384) former address: 367 E. 9th
 1835 tm ownership American Life Insurance and Trust Company, which owned most of the western part of the block
 1848 tr lot with shed
 1849 tr lot vacant, owned by Decker and Brown
 1852 Dripps large lot with no structures shown on this portion
 1853 tr lot, house, and stable
 1854 tr lot, 2 houses and stable

1855 tr lot, house, and stable
 1853 Perris ship joiner -- (also 14 and 15) - at least in rear of lot; front of lot ambiguous, possibly a dwelling on the front half of lot but clearly ship joiner in rear
 1858 tr 5-story structure, 31 by 48 ft. on lot 31 by 94 ft., still owned by Decker and Brown
 1857/62 Perris ship joiner - brick structure front part of lot, and part of the large shed which extends across all three lots (14-16) at rear of lot, most of area between these two structures also has a building which apparently continues part of an internal wall into the center of the lot. Address shown here as 367 (E. 9th)
 1867 Dripps lots 14 - 16 contain large "C"-shaped structure with open space in middle of lot
 1876 NB 456-76 (no record, just # on jacket and note "Class A")
 1878 tm ownership Bayles and Kierstin
 1879 Bromley building on front 3/4 of lot
 1903 Sanborn 5-story store and dwelling, front 3/4 of lot, 54' long -- small 1-story structure in center N-S along West lot line (Address shown here conforms to present use)
 1905 ALT 2145-05 (No record, just # on jacket)
 1906 AL 66 one building S. side 9th Ave, 300' E of Ave. C, tenement, lot 25' by 100', building 25' by 76' or 25' by 76' 6"; cellar 8' below curb, stone foundation 2' thick, owner S. Rosen & Co., 23 Rivington Street. Permit is to build WC compartments on all floors "omit new waste and vent lines as new WC will be connected to present sink trap" Jan. 31, 1906; also new show window for shop
 1920-1950 Sanborn 5 story dwelling & stores, front 3/4 of lot
 1957 AL 376 233' East of Ave. C. Added bathrooms, reduced number of rooms, and altered kitchens; changed stores to apartments on first floor: from 2 families, 2 apts, 4 rooms to 4 families, 4 apartments, 6 rooms. Other floors were changed from 4 apartments, 12 rooms to 4 apartments, 8 rooms.
 1978 DM 33 Emergency demolition, application 3/16/78. Described as 1 dwelling, 5 apartments, 20 rooms, 5 stories, 50' high, building 25' by 75'. Note on folder said "demolition completed 2-26-80"

SUMMARY, LOT 16 1848: first recorded construction on site "shed"; 1853: second recorded construction probably industrial (ship joiner); 1876: new building, old law tenement, probably with school sink; 1978: building demolished.

lot 17

1835 tm 720 E. 9th Street (ward lot 2385) former address: 369 E. 9th St
 lot owned by the estate of Jos.(?) Austin, which owned many of the lots in the center part of the block as well as several towards the eastern end)
 1847 tr lot owned by Thomas E. Davis (one of four)
 1848 tr lot owned by Miller & Shaurman (overwritten over Thomas E. Davis) (one of four)
 1852 Dripps part of lumber yard; one structure shown, but on side of lumber yard lot, not on this portion
 1858 tr 5-story house on lot, 25 by 48 ft. on lot 25 by 94 ft, still owned by Miller and Sherman (sic)
 1857/62 Perris building on front 1/2 of lot. Address shown here as 369 (E. 9th) cf. lot 55?/ both sliced off lumberyard
 1879 Bromley building on front 1/2 of lot and another structure at rear 1/4
 1891 Bromley building on front 1/2 of lot and another structure at rear almost 1/2 of lot lengthwise and in half of backyard along west lot line
 1893 Robinson building on front 1/2 of lot and second structure covering most of rear of lot, with small area between the two buildings and small open area along eastern lot line in rear
 1903 Sanborn 5-story store and dwelling, front 1/2 of lot, 48' long -- rear of lot in SW has 1-story factory (light) and on E lot line smaller 1-story structure in same location as on other

lots further east (not part of project) Address shown here conforms to present use⁷

Sanborn 1920 5-story, SD, front 1/2 of lot and 2 structures in backyard: 1-story small structure along E lot line (not in back) and 1-story larger structure identified as "light factory" in SW 1/2 EW 1/4 NS of lot

1940 Dem 70 SS 9th Ave, 258' East of Ave C. Front Old Law Tenement, rear not recorded, lot 25' by 93' 11". OLT 47'8", backyard 23', 10 families. Demolished 3/21/40 by WPA Labor. Demolition to make parking lot for tenants of 722 East 9th, lot 18 (not part of project)

1907-1950 Belcher-Hyde lot empty

1955 Alt 1404 added block masonry wall to make parking lot for 10 cars

1956 C of O 45145 at this time lot defined as 258' from Ave C, dimensions W50' by 93'11", so at this time joined with lot of 722 E 9th Street

1972 Vacate order (really for 722): November 17, 1972

SUMMARY, LOT 17 1858: first documented construction, sanitation unknown; 1879, back quarter of lot built on; 1940 demolition of both structures.

lot 55 **371 E. 8th Street** (ward lot 2330) former address 359 E. 8th

1835 tm lot owned by the estate of Jos.(?) Austin, which owned many of the lots in the center part of the block as well as several towards the eastern end)

1852 Dripps part of lumber yard; no structures shown on this portion (owned by Miller and Sheurman from 1848, according to the tax records; the latter name is variously spelled Shaurman and Sherman)

1858 tr 5 story structure on lot, 25 by 48 ft. on lot 25 by 94 ft (the lot was still owned by Miller & She[u]rman)

1857/62 Perris structure on front 1/2 of lot cf. lot 17? (both sliced off lumber yard)

1903 Sanborn 5-story store and dwelling, 45' long, on front 1/2 of lot and 1-story structure at back NE corner of lot along lot lines

1907 ALT 2599 258' East of Ave C, tenement 25' by 48'8", lot 25' by 93'11"; fdn 10' below curb, 20" thick foundations. permit is to add water closets of 2 -5 th floors

1920 Sanborn 5-story, SD, front 1/2 of lot, 1-story structure in NE corner rear of lot

1941 AL 1083 putting waterclosets in each apartment, prior to this new installation there is 1 toilet for each 2 families.

1907-1950 Belcher-Hyde 5-story building on front half of lot only

1920-1950 Sanborn 5-story, SD, front 1/2 of lot, 1-story structure in NE corner rear of lot

1959 MC 2695 building still standing, when new oil burner was installed

SUMMARY, LOT 55 1858: first documented construction, sanitation unknown; 1907: had watercloset(s) either in yard or on first floor of building; building still standing in 1959.

lot 56 **365 - 369 E. 8th Street**

formerly lot 56 (369 E), ward lot 2331; lot 57 (367 E), ward lot 2332 and lot 56(365 E) ward lot 2333; former addresses 357 E. (56), 355 E. (57), 353 E. (58)

⁷Checked also lots 18 and 19, since buildings on Sanborn 1903 seem in plan to be similar. No NB information for either lot. For lot 18, earliest permit is AL 2946/ 1905, where a rear extension is built in which kitchen and bathroom are being installed. The structure already had sewers and drains, but was adding a soil pipe. For lot 19, the earliest information is AL 3452/ 1906, which indicated that the watercloset was in the yard and sewers existed to the building. The permit mentioned the "present school sink will be removed, disinfected and filled with fresh earth" References to a 1904 alt permit for lot 19 existed on the index card but there were no corresponding records.

former lot 56

- 1835 tm lot owned by the estate of Jos.(?) Austin, which owned many of the lots in the center part of the block as well as several towards the eastern end)
- 1847 tr owned by David Codwise
- 1849 tr house on lot, owned by James Ferris ✓
- 1852 Dripps 2 structures, one at front of lot and one at rear
- 1858 tr (one?) 4 story structure, 2 houses on lot, one(?) measures 25 by 44, lot measures 25 by 94 ft., still owned by James Ferris
- 1857/62 Perris brick structure on front 1/2 of lot and wooden structure on rear 1/4 of lot
- 1903 Sanborn 4-story 38' (?) SD in front and 3-story 25' dwelling in back and 1-story small structure along E lot line^a
- 1920 Sanborn 4-story store and dwelling on front 1/2 of lot, then 1-story small structure along E lot line and 3-story dwelling on back 1/4 of lot
- 1907-1950 Belcher-Hyde 4-story building on front half, 3-story building in rear quarter, to lot line
- 1941 AL 1083 putting waterclosets in each apartment, prior to this new installation there is 1 toilet for each 2 families.
- 1945 DM 156 Rear building, described as 3 stories, 25' by 16' deep, vacant, 233' from Ave C., lot 93' 11" by 25'
- 1920-1950 Sanborn empty lot
- 1950 DM 179 vacant tenement, 20 by 40', 3 stories high/or 4 stories high, 2 party walls, 230' from Avenue C
- 1951 AL 1659 lot 56, now combined, 365, 367, 369 E. 8th Street, lot 75' by 93' 11", building 1 story building, a shed at the 8th street side of lot 56, parking lot, land vacant now, 183' east of ave. C
- 1952 (permit for lot 56) shows structure on front 1/2 of lot
- 1952 C of O appl. August 2, 1952, from alt permit 1659, says parking is "on ground
- SUMMARY, LOT 56** 1849: first documented construction, sanitation unknown; 1852: second structure added to rear of lot; 1941: still 1 toilet for each 2 families; 1945: rear structure demolished; 1950: front structure demolished; 1952: parking lot.

former lot 57

- 1835 tm ownership American Life Insurance and Trust Company, which owned most of the western part of the block
- 1847 tr owned by George F. Tallman
- 1852 Dripps part of large lot, undivided, including also 357/359/361 E. 8th
- 1852 tr house on lot, owned by James Ferris
- 1853 Perris building on front 1/2 of lot
- 1854 tr lot and 2 houses
- 1855 tr lot and 1 house
- 1858 tr 4 story house, 1 structure only, 25 by 48 ft. on lot 25 by 94 ft, still owned by James Ferris
- 1903 Sanborn 4-story 38' (?) dwelling in front and 1-story small structure along back lot line at NW corner

^a I think that these small 1-story structures shown on the 1903 Sanborn were structures containing school sinks, hopper closets, and/or water closets or other toilet type. Those on the side lot lines seem to me to be likely to be connected to water and sewer, with the location making it possible to use a single pipe for adjacent lots, as well as limiting the length of pipe necessary for the arrangement. Whether the energized activity of the tenement commission caused the erection of these facilities or the recording of them at this time is unknown.

1920 Sanborn 4-story store and dwelling (paint store) on front 1/2 of lot and 1-story small structure along back lot line in Western half
 1907-1950 Belcher-Hyde 4-story building on front half, back unbuilt
 1920-1950 Sanborn building on front half, vacant and dilapidated - shows small 1-story structure at rear along lot line
 1950 DM 282 4 stories, vacant, 25' by 24', no party walls
 AL 1659/1951 BL 378/lot 56, 365, 367, 369 E. 8th Street, lot 75' by 93' 11", building 1 story building, a shed at the 8th street side of lot 56, parking lot, land vacant now, 183' east of ave. C
 1952 (permit for lot 56) shows structure on front 1/2 of lot
 1952 C of O appl. August 2, 1952, from alt permit 1659, says parking is "on ground
SUMMARY, LOT 57 1852: first construction documented, sanitation unknown; 1950, building demolished; 1952: parking lot.

former lot 58

1835 tr ownership American Life Insurance and Trust Company, which owned most of the western part of the block
 1847 tr owned by George F. Tallman
 1852 Dripps part of large lot, undivided, including also 357/359/361 E. 8th
1852 tr house on lot, owned by Camp[b]ell and Law
 1858 tr 4 story house, 1 house, measures 25 by 48 ft, lot measures 25 by 94 ft. newly owned by Chas. Whitlock
1879 Bromley buildings on front 2/3 and back 1/4 of lot
 1885 Robinson buildings on front 2/3 and back 1/4 of lot
 1891 Bromley building on front 2/3 of lot
 1893 Robinson building on front 3/5 of lot and a second structure at rear 1/5
 1903 Sanborn 4-story 38' dwelling in front and 1-story small structure along E lot line and 2-story 20' long tailor shop in rear with windows on both east and west lot lines
 1920 Sanborn 4-story store and dwelling on front 1/2 of lot, 1-story small structure along E lot line and 2-story tailors shop in rear 1/4 of lot
 1907-1950 Belcher-Hyde 4-story building on front 1/2, 2-story building at rear 1/8 along lot line
 1943 DM 37 and/or DM 73 for rear building, described variously as brick dwelling, tenement, 2 dwellings, non-fireproof, vacant, 20' deep by 25'
 1920-1950 Sanborn structure in front half labeled vacant and dilapidated and back structure labeled dilapidated
 1950 DM 281 vacant, building 25' by 48', 4 stories, no party walls
 1951 AL 165 lot 56, now 365, 367, 369 E. 8th Street, lot 75' by 93' 11", building 1 story building, a shed at the 8th street side of lot 56, parking lot, land vacant now, 183' east of ave. C
 1952 (permit for lot 56) shows structure on front 1/2 of lot
 1952 C of O appl. August 2, 1952, from alt permit 1659, says parking is "on ground
SUMMARY, LOT 58 1852: first documented construction, sanitation unknown; 1859-1879: structure added on back quarter of lot; 1943: rear building demolished; 1950: front building demolished; 1952: parking lot.

lot 59 **363 E. 8th Street** (ward lot 2334) former address: 351 E. 8th
 1835 tr ownership American Life Insurance and Trust Company, which owned most of the western part of the block
 1847 tr lot owned by George F. Tallman
 1852 Dripps part of large undivided lot, no structures, 365 - 357 E. 8th street
1852 tr lot and house
 1853 tr property owned by Camp[b]ell and Law
 1853 Perris building on front slightly more than 1/2 of lot

1856 tr property owned by E.D. Gurnsey
 1858 tr property still owned by E.D. Gurnsey, 4 stories, 25 by 48 ft. on lot 25 by 94 '
 1903 NB 1490 (no documentation, only note on folder)
 1903 Sanborn 4-story dwelling, 38' deep, on front 1/2 of lot and small 1-story structure at back NE corner of lot
 1904 NB 16 (no documentation, only note on folder)
 1908 ALT 680 April 1908, 168' E. of Ave C, tenement, lot 25' by 87'3", bldg 25' by 43'3", 4 stories; take down entire front wall and replace with cast iron bordered brick; water closets to be installed on 2, 3, 4, floors; number and location of water-closets: 2 in yard (1st floor), 2 each on 2, 3, 4 floors; present building occupied 1st floor store, 2 -4 4 families each
 1908 AL 282⁹ says building 47'3", cellar ceiling 1' above curb; March 31, 1908: The plans for the alteration proposal to be made to this tenement house have been approved this date on condition that the water-closet entered from yard is entirely frost-proof, and notice is hereby given that this water closet is placed in this location, at the owner's risk, signed, "Tenement House Commission"
 Amendment to Alt 282, 1908: "two of the present long hopper closets will remain in yard and be repaired" dated 3/26/08 (and new yard structures omitted, because yard structures can only replace school sink)
 new lines included: 2 soil pipes, 4 water pipes, 6 vent pipes, 1 fresh air inlet, 1 yard drain, 2 shaft drains, 1 leader
 present water closet accommodation: in yard
 exterior: (choice is hopper closets, school sinks, or privy vaults): exterior hopper closets
 hopper closets in yard remain for stores after alteration: 1 water closet for each 2 families, 1 new water closet on each 2, 3, 4th floors -- and 2 in yard
 dimensions of water closets 2' 4" by 4' 0" and 3' 0" by 4'), lit by windows and skylights and gas at night -- other facilities include 2 wc in yard and 2 sinks in cellar, 1st story 2 sinks and 2 washtubs, 2- 4 2 wc, 4 sinks, 4 wash tubs.
 "yard structure is only permitted to replace school sink. note that water-closet accommodations must be placed in building."
 1981 AL 501 erect new water close on 1st floor and remove water closet in yard after new water closet is installed.
 Yard will be concreted and connected to drain when structure is removed
 note 11/20/18: conflict as to 1 or 2 toilets in yard, which needs to be resolved.
 1920 Sanborn 4-story stores and Dwelling , front 1/2 of lot, 1-story structure in NE corner of lot
 1947 AL 67 and AL 136 reducing room count and installing bathrooms and new heating system
 1907-1950 Belcher-Hyde 4-story building on front half of lot only, back unbuilt
 1920-1950 Sanborn 4-story, labeled apartments, front 1/2 of lot, 1-story structure in NE corner rear of

⁹These two 1908 alteration permits were to cure violations from the Old Buildings Bureau, violations which dated to 1905, 1906 and 1907. The violations were found in the Building Department records now kept in the Municipal Archives. Among the violations were the following: OB 120213 12/18/05 - #400, thoroughly cleanse the bowls of the w.c.'s in the yard, etc.; OB 36344 12/13/06 -- #309, remove all obstructions from the wc's in the yard, #243, remove all deposits, scrape and thoroughly scrub and cleanse the seats and floors of the w.c.'s in the yard, etc., #404, remove the accumulation of filth and fecal matter from the rear of the yard, etc.; OB 25007 11/12/07 -- #400, thoroughly cleanse the walls and ceilings of the cellar, also the seats and floors of the four w.c. compartments in yard, etc., #2(?)55, reset the def(ectively) connected bowls of the four w.c.'s in yard; OB 25917 Nov. 22, 1907 -- #231, additional w.c.'s provide.

lot

1952 (permit for lot 56) shows structure on front 1/2 of lot

SUMMARY, LOT 59 1852: first documented construction on the site, sanitation unknown; 1903/4: possibly new building on site, with hopper closet in yard; 1908: certainly existing hopper closets in yard; 1952: building still standing.

lot 60 359-361 E. 8th Street

current lot consists of two lots

359 = original lot 60, ward lot 2336, former address 347 E. 8th

361 = original lot 61, ward lot 2335, former address 349 E. 8th

N.B. Both lots have identical building/cartographic/ownership histories, so will be listed together below

1835 tm ownership American Life Insurance and Trust Company, which owned most of the western part of the block

1847 tr owned by George F. Tallman

1852 Dripps part of large undivided lot, no structure (365-357 East 8th Street)

1852 tr lots and houses, both owned by James Martin

1853 tr indicates owner as Camp[b]ell and Law

1854 tr indicates owner as James Martin

1855-58 tr indicates owner as Campbell and Law, structure on each lot described as 25 by 48 ft. on lot 25 by 9

1903 Sanborn both lots empty

1903 NB518 359 - 361 East 8th Street, as single structure; tenement, 28 families, 4 stores; 3 families on 1st floor, 5 families on floors 2 - 5; lot : 50 by 87'10", bldg 50' by 74'7", 6 stories and cellar, foundations 10' below curb; "property now vacant" waterclosets: 5 on each floor.

1920 Sanborn dumbbell-shaped 6-story and basement over 4/5 of lot, with stores and dwellings

1947 AL 136 new bathrooms

1952 (permit for lot 56) shows dumbbell structure

SUMMARY, LOTS 60 and 61 1852: first documented construction; 1903: original buildings demolished; 1903: New law tenement constructed, with indoor waterclosets; 1952: building still standing.

lot 62 357 E. 8th Street (ward lot 2337) former address: 345 E. 8th

1835 tm ownership American Life Insurance and Trust Company, which owned most of the western part of the block

1847 tr lot owned by George F. Tallman

1852 Dripps part of large undivided lot, no structures, 365 - 357 E. 8th street

1852 tr lot and house, owned by Henry Taffn (sic)

1853 tr property owned by Camp[b]ell and Law

1854 tr property owned by Henry Taff

1855/56/57 tr property owned by Campbell and Law

1858 tr property owned by Henry Taff, building 25 by 48 ft. on lot 25 by 94 ft.

1903 Sanborn 4-story dwelling, 38' deep, on front 1/2 of lot and small 1-story structure at center of back lot line

1916 AL 2 to create a store front. Building described as 25 by 48', 8 families, 2 families per floor, with the foundation 6' below the curb

1920 Sanborn 4-story stores and Dwelling, front 1/2 of lot, 38' deep, 1-story structure in center of back lot line

1925 P&D 1400 new bath tubs and w.c.'s on the 2nd through 4th floors using existing soil and vent lines

1907-1950 Belcher-Hyde 4-story building on front half of lot only, back unbuilt, indicates building 45' deep on 87.10' lot

1920-1950 Sanborn 4-story, front 1/2 of lot, 1-story structure in center of rear lot line

1967 BN 280 4 story structure, class A old law tenement on 87' 10" by 25' lot, beyond building in yard is extension with stairs, according to plan as well as stairs from cellar on 8th street side. This permit was for the boiler

1976 DEM 119 Sept. 13, 1976: dwelling, 4 stories, 40' high, no set back, footprint 25 by 40', walk up, building severely burned, emergency demolition; demolition completed October 1, 1976

SUMMARY, LOT 62 1852: first documented construction on site, sanitation unknown; 1967: extension with stairs at back of building added at some time prior to this; 1976: building demolished.

lot 63 355 E. 8th Street ward lot 2337A former address: 343 E. 8th St

1849 tr lot created, house built (designated "new"), owned by Samuel P. Patterson, no ward lot number

1851 tr lot and house (here ward number is 2337 1/4)

1852 tr here ward number is 2337A

1852 Dripps building on front 3/4 of lot

1853 Perris structure slightly longer than house to E; building and addition to it seems still same shown on 1903 maps (slightly set back from curb)

1858 tr structure described as 3 stories, 20 by 40 ft. on lot 20 by 70 ft., property still owned by Samuel Patterson

1891 Bromley building on front 3/4 of lot, slightly set back from 8th street and a second structure along the rear lot line, lot 20 by 70.5 feet

1893 Robinson building on front 2/3 of lot, set back from 8th street, lot measures 20 by 70.5 feet

1903 Sanborn 3-story and basement dwelling on front' (plus (?) set back a bit at front lot line) and 1-story and basement extension at rear and 1-story structure along entire rear lot line

1907-1950 Belcher-Hyde 3-story plus basement on front 40" of lot (lot 70.5') with 1-story rear addition and small structure along lot line

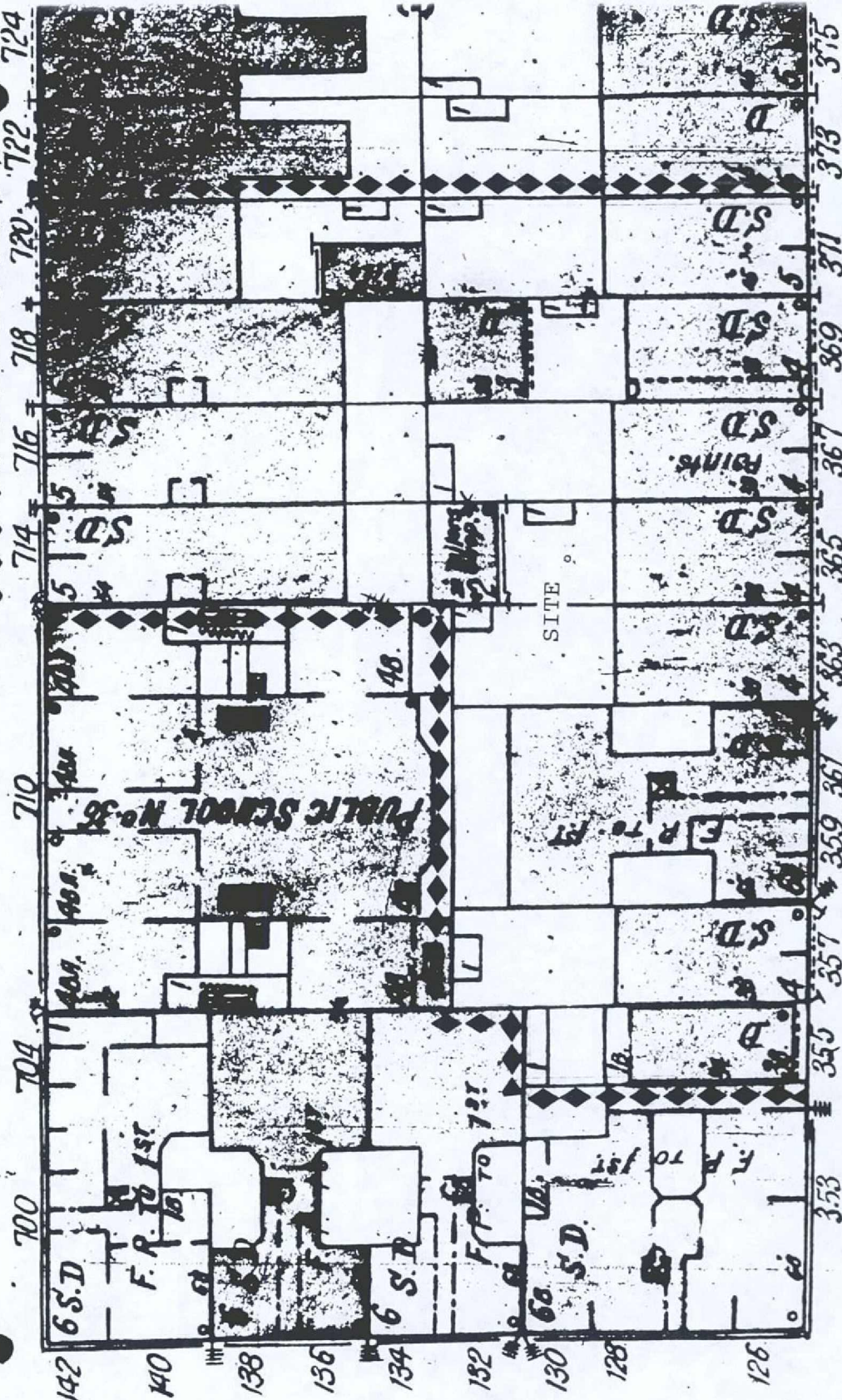
1945 DEM 002945 brick tenement, 20 by 50', 3 stories, 18 rooms, 3 apts. per floor, lot 20 by 70.5', 63' from Avenue C, unsafe/vacant

1920-1950 Sanborn lot empty

1955 ALT 1728 October 20, 1955: parking lot

SUMMARY, LOT 63 1849: first documented construction on site, sanitation unknown; 1945: building demolished; 1955: parking lot on site.

EAST NINTH



EAST EIGHTH

FIGURE 10 SANBORN MAP 1920

CONCLUSIONS AND RECOMMENDATIONS

A review of the documentary and cartographic evidence indicates that all lots on the development site were originally developed between 1849 and 1858. This is after Croton water had been piped into New York and after sewers had been laid in at least the avenues, if not the streets around the site.¹⁰ Thus it is possible that all of the original buildings had both water and sewerage from the time of their construction.¹¹ However, this cannot be confirmed from the documentation reviewed.

The fact that the neighborhood of Block 378 was an immigrant neighborhood, that the documentation we do have indicates that the sanitation facilities were minimum at best and improved only under the impetus of legal changes means that we cannot assume that just because water and sewer hookups were possible that they were made. Even in 1903 there were still 744 privies and school sinks in Ward 11, where block 378 was located. The population of the block was heavily Germanic, one of the two large immigrant groups (along with the Irish) who were generally poorly served by their landlords (Tenement House Dept. 1903:v.1, 66;v.2, chart following 27,48-49; Spann 1981:25). Certainly the documentation from the Old Buildings Board for lot 59 indicates that at least the tenants in that building were living with minimal sanitary conditions even as late as 1908, although by this time the building was served by facilities which were cleared by water into the sewer system.

If it were possible to prove that the original construction on each site was served by school sinks, then there would be no need to perform additional, subsurface archaeological investigation, for it seems that the difficult to wash out facilities were not used for garbage disposal and yield very little archaeological material.¹² School sinks and/or hopper closets were present at the buildings on at least lots 14, 15, 16, and 59 in the first few years of the 20th century.¹³ Perhaps the small 1-story

¹⁰Although the sewers may have originally been laid to help drain the swampy land (Moehring 1981:20), by 1845 plumbing fixtures, including sewer-connected privy vaults, school sinks, and hopper closets could readily have been attached even legally, since at that time the city allowed "vegetable and animal matter" to flow into the sewers (Moehring 1981:90).

¹¹Row houses in the 1840's generally had indoor plumbing, including those on St. Mark's Place only 3 blocks west of the project site (Lockwood 1972:183,197). But the less elegant neighborhood of the project site probably had far less elegant facilities.

¹²Cf. the recent excavations of the school sink at the New York City Tenement Museum, Joan Geismar, personal communication. It is possible that sewer-connected privies would follow the same principle, since they were also cleared by water and thus not useful for trash disposal.

¹³The Tenement House Department description of a school-sink follows:

Speaking in the popular sense, it is a sewer-connected privy located in the yard, provided with an ostensible means of flushing. To all external appearances it differs in no way from the ordinary privy and contains the same objections as a privy....In thickly populated districts,...such a form of disposal of sewage is a relic of barbarism. (1903-

structures on the side lot lines on the Sanborn 1903 map represent school-sink or hopper closet enclosures, placed side to side in order to build fewer walls and lay fewer water and sewer pipes.¹⁴

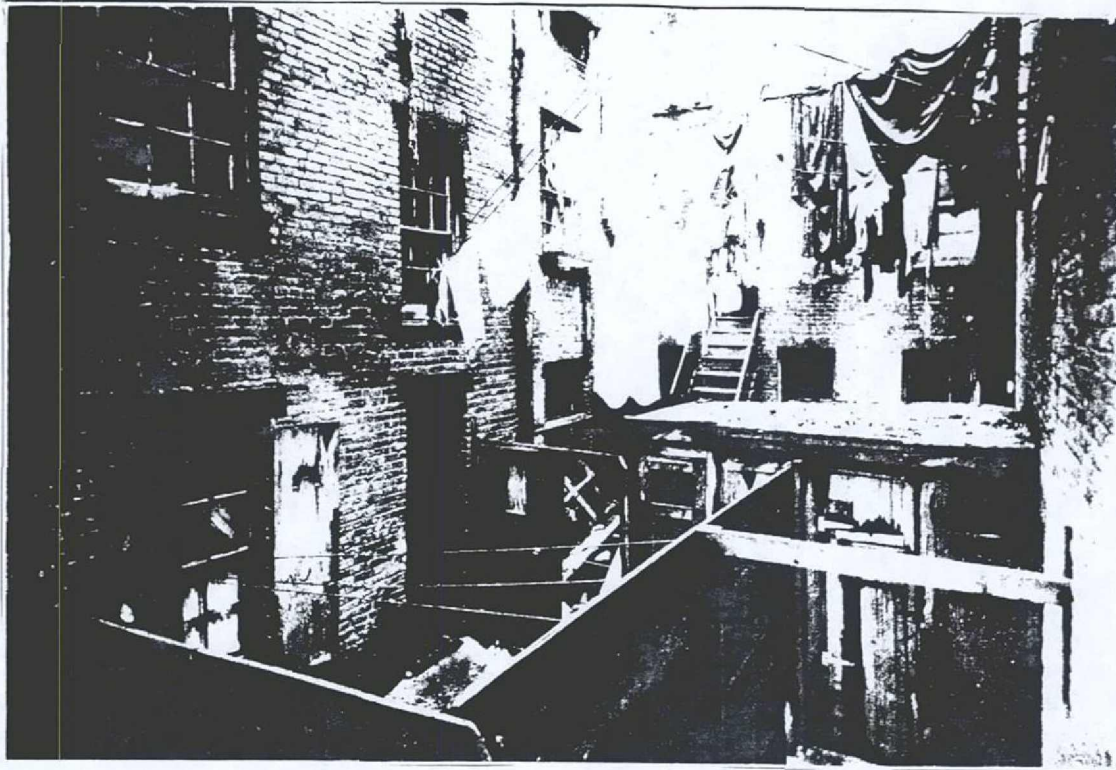
However, in the case of the proposed development site, the early records are mute as to the kind of water and sewerage delivery systems used by the residents of these buildings. On a lot by lot basis we know the following:

- LOT 14:1849/50:construction of first recorded structure, probably industrial (shipjoiner),on this and two lots to east; 1879:new building on lot, old law tenement, probably with school sink or other water-cleaned facility in yard; building still standing in 1962.
- LOT 15:1849/50:construction of first recorded structure, probably industrial (ship joiner) on this and adjacent lots; 1876:probably new building, probably with school sink; 1879: certainly new building, probably with school sink; building still standing in 1952.
- LOT 16:1848:first recorded construction on site "shed"; 1853:second recorded construction, probably industrial (ship joiner); 1876:new building, old law tenement, probably with school sink; 1978:building demolished.
- LOT 17:1858:first documented construction, sanitation unknown; 1879, back quarter of lot built on; 1940 demolition of both structures.
- LOT 55:1858:first documented construction, sanitation unknown; 1907:had water-closet(s) either in yard or on first floor of building; building still standing in 1959.
- LOT 56:1849:first documented construction, sanitation unknown; 1852:second structure added to rear of lot, but no basement documented; 1941:still 1 toilet for each 2 families; 1945:rear structure demolished; 1950:front structure demolished; 1952: parking lot.
- LOT 57:1852:first construction documented, sanitation unknown; 1950, building demolished; 1952: parking lot.
- LOT 58:1852:first documented construction, sanitation unknown; 1859-1879:structure added on back quarter of lot, but no basement documented ; 1943: rear building demolished; 1950:front building demolished; 1952:parking lot.
- LOT 59:1852:first documented construction on the site, sanitation unknown;1903/4: possibly new building on site, with hopper closet in yard; 1908:certainly existing hopper closets in yard; 1952:building still standing.

:61).

Hopper closets were inexpensive versions of flushing toilets and were recommended especially for prison use (Mott 1885):146.

¹⁴Compare the similar location of the school sink on the property of the New York City Tenement Museum. Note that in the case of the Tenement Museum, no traces of a privy were found when the entire back yard was excavated, except perhaps for a few large roundish stones (Joan Geismar, personal communication).



School-sinks in structure spanning lot lines

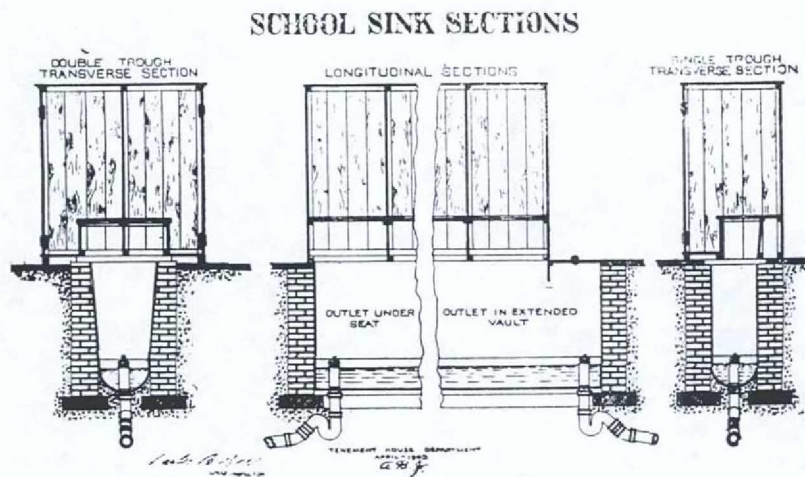


DIAGRAM SHOWING CONSTRUCTION OF SCHOOL-SINK.

both illustrations from Tenement Dept. 1903
FIGURE 11 SCHOOL SINKS - SECTIONS AND PHOTOGRAPH

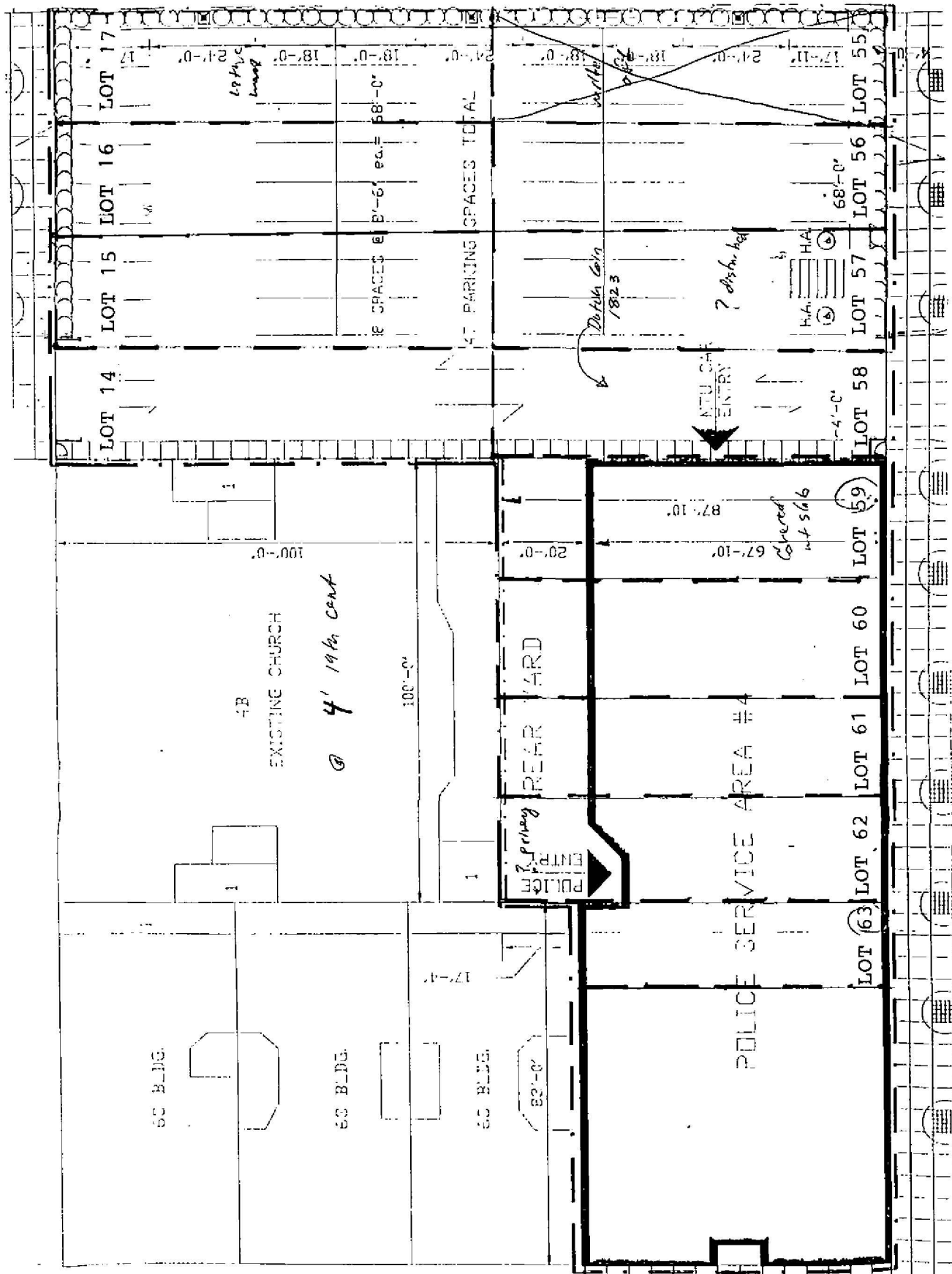
- LOT 60:1852:first documented construction; 1903:original buildings demolished;1903:
New law tenement constructed, with indoor waterclosets; 1952:building still
standing.
- LOT 61:1852:first documented construction; 1903:original buildings demolished;1903
:New law tenement constructed, with indoor waterclosets; 1952:building still
standing.
- LOT 62:1852:first documented construction on site, sanitation unknown; 1967:exten
sion with stairs at back of building added at some time prior to this; 1976:
building demolished.
- LOT 63:1849:first documented construction on site, sanitation unknown;1945:building
demolished; 1955:parking lot on site.

Based on the above review of the evidence, although the development site appears to have no sensitivity for prehistoric or early historic archaeological remains, there is the possible of backyard features associated with early 19th century domestic use on lots (original numbers) 55, 56, 57, 58, 59, 60, 61, 62 and 63. In all cases, the earliest sanitation arrangements cannot be documented and even though on many of the lots there was subsequent construction, either the construction did not extend to the back of the lot, where privies would have been likely to have been placed, or the rear structures did not have documented basements.

The New York City Housing Authority plan for Police Service Area No. 4 consists of a structure placed on pilings in the south-east portion of the project site, with a small yard to the north of much of the building and a parking lot to the east. If there is little or no grading or other subsurface disturbance planned for the areas of the yard and parking lot -- no disturbance lower than 4 feet below grade -- then any potential archaeological remains on lots 55 - 62 would remain undisturbed by the new use of the site.¹⁵ Those areas therefore need not be tested unless plans for the proposed development project change.

However, lot 63 will potentially be disturbed by subsurface pilings for the PSA#4 structure. The lot was the earliest of those studied on the project site to have a domestic structure, which was built in 1848/9. Although water may have been piped to this block by then, and sewers were in place on Avenue C, the examined records do not tell us about the water and sewerage arrangements for the 3-story building at the time it was built. According to the written and visual record, the footprint of the building did not change in the almost 100 years from the time of its construction to the time of its demolition in 1945. Therefore any original backyard features would not have been destroyed by subsequent construction, although it is possible that modification of toilet facilities might have created subsurface disturbance not retrievable from the available records.

¹⁵Any ground disturbance below 4 feet might disturb or destroy a privy feature, based on the depth below surface of privies found on the Greenwich Mews site, where the buildings with associated privies were built in the mid-1840's (Geismar 1989:24,52,57).



Based on the cartographic evidence, it had a one-story extension on the back of the building and a 1-story structure along the back lot line. Either of these may have contained toilet facilities. If the building was served by a privy, it was likely to have been located away from the 3-story building, at the back lot line. Therefore, it is this area, at the northern end of the backyard, soon to be a corner of the planned PSA#4 building, which must be tested for remains of a privy associated with the early years of construction of the 3-story building on lot 63. It is recommended that a backhoe trench be run along the back 10 feet of the yard, along the lot line, to determine the presence or absence of a privy pit. If a privy pit is present, then excavation will be called for and further documentary research required to specify the residents of the building on lot 63.

If the project proceeds as planned, with the locations of the back yard and parking lot remaining as provided in the NYCHA plan of July 17, 1992, and ground disturbance through grading, pipe laying, or other associated construction activity not occurring more than 4-feet below the surface, then further archaeological testing on the other sensitive lots is not required.

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LIST OF MAPS CONSULTED

ca. 1639/1670	Manatus Map
ca. 1664-68	Nicholls Map
1766	Ratzer Map
1767	Ratzer Map
1785	John Hills Map of New York
1789	Map of New York (in Real Estate Record 1898)
1815	Sackersdorf Blue Book
1819-20	Randell's Map
1827	New York City Tax Assessment Map
1835	New York City Tax Assessment Map
1851	G. Hayward: Map of the City of New York engraved for Valentine's Manual
1852	Dripps Map South of 50th Street
1853/1878	New York City Tax Assessment Map
1853	Perris Atlas
1854	Dripps Map
1854	Perris Atlas
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1879	Bromley Atlas
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1891	Bromley Atlas
1893	Robinson Atlas
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1920	Sanborn Atlas
1920 - 1950	Sanborn Atlas