APPENDIX D: Archaeological Documentary Study

(Block 2334, Lots 38, 39, 40, 41, 61, 62, 63 and 66)

HISTORICAL PERSPECTIVES INC.

Archaeological Documentary Study

Lower Concourse Rezoning Project
Block 2334, Lots 38, 39, 40, 41, 61, 62, 63, and 66
Bounded by East 142nd Street, East 143rd Street, Morris and Rider Avenues
Bronx, New York

LPC Project #DCP/LA-CEQR-X

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EXECUTIVE SUMMARY

The New York City Department of City Planning (DCP) is proposing zoning map and zoning text amendments, and, in association with the NYC Department of Parks and Recreation, changes to the city map establishing a park, (collectively, "the proposed action"), affecting the Lower Concourse area of the South Bronx, Community District 1. The areas affected by the proposed action include all or portions of 30 blocks, generally bound by the Harlem River on the west, East 149th Street and East 144th Street to the north, Morris and Lincoln Avenues on the east, and the Major Deegan Expressway and Park Avenue to the south (Figure 1).

As part of the Lower Concourse project, STV, Inc. submitted project materials to the New York City Landmarks Preservation Commission (LPC) for an initial archaeological review in accordance with New York City Environmental Quality Review (CEQR) regulations and procedures. LPC responded that there are no further archaeological concerns for the majority of blocks and lots within the proposed project area; however, potentially significant nineteenth century archaeological resources may exist on Block 2334, Lots 38, 39, 40, 61, 62, 63, and 66 (Figures 1 and 2). Accordingly, the LPC recommended that an archaeological documentary study be prepared and provided to their office for review (Sutphin 2007).

The present report, prepared by Historical Perspectives, Inc. under contract to STV, Inc., comprises the archaeological documentary study for Block 2334, Lots 38, 39, 41, 61, 62, 63 and 66. These lots are also referred to as the Area of Potential Effect, or APE. These lots are modern tax lot designations encompassing numerous smaller historic lots and sub-lots. Originally the lots fronting East 142nd Street and a section of Morris Avenue were part of historic Lots 277, 280, and 281, whereas the lots fronting East 143rd Street and another section of Morris Avenue were part of historic Lots 278 and 279.

The research conducted for this Documentary Study revealed that although occupants on several of the lots within the project site APE could be identified for a number of years, the archaeological sensitivity across the entire project site APE is low because disturbance from construction and demolition episodes is so extensive. HPI does not recommend further archaeological consideration for the Block 2334 project site APE.

However, because all of the extant houses on the project site APE were constructed by Thomas Overington over the course of his lengthy career, there may be some untapped research value in further study of these buildings. Overington began building houses on the block in the early 1850s. The houses on Lots 61 and 62 appear to have been constructed first, by 1853 and 1854, respectively. During the 1860s, he constructed the houses on Lot 63 (ca. 1864) and the western part of Lot 41 (late 1860s). Last, during the mid-1880s he built the houses on Lot 40 (ca. 1884), the eastern part of Lot 41 (ca. 1888) and Lot 66 (ca. 1884).

Overington appears to have used standard nineteenth-century builders' plans or templates for constructing these houses; his advertisements in the *New York Times* indicate he was

building affordable houses for people of "moderate means." Additionally, what few distinct architectural features that originally may have been included in the houses appear to have been largely lost to twentieth-century modifications. Today, it is unlikely that any of these houses would be considered architecturally significant or deemed potentially eligible for the State or National Register of Historic Places, or for LPC Landmark status. Even as a potential historic district, their worthiness for State or National Register of Historic Places or LPC Landmark status inclusion is dubious.

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I. INTRODUCTION

The New York City Department of City Planning (DCP) is proposing zoning map and zoning text amendments, and, in association with the NYC Department of Parks and Recreation, changes to the city map establishing a park, (collectively, "the proposed action"), affecting the Lower Concourse area of the South Bronx, Community District 1. The areas affected by the proposed action include all or portions of 30 blocks, generally bound by the Harlem River on the west, East 149th Street and East 144th Street to the north, Morris and Lincoln Avenues on the east, and the Major Deegan Expressway and Park Avenue to the south (Figure 1).

As part of the Lower Concourse project, STV, Inc. submitted project materials to the New York City Landmarks Preservation Commission (LPC) for an initial archaeological review in accordance with New York City Environmental Quality Review (CEQR) regulations and procedures. LPC responded that there are no further archaeological concerns for the majority of blocks and lots within the proposed project area; however, potentially significant nineteenth century archaeological resources may exist on Block 2334, Lots 38, 39, 40, 61, 62, 63, and 66 (Figures 1 and 2). Accordingly, the LPC recommended that an archaeological documentary study be prepared and provided to their office for review (Sutphin 2007).

The present report, prepared by Historical Perspectives, Inc. under contract to STV, Inc., comprises the archaeological documentary study for Block 2334, Lots 38, 39, 41, 61, 62, 63 and 66. These lots are also referred to as the Area of Potential Effect, or APE. These lots are modern tax lot designations encompassing numerous smaller historic lots and sub-lots. Originally the lots fronting East 142nd Street and a section of Morris Avenue were part of historic Lots 277, 280, and 281, whereas the lots fronting East 143rd Street and another section of Morris Avenue were part of historic Lots 278 and 279. Figure 3 illustrates the orientation of the historic lots overlaid on the modern lots. For ease of understanding, the terms "modern lot" and "historic lot" will be used throughout this report to distinguish between the different designations. This study complies with the guidelines of the LPC (CEQR 2001; LPC 2002). The HPI project team consisted of Julie Abell Horn, M.A., R.P.A., who conducted the majority of the project research and wrote this report; Christine Flaherty, M.A., who assisted with the project research; and Cece Saunders, M.A., R.P.A., who oversaw the project and provided editorial and interpretive assistance.

II. METHODOLOGY

Because LPC has indicated that there should be no precontact period concerns for the Block 2334 project site, this archaeological documentary study concentrates solely on reviewing the specific historic period occupation of and disturbance to the selected lots on Block 2334.

Preparation of this study involved using documentary, cartographic, and archival resources. Repositories visited (either in person or by using their on-line electronic resources) or contacted included the New York City Municipal Archives, the New York City Register; the Westchester County Clerk's office, the New York City Department of Buildings; the New York Public Library; the Bronx County Historical Society, and the LPC. STV, Inc. provided current site data and various maps.

The following specific resources were consulted:

- Historic maps were reviewed at the Map Division of the New York Public Library and using various online websites. These maps provided an overview of the topography and a chronology of land usage for the study site.
- Deeds and other land records were reviewed at the New York City Register and the Westchester County Clerk's office.
- Assessment of Real Estate Records (also referred to as tax assessment records), were reviewed at the New York City Municipal Archives.
- Federal census records, available on microfilm and electronically, were reviewed at the New York Public Library and on ancestry.com.
- Selected city directories were reviewed at the New York Public Library.
- Block and lot folders for the APE lots were requested at the New York City Department of Buildings. However, only some of the records listed on the department's website for a few of the lots (namely, Lots 40, 61, and 63) could be located by department staff. No records were located for the remaining lots within the APE.
- Information about the builder of the houses on the block was found in the historical *New York Times* database.
- Last, a site visit was conducted on April 15, 2008 by Julie Abell Horn of HPI to assess any obvious or unrecorded subsurface disturbances (Figure 2; Photographs 1-10).

Occupation research concentrated on the second half of the nineteenth century, as early maps and other information about the area indicated that the first development on the block did not occur until the 1850s. This part of the Bronx received piped city water after its annexation to New York City in 1874 (with pipes laid in the APE vicinity by the 1880s, e.g. Bromley 1882), and received municipal sewers in the 1890s (e.g. New York Commissioner 1897). Based on these dates it appears that any shaft features such as wells, cisterns, cesspools, and privies within the APE probably were phased out by the turn of the twentieth century, if not earlier. Thus, occupation research concentrated on the period from ca. 1850-1900.

Deeds were collected for all of the historic lots within the APE from 1850 through the present, and are tabulated in Appendix A. All available tax records prior to 1874 were collected. Tax records for Morrisania prior to 1874 are filed under the "Old Town Records" and only were available for the APE in the years 1859, 186_, 1861?, and 1863. After 1874, records were collected at approximately 5-year intervals. Federal census and available city directory data (the first directories to include this block were not published until the late 1860s) were reviewed as well. Appendix B presents summary occupation tables for the APE lots, combining nineteenth century deeds, and available tax assessment, federal census, and city directory data. Disturbance data were researched through the present time.

III. ENVIRONMENTAL/PHYSICAL SETTING

A. Current Conditions

The Block 2334 APE contains a variety of conditions. They are summarized below, by lot number.

Lots 38 and 39 (267 and 263 East 142nd Street)

Lot 38 is a triangular-shaped lot measuring approximately 39 feet along East 142nd Street, 84 feet along Morris Avenue, and 75 feet along its boundary with Lot 39. The lot, which was originally part of a larger rectangular-shaped historic lot, was truncated on the east and north when Morris Avenue was laid out in the early 1880s.

Lot 39 is a rectangular-shaped lot measuring 25 feet wide along East 142nd Street, and about 75 feet deep. It was originally part of a larger rectangular-shaped lot measuring 100 feet deep. The rear portion of this lot (which once measured 25x25 feet square but is now also truncated on the east by Morris Avenue) is now part of Lot 66.

Both Lots 38 and 39 currently are vacant. At the time of the field inspection, they were surrounded by construction fencing and could not be accessed. It appears that structures on these lots have been recently demolished, and DOB records show that new building construction (for two new buildings fronting Morris Avenue) is slated to begin in 2008. The ground surface (partially visible through the fence) appeared significantly disturbed from the recent demolition (Photograph 1).

Lot 40 (261 East 142nd Street)

Lot 40 is a rectangular-shaped lot measuring about 20 feet wide along East 142nd Street, and about 75 feet deep. It was originally part of a larger rectangular-shaped lot measuring 100 feet deep. The rear portion of this lot (which once measured 20x25 feet) is now part of Lot 66.

This lot contains a three-story house with a basement (Photograph 2). The front of the house is set back about 20 feet from the street. The area in front of the building has stairs leading to the front door (which is one-half story above ground) and concrete paving. The entrance to the basement is under the front stairs (Photograph 3). There is a fence marking the edge of the lot along East 142nd Street. The area behind this house on the interior of the lot could not be viewed or accessed at the time of the field inspection. However, aerial imagery and maps of the block show that the building has a small extension off the rear façade, and that there is a small yard area with a one-story garage or shed at the northwest corner of the lot.

Lot 41 (253 and 257 East 142nd Street)

Lot 41 is a rectangular-shaped lot measuring approximately 50 feet wide along East 142nd Street and 100 feet deep. The lot contains two brick structures, one at 253 East 142nd Street and the other at 257 East 142nd Street.

The building at 253 East 142nd Street – a dwelling – in total is three stories with a basement (Photograph 4). The front of the building is one story with a basement, and the rear of the building is three stories with a basement. Like the building on Lot 40, it is set back about 20 feet from the street, and has stairs leading to the front door, which is one-half story above grade. The area in front of the building is covered by concrete and is enclosed by a fence along the East

142nd Street sidewalk. The entrance to the basement is under the stairs. The area behind this house on the interior of the lot could not be viewed or accessed at the time of the field inspection. However, aerial imagery and maps of the block show that the building has a one- and two-story extension off the rear façade, and that there is a small yard area with a large one-story garage or shed at the northwest corner of the lot.

The building at 257 East 142nd Street is a combination dwelling and commercial structure (Photograph 5). The dwelling is two stories with a basement, set back from the street about 30 feet. The commercial part of the building is a one-story deli, with the front façade situated at the building lot line along East 142nd Street. There is a passageway to the east of the building leading to the back yard, which is paved (Photograph 6). The area behind this house on the interior of the lot could not be viewed or accessed at the time of the field inspection. However, aerial imagery and maps of the block show that the building has a small extension off the rear façade, and that there is a small yard area with a large one-story garage or shed at the rear of the lot.

Lot 61 (266 East 143rd Street)

Lot 61 is a rectangular-shaped lot measuring 20 feet in width along East 143rd Street and 102 feet in depth.

The lot contains a one-story with basement commercial structure on the north part of the lot (extending to the building lot line on East 143rd Street) and a two-story dwelling on the south part of the lot (Photograph 7). The two parts of the structure are connected. The dwelling has a two-story extension off the rear façade, leaving only a very narrow L-shaped yard area that is not covered by any structures.

Lot 62 (268 East 143rd Street)

Lot 62 is an irregular-shaped lot fronting East 143rd Street and measuring 20 feet in width over most of its 102-foot length, except at the northeast corner, where the lot is truncated by the line of Morris Avenue.

The lot contains a three-story house with a basement and a one-story extension off its rear façade (Photograph 8). The house is set back from the line of East 143rd Street, so that there is a front yard but essentially no back yard. The front yard is extensively landscaped and contains a concrete front walk.

Lot 63 (383 Morris Avenue)

Lot 63 is a triangular-shaped lot with a frontage along Morris Avenue. The lot was originally part of two larger rectangular-shaped historic lots, which were truncated on the east when Morris Avenue was laid out in the early 1880s.

The lot contains a brick two-story house with a basement on the northern part of the lot and a brick one-story garage on the southern part of the lot (Photograph 9). The front façade of the

house is flush with the fronts of the neighboring houses, facing East 143rd Street, while the garage has an entrance along Morris Avenue. The small triangular portion of the lot between the two buildings is covered with concrete but appears to have at least a partial basement or vault. There is a small entryway to the house along Morris Avenue. Otherwise, there is essentially no open yard area on this lot.

Lot 66 (375 Morris Avenue)

Lot 66 is an irregularly-shaped lot fronting Morris Avenue. It measures approximately 25 feet in width and 45 feet in depth. As noted above, this lot was formerly part of Lots 39 and 40.

The lot contains a brick two-story house with a basement over nearly the entire of the lot (Photograph 10). There is a very small open strip of land on the west side of the house, which measures only a few feet in width.

B. Topography and Soils

The Block 2334 APE is relatively level, with a slight rise in elevation to the north. The earliest topographic maps available for this area show that the block was between 0-20 feet above sea level (Grant 1873; Bien and Vermeule 1891), and later maps showed it at about 10 feet above sea level (Haffen 1894). Modern topographical maps depict little to no change in elevation over time.

The USDA soil survey for New York City indicates that the APE falls within a large area mapped as "Pavement & buildings, outwash substratum, 0 to 5 percent slopes." It is described as:

> Nearly level to gently sloping, highly urbanized areas with more than 80 percent of the surface covered by impervious pavement and buildings, over glacial outwash; generally located in urban centers (USDA 2005:14).

No soil borings have been conducted within the project site APE boundaries.

IV. LOT HISTORIES

A. Early History of the APE

The Bronx acquired its name only after the present borough became part of New York City in 1895. Although technically named after the river (hence, *the* Bronx) the name indirectly honors the first recorded European settler, Jonas Bronck, a Dane who settled there by 1639. Bronck's land was a 500-acre tract of this territory, lying between the Bronx and Harlem Rivers, and approximately south of present 160th Street (Jenkins 1912:16). Bronck's house was south of the intersection of Willis Avenue and 132nd Street (Scharf 1886:769). The Bronck holdings were sold sometime between 1668 and 1670 to Captain Richard Morris. The Morris house was built near the Bronck house and later Morris' mill was erected along Cromwell's Creek. Subsequent Morris family members had their holdings confirmed as the Manor of Morrisania. The surrounding community became known as Morrisania through the ensuing years.

The only commercial industry in the area through the eighteenth and most of the nineteenth century was market gardening for New York City. Morrisania's urbanization began only after the railroads linked the area with New York City. The first and most important was the New York and Harlem Rail Road, which began service in 1842. This line ran through Morrisania, on the same route as the present Conrail tracks (Shonnard and Spooner 1900:573). By cutting the time and expense of travel, the railroad made it possible for people to live full-time in Morrisania and work in New York City. As a result, Morrisania was ripe for development, and the various Morris family members were ready to sell tracts of the family land.

Gouverneur Morris II agreed (1848) to sell 200 acres of farmland (north of the intersection of Third and Brook Avenues) to mechanics and laboring men of New York City. They established New Village, which was later known as Morrisania Village. Noting the success of Morrisania Village, Jordan L. Mott purchased land to the west of Morris Avenue in 1849, and named it Mott Haven. The project site APE is included within the boundaries of Mott Haven, and falls within historic lot numbers 277, 278, 279, 280, and 281, as shown on an 1850 survey of the area (Findlay 1850; Figure 4).

Beginning in 1850, Jordan Mott began selling lots within Mott Haven. William F. Berry, an organ builder living in New York City, purchased historic Lots 277, 278, 279, and 280, whereas Henry Bunting, also of New York City, bought historic Lot 281. In 1852, both men conveyed all their holdings to builder Thomas Overington, a 26-year old emigrant from England. Overington quickly established a shop on historic Lot 277 (fronting Concord Street, now East 142nd Street) and began constructing houses (or cottages, as they often were called), on the lots he had acquired. The dwellings, which seem to have adhered to standard housing templates or plans from the time, were built on speculation, usually with funding in the form of mortgages or other loans from local businessmen, and then sold to new owners once completed. To lure buyers, Overington advertised the houses in local newspapers, including the *New York Times*. A selection of these advertisements is included as Appendix C.

With time, Thomas Overington constructed every one of the extant dwellings on the Block 2334 APE, as well as many of the ones within the APE and on adjacent historic lots outside of the APE that have since been demolished. The first houses, along Garden Street (now East 143rd Street) were built in the 1850s, soon after he acquired the lots; several lots along Concord Street (now East 142nd Street) had houses built in the middle to late 1860s, and the final two houses were built in the middle 1880s. Thomas Overington appears to have maintained his shop on historic Lot 277 at least through the middle 1860s (although a classified advertisement he placed in 1852 seemed to suggest he wanted to sell it; see Appendix C); he later set up an office in Harlem, on East 129th Street near the Willis Avenue Bridge, to be near houses he began building in that neighborhood, and built a house for himself and his family on historic Lot 277, where his original Mott Haven shop used to be. During the later years of his building career, he appears to have joined forces with his son Harry, who was a lawyer and businessman who specialized in land speculation and the building trades.

What the lots within the APE have in common is that they contain houses built by Thomas Overington. However, their individual occupation histories are different. Therefore, the

following text presents the APE history by lot number, broken down by modern lot designations. All deed references may be found in Appendix A.

B. Lot 38 (part of historic Lot 281)

Modern Lot 38 is part of historic Lot 281, which fronted Concord Street (now East 142nd Street) and measured 50 feet wide by 100 feet deep. Historic Lot 281 was divided into two halves: an east half measuring 25 feet in width and 100 feet in depth and a west half measuring 20 feet in width (but conveyed with the east 5 foot frontage of adjacent historic Lot 280 to form a 25 foot frontage) and 100 feet in depth. When Morris Avenue was laid out in the early 1880s it eliminated nearly all of the east half of the historic lot, leaving only a small "gore" measuring about 13 feet along East 142nd Street and about 30 feet along Morris Avenue. Morris Avenue also eliminated most of the original rear yard of the west half of the historic lot.

East half

Modern Lot 38 falls within the footprint of historic Lot 281. Lot 281 was sold by Jordan Mott to Henry Bunting in 1850, who in turn sold the property to builder Thomas Overington in 1856. The east half of historic Lot 281 was sold by Thomas Overington and his wife to Jacob French in 1856, who in turn sold the lot to Sarah Hawley in 1858. It is likely that a house had been built by Overington on this half of the lot by 1856 or 1858. Tax records show a house on the east half of historic Lot 281 by 1859, and Sarah Hawley's family appears to have been its first residents. The 1860 federal census lists clerk James Hawley, his wife Sarah, and two sons (one of whom was noted as a blacksmith) as living on or near the property.

In 1865, Sarah Hawley sold the east half of historic Lot 281 to Abby Patterson, and in 1878, Abby Patterson sold the same property to Carrie Archibald. The Archibald family appears to have been living in the house prior to purchasing the property, however. Clerk John Archibald is noted in both the 1870 federal census and the 1871-1872 city directory as living on or near the property, and the Beers map (probably dating to the late 1860s) attributes the house on the lot to "J.A." (Figure 5). The house is also shown on the 1882 Bromley map (Figure 6). Tax records note that the house was two stories high, and measured 21x35 feet.

Marks Arkison, who was also the owner of the west half of historic Lot 281, purchased what remained of the east half of the lot from Carrie Archibald in 1885. At this point, the original house had been demolished to make way for Morris Avenue, and Arkison now owned only the small "gore" piece of land at the intersection of Morris Avenue and East 142nd Street. This small piece of land corresponds to the former corner of the front yard of the house. The footprint of the former house falls within the line of Morris Avenue.

West half

The majority of modern Lot 38 falls within the west half of historic Lot 281. Lot 281 was sold by Jordan Mott to Henry Bunting in 1850, who in turn sold the property to builder Thomas Overington in 1856. Tax records indicate that the west half of the lot remained undeveloped through the mid 1860s. In 1866, Overington and his wife sold the west half of Lot 281 to Letitia

Squier, and it is likely that by then the property contained a house. The Beers map (probably dating to the late 1860s) shows a house on the lot attributed to "L.S." (Figure 5). Tax records also note the house in 1874, and in 1880 the records show that it was two stories in height, measuring 21x 35 feet. It is shown more precisely on the 1882 Bromley map, which also indicates the future line of Morris Avenue (Figure 6). There is no indication that Letitia Squier or her family members lived in the house she purchased, as the surname does not appear in city directory or census records for the period. It is likely that during this time the house was rented to unknown occupants.

At some point, probably during the 1870s, the property passed to the Platt family, although no deed could be found formally recording the sale. In 1878 Irene Platt sold the property to Harriet Griswold, and in 1880 the tax records still attributed the lot to "J.H. Platt." The 1880 census notes the household of an Ida Platt on or near the property.

Conveyance records are unclear for this half of historic Lot 281 after 1878, but by 1885 the owner was noted in tax records as Marks Arkison. The house on this half of the lot was noted as the same size in the tax records through 1895. Historic maps indicate that the house remained unchanged in size through ca. 1936, when it was demolished (Robinson and Pidgeon 1883; Robinson 1887; Bromley 1893, 1897, 1904, 1921; Hyde 1900, 1912; Sanborn 1891 (Figure 7), 1908, 1935).

From 1936 through 1964, modern Lot 38 contained a filling station, which was shown on several historic maps (Sanborn 1946, 1947, 1951 [Figure 8]). Three gasoline tanks were noted on the south side of the filling station on the 1946 Sanborn map. Historic maps show that since demolition of the filling station, Lot 38 has remained vacant (Sanborn 1964, Hyde 1969, Bromley 1974, 1988).

As noted above, DOB records indicate that new building construction (for two new buildings fronting Morris Avenue) is slated to begin in 2008 on Lots 38 and 39.

C. Lot 39 (part of historic Lot 280)

Modern Lot 39 falls within the eastern half of historic Lot 280, which measured 50 feet wide and 100 feet deep, with a frontage on Concord Street (now East 142nd Street). Historic Lot 280 was sold by Jordan Mott to William Berry in 1850, who in turn sold the property to Thomas Overington in 1852. Tax records indicate that historic Lot 280 remained vacant through the mid-1860s.

In 1869, Thomas Overington and his wife sold the western 45 foot frontage of historic Lot 280 to Richard Tyre. [The remaining 5-foot frontage at the eastern side of historic Lot 280 was conveyed with the western half of adjoining historic Lot 281]. By then, there likely was a house along the east side of historic Lot 280, and within modern Lot 39. The western side of historic Lot 280 (now modern Lot 40) remained vacant. The house on modern Lot 39 first appears on the Beers map (probably dating to the late 1860s) attributed to Thomas Overington (Figure 5). It also is shown on the 1882 Bromley map, where the future line of Morris Avenue is depicted as

truncating the northeastern corner of historic Lot 280 (Figure 6). The 1880 tax record notes that it was two stories high and measured 22x30 feet.

Historic Lot 280 changed hands frequently during the 1870s and 1880s. Conveyances are recorded for 1871, 1872, 1874 (two deeds), 1880, 1882, and 1884 (two deeds). Only one of the many owners appears to have lived on or near the property (Richard Tyre was listed from 1870-1876). The remaining owners seem to have rented the house to unknown tenants.

In 1888 and 1890, historic Lot 280 was at last conveyed in two parts rather than as a whole lot. The eastern 25-foot frontage, which corresponds to modern Lot 39, was sold by Thomas Overington (who had reacquired the lot in 1884 after selling it in 1869) to Ophelia Schofield. After that time, modern Lot 39 was sold separately from adjacent modern Lot 40. Also, in 1884, the rear 25 feet of historic Lot 280 was sold separately to form modern Lot 66, which fronts Morris Avenue.

The house on modern Lot 39 remained on the property until being recently demolished. It appears on all historic maps in the same location through 2006 (Robinson and Pidgeon 1883; Robinson 1887; Bromley 1893, 1897, 1904, 1921, 1974, 1988; Hyde 1900, 1912, 1969; Sanborn 1891 [Figure 7], 1908, 1935, 1946, 1947, 1951 [Figure 8], 1964). The maps show that it had a basement, as well as a one-story extension off the rear façade.

D. Lot 40 (part of historic Lot 280)

Modern Lot 40 falls within the western half of historic Lot 280, which measured 50 feet wide and 100 feet deep, with a frontage on Concord Street (now East 142nd Street). As noted above, historic Lot 280 was sold by Jordan Mott to William Berry in 1850, who in turn sold the property to Thomas Overington in 1852. Tax records indicate that historic Lot 280 remained vacant through the mid-1860s.

Although, as described above for Lot 39, historic Lot 280 changed hands numerous times during the 1870s and 1880s, the western part of the historic lot, which corresponds to modern Lot 40, remained undeveloped through the early 1880s. This area probably was used as the side yard for the house on adjacent Lot 39. The Beers map (probably dating to the late 1860s) shows the eastern side of historic Lot 280 as vacant (Figure 5), whereas the 1882 Bromley map illustrates an outbuilding along the rear lot line of what would become Lot 40, presumably associated with the house on the east half of historic Lot 280 (Figure 6).

In 1888, the western 20-foot frontage of historic Lot 280 was conveyed by Thomas Overington (who had reacquired the lot in 1884 after selling it in 1869) to Christina Simms. At that time the 20-foot wide lot contained a house, erected in 1884-1885 by Thomas Overington during the time the lot was owned by his son Harry Overington. The 1890 tax record shows that the house was three stories high, and measured 20x30 feet. Also, in 1884, the rear 25 feet of historic Lot 280 was sold separately to form modern Lot 66, which fronts Morris Avenue.

DOB records survive for the new construction on the western 20-foot frontage of historic Lot 280 in 1884, and show that the official building footprint was 20x32 feet, and that there was a

basement under the entire structure, at a depth of 4 feet below grade. It was constructed as a one-family dwelling. In 1903, DOB records show that the cellar was extended further below grade, in order to create a third floor of living space in the basement level. The building was to be converted to a two-family dwelling, with one family occupying the basement and first floor, and a second family occupying the second and third floors. Plumbing plans from 1903 note that there was a vault under the front of the house along its western side, at the same depth as the basement, extending out to the line of the sidewalk, where new pipes were to be laid.

The house noted in the 1884 DOB records is the same building standing on Lot 40 today. While it clearly has had some modifications over time, according to historic maps there is no indication that there has been significant new construction on the lot since 1884 (Robinson 1887; Bromley 1893, 1897, 1904, 1921, 1974, 1988; Hyde 1900, 1912, 1969; Sanborn 1891 [Figure 7], 1908, 1935, 1946, 1947, 1951 [Figure 8], 1964).

E. Lot 41 (historic Lot 277)

Modern Lot 41 is equivalent to historic Lot 277, which measured 50 feet wide and 100 feet deep, with a frontage on Concord Street (now East 142nd Street).

Jordan Mott sold historic Lot 277 to William Berry in 1850, who in turn sold it to Thomas Overington in 1852. Overington, who as described above was a local builder, appears to have used this lot as the location for his Mott Haven shop during the 1850s and 1860s, while he was constructing houses in the neighborhood. Tax records note a "shop" on Lot 277 through the mid-1860s. The 1853 Connor map shows a square-shaped building covering the southern half of the lot and fronting Concord Street by this year; it was the only structure shown on the entire block, suggesting that Overington set up his workshop first and then began erecting houses on the adjacent lots.

At a certain point during the mid to late 1860s, Overington built a house for himself and his family on Lot 277, although since tax records do not survive for this period, it is not possible to determine the exact year. But by issuance of the Beers map (probably dating to the late 1860s), an L-shaped building is shown on the western part of historic Lot 277, which appears to represent the new house (Figure 5). This building is also shown on the 1882 Bromley map (Figure 6). Tax records beginning in 1880 note it as three stories high and measuring 22x36 feet. Overington and his family were listed in the house by 1870, and appear to have resided there through at least the mid-1880s.

In 1888, Thomas Overington and his wife sold historic Lot 277 to David Hall, who the following year conveyed it to Mary Tarpy. During the mid-1880s, Overington had built an adjoining, second house on the eastern half of historic Lot 277, which according to tax records was two stories high and 22x25 feet in size. After this period, the Overington family appears to have moved off the block.

Historic maps show minimal change to the two houses on Lot 41 through the mid-twentieth century, although various outbuildings were shown in different configurations over much of the

area behind the houses over time (Bromley 1921; Hyde 1900, 1912; Sanborn 1891 [Figure 7], 1908, 1935, 1946).

During the late 1940s, according to historic maps, the front porch of the house on the western side of Lot 41 was enclosed to form the one-story portion of the building closest to East 142nd Street and the one-story addition to the front of the building on the east side of Lot 41 (now containing the deli) was constructed (Sanborn 1947, 1951 [Figure 8]). Since that time, there has been no significant change to the configuration of the main buildings on the lot, although outbuildings at the rear of the lot have been reconfigured several times. In fact, most of the rear yard of this lot has been used for outbuildings at one time or another, leaving little yard area unaffected by building construction (Bromley 1974, 1988; Hyde 1969; Sanborn 1947, 1951 [Figure 8], 1964).

F. Lot 61 (part of historic Lot 278)

Modern Lot 61 represents the western 20-foot frontage of historic Lot 278, which measured 50 feet wide by 102 feet deep. Together with adjoining historic Lot 279, which also measured 50 feet wide by 102 feet deep, there were five sub-lots, each measuring 20 feet in width and fronting Garden Street (now East 143rd Street).

In 1850, Jordan Mott conveyed all of Lot 278 to William Berry, who in 1852 sold the lot to builder Thomas Overington. Overington appears to have erected a house on the westernmost 20 foot sub-lot soon afterwards, and in 1853 sold the sub-lot (now with a house on it) to Alanson Bills. Tax records note a single house on the lot beginning in 1859. The house is shown for the first time on the Beers map (probably dating to the late 1860s) (Figure 5). It was set back from the street so that it was situated in the approximate center of the 102-foot deep lot. The 1880 tax records note that it was two stories high, and measured 20x24 feet.

This lot changed hands numerous times in the ensuing years. Deeds were recorded in 1860, 1862, 1867, 1868, 1871, and 1874. Only a few of these owners could be located in city directories or census records for the period, and then only for brief lengths of time, suggesting the house may have been rented to unknown tenants for many of these years.

In 1888, the current one-story retail building, measuring 20x30 feet in extent, was constructed on the north side of the lot. DOB records survive for this new construction, and indicate that the building has an 8-foot deep cellar over its entire footprint, with vaults on the north and south sides measuring 6x6 feet each. One of these vaults, now under the East 143rd Street sidewalk, was open and visible at the time of the field inspection.

Historic maps show little change to the layout of these buildings after 1888, other than the addition of a two-story extension off the rear of the original house by issuance of the 1891 Sanborn map (Bromley 1893, 1897, 1904, 1921, 1974, 1988; Hyde 1900, 1912, 1969; Sanborn 1891 [Figure 7], 1908, 1935, 1946, 1947, 1951 [Figure 8], 1964). At some time during the past 20 years, however, the open space between the two buildings was developed, so that the buildings now cover nearly the entire Lot 61.

G. Lot 62 (part of historic Lot 278)

Modern Lot 62 represents the middle 20-foot frontage of historic Lot 278, which measured 50 feet wide by 102 feet deep. As noted above, with adjoining historic Lot 279, which also measured 50 feet wide by 102 feet deep, there were five sub-lots, each measuring 20 feet in width and fronting Garden Street (now East 143rd Street).

In 1850, Jordan Mott conveyed all of Lot 278 to William Berry, who in 1852 sold the lot to builder Thomas Overington. Overington appears to have erected a house on the middle 20 foot sub-lot soon afterwards, and in 1854 sold the sub-lot (now with a house on it) to Philip Heiser. Philip Heiser owned the property from 1854-1862, and appears in the1860 federal census with his family on the lot. Tax records note a single house on the lot beginning in 1859. The house is shown for the first time on the Beers map (probably dating to the late 1860s) (Figure 5). It was set back from the street so that it was situated in the approximate center of the 102-foot deep lot. The 1880 tax records note that it was two stories high, and measured 20x24 feet.

During the remainder of the 1860s, the lot changed hands four times: deeds were recorded in 1862, 1865, 1867, and 1868 (two deeds). Unfortunately, because no city directories of Mott Haven survive for this period, it is not possible to determine the occupants of the lot. The last deed from 1868 was to Elizabeth Sanderson, who owned the property until 1885. Members of the Sanderson family appeared in city directory and federal censuses for much of this time.

Elizabeth Sanderson sold the lot to Michael Kennelly in 1885, and soon after purchasing the property he appears to have added a third story and perhaps some extra space to the house, which is noted in the 1890 tax records, the house now measuring 20x30 feet. Around the turn of the twentieth century, historic maps show that an addition was built off the rear side of the house, which covered virtually all the remaining back yard. Historic maps show that there has been no change to the building footprint since this time (Bromley 1904, 1921, 1974, 1988; Hyde 1900, 1912, 1969; Sanborn 1908, 1935, 1946, 1947, 1951 [Figure 8], 1964).

H. Lot 63 (part of historic Lots 278 and 279)

Modern Lot 63 contains the remnants of two former historic sub-lots. The western part of modern Lot 63 represents the eastern 10-foot frontage of historic Lot 278, and the western 10-foot frontage of historic Lot 279, which together made up a sub-lot that was 20 feet wide and 102 feet deep. The eastern triangular "gore" portion of modern Lot 63 was originally part of the middle sub-lot of historic Lot 279, which also was 20 feet wide and 102 feet deep. Both of these historic sub-lots originally fronted Garden Street (now East 143rd Street). However, when Morris Avenue was laid out in the early 1880s, both of the sub-lots were truncated on their eastern sides, forming the irregular shape of the modern lot. Last, modern Lot 63 contains a very small piece of gore or triangular-shaped land (measuring only about 4x3x5 feet) representing the extreme southwestern corner of the former eastern 20-foot frontage of historic Lot 279, which was essentially eliminated when Morris Avenue was laid out. Because this area, which borders Morris Avenue, is so negligible in size, it will not be included in the following discussion.

In 1850, Jordan Mott conveyed all of Lots 278 and 279 to William Berry, who in 1852 sold the lots to builder Thomas Overington. Overington then erected two houses on the two 20 foot-wide sub-lots that correspond to modern Lot 63. The first house may have been built by 1854, when Overington deeded the western of the two sub-lots to John Dwyer. The second house was definitely built by 1859, when he sold the other lot to Edward McGregor, and the first of the tax records for the block noted a house on each of the sub-lots. The 1860 federal census lists the Overington household and the McGregor household in adjacent houses, suggesting that both families were living on the sub-lots at this time.

Both houses are shown for the first time on the Beers map (probably dating to the late 1860s), curiously both attributed to "H.H." (Figure 5). They were set back from the street so that they were situated in the approximate center of the 102-foot deep lots. The 1880 tax records note that both houses were two stories high, and measured 20x24 feet each.

Edward McGregor sold the eastern of the two sub-lots in 1861; after that period the property changed hands several more times during the 1860s; the last deed (in 1867) was to the trustee of heirs of a deceased man, whose family lived in Connecticut. After the McGregor occupancy of the lot, it appears the property was rented to unknown tenants. When the sub-lot was sold again in 1882 (to adjacent landowner Alfred Hall, below), Morris Avenue had been laid out, necessitating the demolition of the house on the lot, which had been reduced in size to the triangular gore present today (Figure 6). The 1891 Sanborn map shows the new configuration of the lots (Figure 7).

Thomas Overington and his family moved off the western sub-lot at some time during the 1860s and moved to a house on what is now modern Lot 277, as described above. In 1865, John Dwyer, the official owner of the lot, sold it to Alfred Hall. Hall and his family lived on the lot through at least the mid-1870s (they appeared in the 1870 federal census and several city directories), then appear to have moved into Manhattan, where they were listed in the 1880 federal census. In 1886, Alfred Hall sold Lot 63 to William Burgoyne, who already owned other property along East 143rd Street.

The original house on the western historic sub-lot of modern Lot 63 is still standing, but there have been a number of changes to the remainder of the lot. By 1883, historic maps show a one-story extension off the back of the house; this addition was removed in 1916 to make way for the current one-story brick building now occupying the southeastern part of Lot 63. DOB records note that the structure, which was to have a cellar and a 9-foot deep foundation, was originally intended as a blacksmith shop. Sanborn maps indicate it was subsequently used as a farrier's shop and then plumber's shop (Sanborn 1935, 1946, 1947, 1951 [Figure 8]) and DOB records note that most recently it was used as an automobile repair shop.

I. Lot 66 (part of historic Lot 280)

Modern Lot 66, which is approximately 25 feet wide on the west and 29 feet wide on the east along its Morris Avenue frontage, is located within the northern portion of historic Lot 280, which measured 50 feet wide and 100 feet deep and fronted Concord Street (now East 142nd Street). Until about 1884, Lot 66 did not exist, but instead represented rear yards of the two sub-

lots that comprised historic Lot 280 (now modern Lots 39 and 40). Thus, until 1884, the history of Lot 66 is identical to that of Lots 39 and 40, described above.

In 1884, Harry Overington (the son of Thomas Overington) acquired what are now Lots 39 and 40 from James and Mary Barry. Harry Overington then had his father build two houses on these lots: the one on Lot 40, described above, and a house at the rear of these two lots, on the property now known as Lot 66. Once completed, Harry Overington sold Lot 66 with its new house to Maggie Crance. According to the 1885 tax records, the new house on Lot 66 was two stories high and measured 29 feet by "irregular." Occupancy of the house on Lot 66 through the end of the nineteenth century is unclear. The house on Lot 66 has not undergone any significant changes since its construction in 1884 (Bromley 1893, 1897, 1904, 1921, 1974, 1988; Hyde 1900, 1912, 1969; Sanborn 1891 [Figure 7], 1908, 1935, 1946, 1947, 1951 [Figure 8], 1964).

V. DISTURBANCE RECORD AND ARCHAEOLOGICAL SENSITIVITY

The task of determining archaeological sensitivity across the APE was a three-step process.

1. The archival research documented dates or approximate dates of initial development on each historic lot, as well as occupancy data, as best as could be determined. In general, establishing occupancy across the APE lots from ca. 1850-1874 was very difficult, as tax records were only available sporadically (and did not indicate site specific residency, only if the person lived in the community), federal census records for this period also do not list specific addresses, and there are only a few relevant city directories available for this period.
2. This information was then compared with dates when municipal water and sewers were available under adjacent city streets to see if occupants would have used wells, privies, cisterns, or cesspools, which could contain archaeological deposits, prior to hookup to these services. As noted above, municipal water pipes were laid in this neighborhood by the early 1880s and sewers were laid in the 1890s. Although after 1874 there were more archival resources that could be consulted to establish occupancy across APE lots, this was also the period when it is assumed that fewer archaeological features would be found in rear yards. DOB records, for instance, note that houses built during the 1880s on the block had running water already installed, which would negate the need for outdoor wells and privies.
3. Last, each lot was assessed to see whether subsequent disturbance would have destroyed potential archaeological resources. Where former buildings with basements once stood, the likelihood is low that any nineteenth-century archaeological remains, including shaft features, will have survived.

The disturbance record and archaeological sensitivity for each of the modern lots are addressed separately, below.

A. Lot 38

Occupancy for the bulk of Lot 38, which corresponds to the western half of historic Lot 281, is unclear for much of the period prior to 1874. This part of the lot was vacant until ca. 1866, when a two-story house (with a basement) was constructed. This house stood until ca. 1936. Archival

research failed to identify any residents of this house prior to 1880. Although a long-term occupant (John Archibald and his family) appear to have lived on the adjacent, eastern part of historic Lot 281, Morris Avenue has since eliminated nearly all of this lot. As noted above, when Morris Avenue was laid out in the early 1880s, it truncated what would have been the rear yard area of the western half of the historic lot (on which a two-story house formerly sat), and eliminated almost the entire eastern half of the historic lot where another nineteenth-century house once stood. The small "gore" section of modern Lot 38, at the corner of East 142nd Street and Morris Avenue, represents the former front corner of the historic sub-lot.

The disturbance level to the ground surface on Lot 38 is high. There have been several building episodes on this modern lot, including a filling station with underground gasoline tanks (from ca. 1936-1964), and before that, the two-story house with a basement (from ca. 1866-1936). Recently, the house on adjacent Lot 39 also was demolished, and the current state of the two lots is a construction site for two new buildings.

These combination of factors, including a lack of occupancy data prior to 1880, the elimination of the yard areas where archaeological resources usually would be located by the placement of Morris Avenue, and the significant disturbance to the ground surface on the lot, indicates that archaeological sensitivity for Lot 38 is low.

B. Lot 39

One occupant for Lot 39, Richard Tyre, could be traced beginning in ca. 1869, when the original two-story with basement house was built on the lot (which at the time also included Lot 40), and continuing for several years into the 1870s and possibly until 1880. After that there were no long-term occupants that could be determined. The house, with a one-story extension off the rear, was demolished recently. With adjacent Lot 38, this property is now a construction site for two new buildings.

The opening of Morris Avenue in the early 1880s truncated the rear northeastern corner of this lot, and at about the same time, the rear ca. 25 feet of the lot (along with the rear of adjacent Lot 40) was partitioned and sold as Lot 66. A two-story house with a basement was then constructed over nearly the entire Lot 66 footprint.

Loss of the rear portion of the historic lot to a new street and then construction of a house on Lot 66 leaves very little remaining yard area on Lot 39 that was not built over at one time or another. The elimination of the yard areas where archaeological resources usually would be located, combined with the significant disturbance to the ground surface on the lot from construction and demolition of the nineteenth-century house, indicates that archaeological sensitivity for Lot 39 is low.

C. Lot 40

As noted above, Lot 40 was originally part of the same historic lot as Lot 39. Until 1884, there was only one house on the historic lot, within the Lot 39 boundaries. Lot 40 would have been

the side yard for this house. In 1884, the existing house on Lot 40 was built. DOB records indicate it was fitted with running water at the time of its construction.

Also in 1884, the rear ca. 25 feet of the lot (along with the rear of adjacent Lot 39) was partitioned and sold as Lot 66. A two-story house with a basement was then constructed over nearly the entire Lot 66 footprint.

Loss of the rear portion of the historic lot and then construction of a house on Lot 66 leaves very little remaining yard area on Lot 40 that was not built over at one time or another. Historic maps indicate an outbuilding at the northwest corner of Lot 40, as well as a small extension off the rear of the house. The elimination of the yard areas where archaeological resources usually would be located, indicates that archaeological sensitivity for Lot 40 is low.

D. Lot 41

Lot 41 was owned by Thomas Overington from 1852-1888. From 1852 through the late 1860s, the lot contained a shop used by Overington for his construction business. The 1853 Conner map shows the shop near the East 142nd Street side of the lot, although the accuracy of this map is problematic. Overington then moved his shop off the property and built himself and his family a three-story house on the lot, by about 1870. Although much altered since that time, this is the extant house on the western part of the lot. The Overington family appears to have occupied the house through at least 1880, and perhaps longer. During the mid-1880s, Overington built a second two-story house on the eastern half of Lot 41, which is also still standing, albeit much altered.

Much of Lot 41 is clearly disturbed from construction of the two houses on the lot, the front extension of the building at 257 East 142nd Street now containing the deli, as well as the various extensions and outbuildings that have been built (and in some cases, demolished) over time. Historic maps show a variety of outbuilding configurations within the rear yard area of the lot through the mid-twentieth century. Perusal of late twentieth-century aerial maps (e.g. those available on OASIS, Google Earth and Windows Live Local) suggests additional outbuildings have been constructed and in some cases, demolished, in these years that are not shown on historic maps. In short, the rear yard of Lot 41 appears to have been significantly affected by multiple episodes of construction and demolition for outbuildings.

Thus, although data indicate long-term occupancy on Lot 41 by a single family, the degree of disturbance to the rear yard area, where archaeological resources are most likely to be found, suggests that archaeological sensitivity has been compromised and is now low.

E. Lot 61

Occupancy for Lot 61, which corresponds to the western 20-foot frontage of historic Lot 278, is unclear for much of the period prior to 1880, although a house appears to have been built on it by 1859. The property changed hands multiple times during this period, and it is likely the house was rented to unknown tenants during much of the nineteenth century.

There is little likelihood that any areas of the lot contain undisturbed ground. In addition to the ca. 1859 house, which is located in the approximate center of the lot, there is a one-story store (with a full basement) on the northern part of the lot, a two-story extension off the rear of the house, and an enclosed area between the house and the store, leaving virtually no open yard within the entire lot.

The combination of these factors indicates that archaeological sensitivity for this lot is low.

F. Lot 62

Occupancy data for Lot 62 identified two families that lived in the house on the lot (which is still standing) during the second half of the nineteenth century. Philip Heiser, a broker, and his family lived in the house from ca. 1854-1862, and members of the Sanderson family appear to have occupied the house from ca. 1868-1885.

Disturbance to the Lot 62 ground surface, however, is high. In addition to the existing house (with a basement) there is a one-story extension off the rear of the house. Only a small strip of land remained undeveloped, but it is likely that this area has been affected by building episodes on Lot 62, as well as on adjacent Lots 41 and 66.

Therefore, although occupancy data for Lot 62 is good, disturbance levels to the lot suggest that archaeological sensitivity is low.

G. Lot 63

Lot 63 originally was part of two 20-foot wide sub-lots fronting East 143rd Street, each of which had a house built at some time during the mid to late 1850s. Occupancy data for the western sub-lot identify owner Thomas Overington and his family in the house in 1860, and owner Alfred Hall and his family in the house by 1870 (and perhaps by the mid-1860s) through the mid-1870s. The Burgoyne family appears to have lived in the house at least by 1880. Occupation of the house on the eastern sub-lot (which was demolished by the early 1880s to make way for Morris Avenue) is unclear after 1860.

There is virtually no part of Lot 63 that is undisturbed. The rear yard of the western two houses (which is still standing) has been built over with the present garage fronting Morris Avenue. The small triangular section between the house and the garage is the former location of the original house on the eastern sub-lot, which was demolished by the early 1880s. The only part of Lot 63 not developed at one time is the front or northern portion of the lot where the entryway to the house is located. It is unlikely that archaeological resources would be situated in the front yard portion of the lot.

Based on these conditions, archaeological sensitivity for Lot 63 is low.

H. Lot 66

Lot 66 was originally part of the two sub-lots that comprised historic Lot 280. Its footprint constituted the rear ca. 25 feet of what are now Lots 39 and 40. The house currently standing on Lot 66 was not built until about 1884, however, and occupancy of the house after this time is unclear.

The entire footprint of Lot 66 has been disturbed from construction of the house and its basement. Archaeological sensitivity for this lot therefore is low.

VI. CONCLUSIONS AND RECOMMENDATIONS

The research conducted for this Documentary Study revealed that although occupants on several of the lots within the project site APE could be identified for a number of years, the archaeological sensitivity across the entire project site APE is low because disturbance from construction and demolition episodes is so extensive. HPI does not recommend further archaeological consideration for the Block 2334 project site APE.

However, because all of the extant houses on the project site APE were constructed by Thomas Overington over the course of his lengthy career, there may be some untapped research value in further study of these buildings. Overington began building houses on the block in the early 1850s. The houses on Lots 61 and 62 appear to have been constructed first, by 1853 and 1854, respectively. During the 1860s, he constructed the houses on Lot 63 (ca. 1864) and the western part of Lot 41 (late 1860s). Last, during the mid-1880s he built the houses on Lot 40 (ca. 1884), the eastern part of Lot 41 (ca. 1888) and Lot 66 (ca. 1884).

Overington appears to have used standard nineteenth-century builders' plans or templates for constructing these houses; his advertisements in the *New York Times* indicate he was building affordable houses for people of "moderate means." Additionally, what few distinct architectural features that originally may have been included in the houses appear to have been largely lost to twentieth-century modifications. Today, it is unlikely that any of these houses would be considered architecturally significant or deemed potentially eligible for the State or National Register of Historic Places, or for LPC Landmark status. Even as a potential historic district, their worthiness for State or National Register of Historic Places or LPC Landmark status inclusion is dubious.

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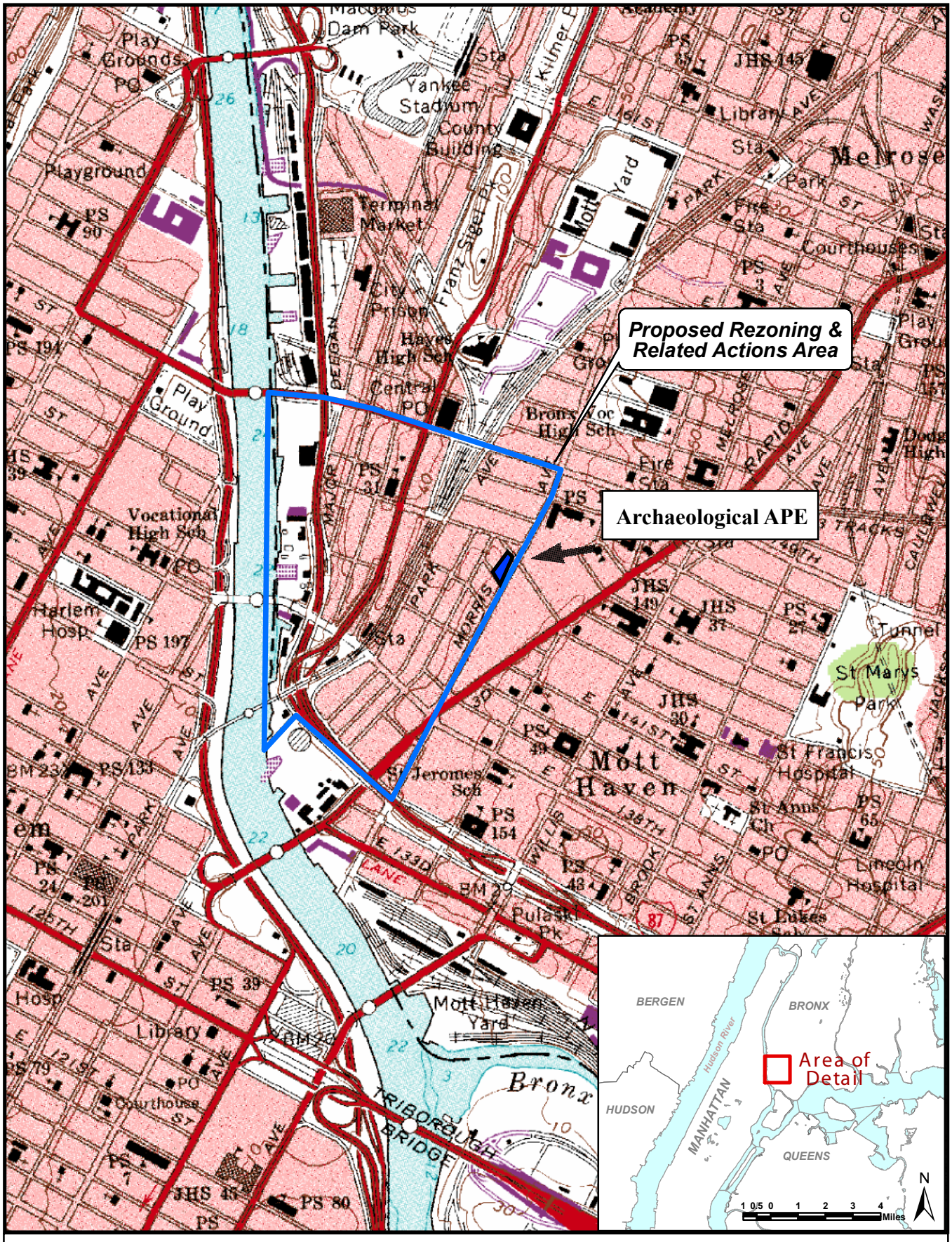
1999 *Central Park, New York-New Jersey* 7.5 Minute Quadrangle.

Viele, Egbert
1874 *Topographical Atlas of The City of New York Including Annexed Territory*. Egbert L. Viele, New York.



Legend

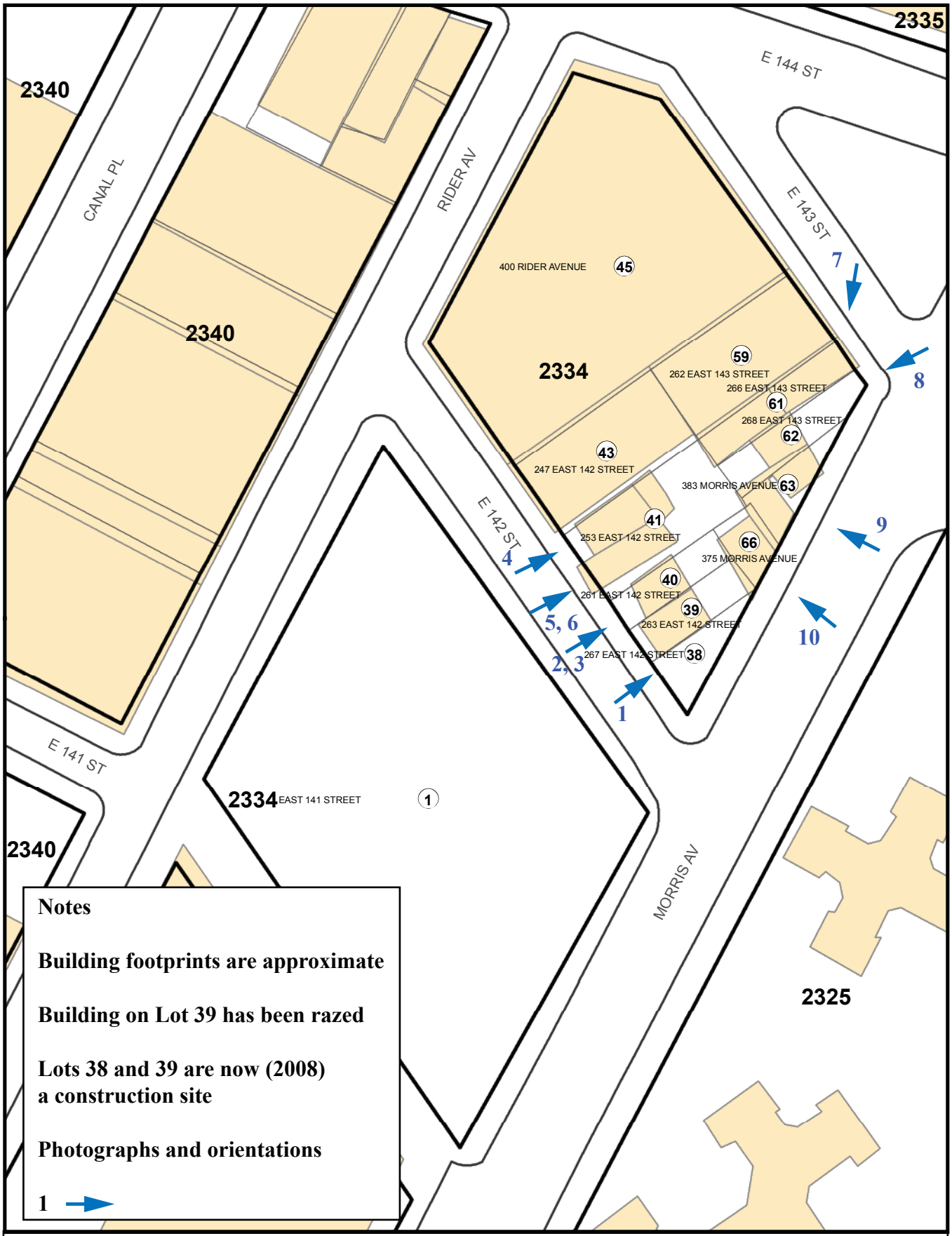
Proposed Rezoning & Related Actions Area

N

500 250 0 500 1,000 Feet

Source: USGS Topographic Map, quad o40073g8; STV Incorporated

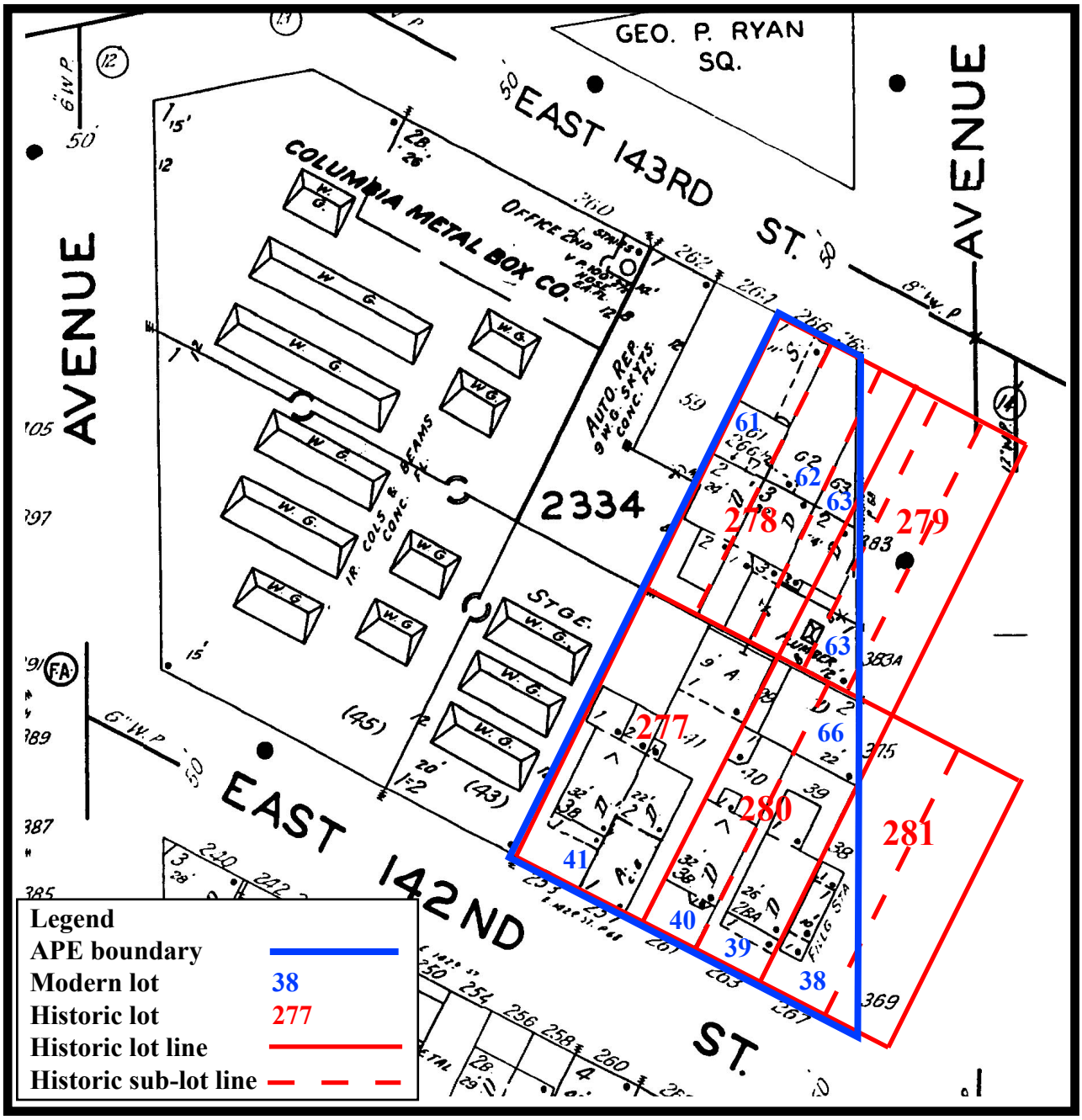
Figure 1: Overall Lower Concourse Rezoning project site with Archaeological APE (STV and HPI 2008).



Source: NYC Department of City Planning MapPLUTO 2006;
NYC Department of Information Technology & Telecommunications NYCMap 2006

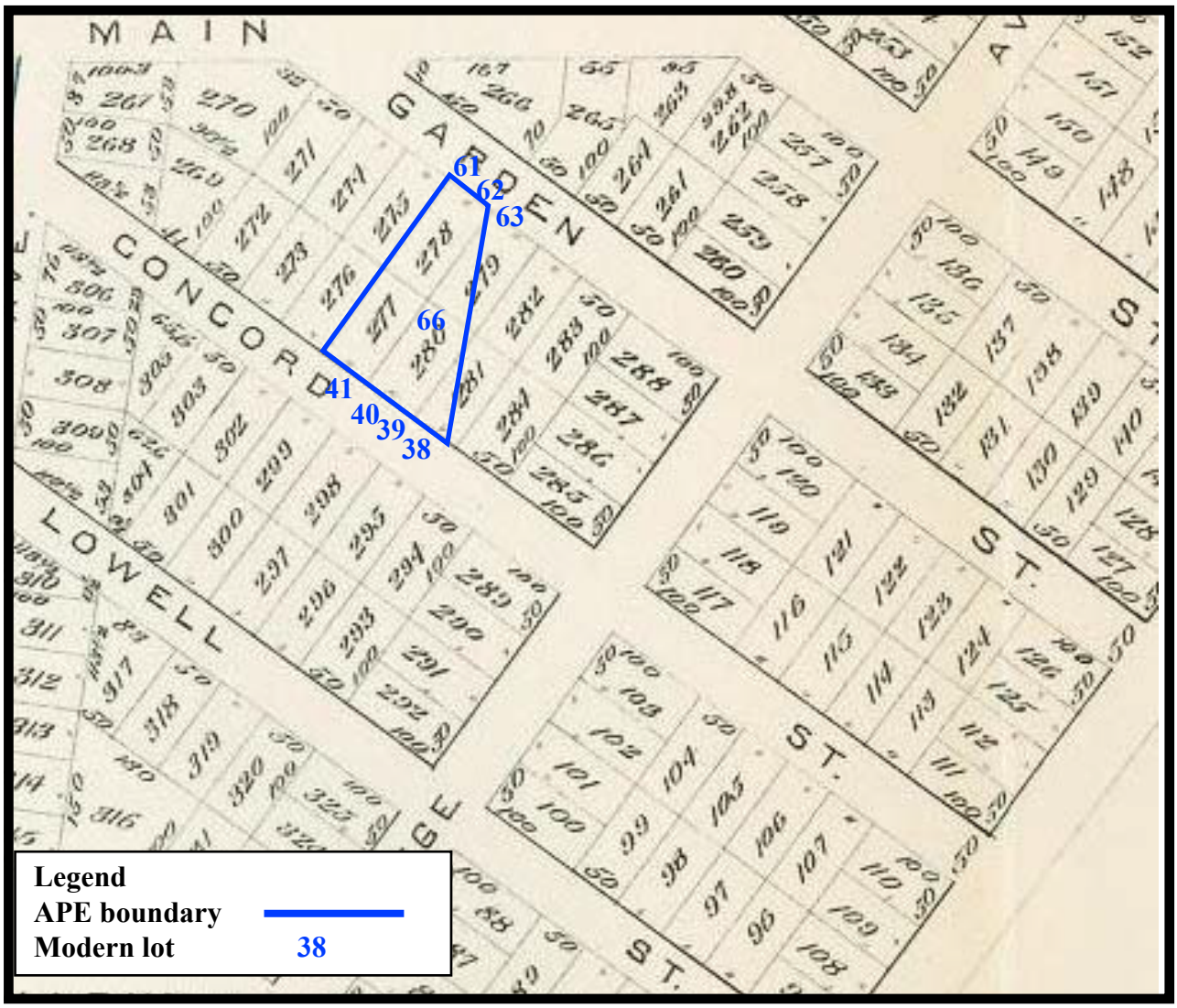
Lower Concourse Rezoning Project

Figure 2: Project site APE and photograph locations on modern map (STV and HPI 2008).



Lower Concourse Rezoning Project

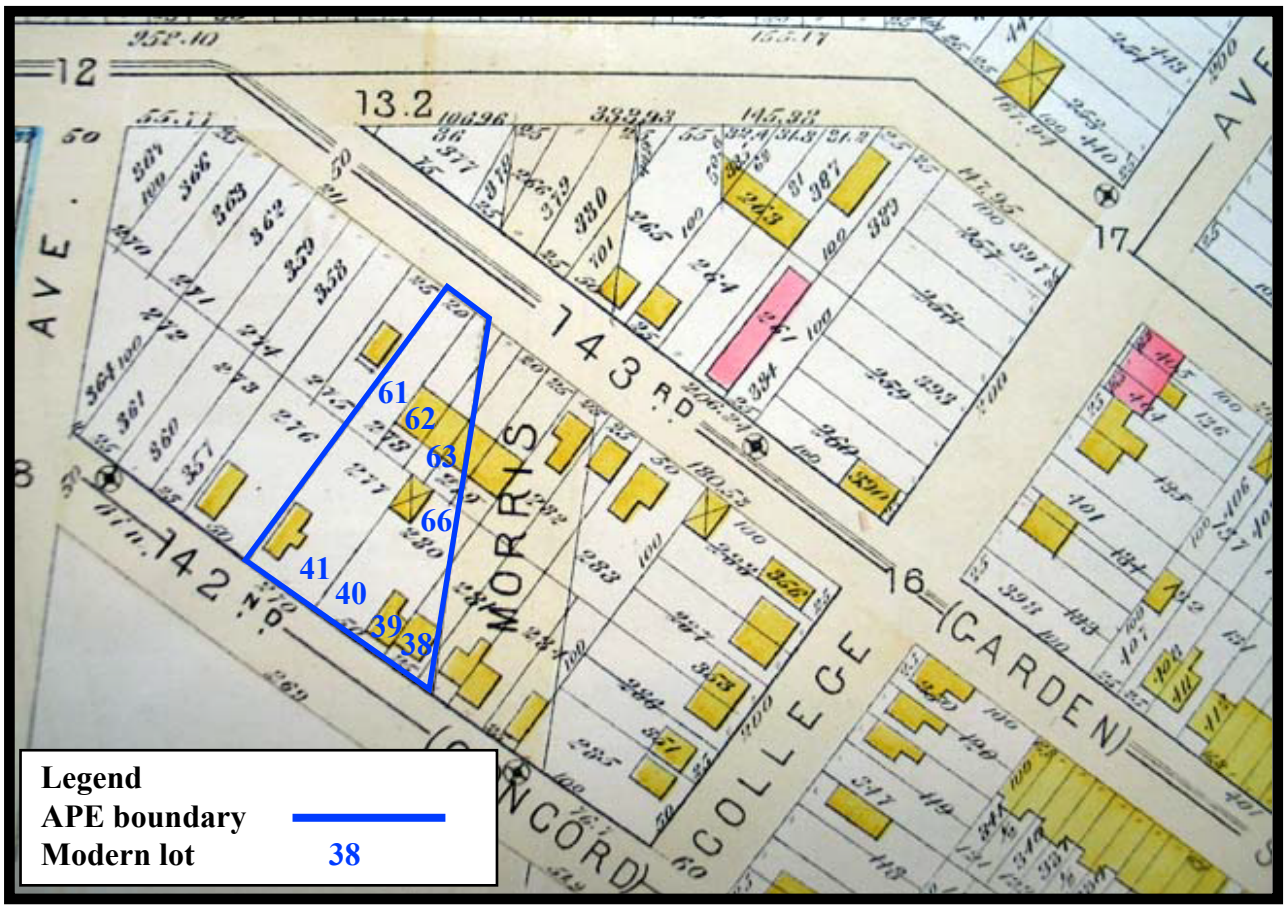
Figure 3: Project site APE with historic lot numbers overlaid on 1951 Sanborn map (HPI 2008).



Lower Concourse Rezoning Project

Figure 4: Project site APE on *Assessment Map for the Village of Mott Haven in the Manor of Morrisania, Town of West Farms, County of Westchester, New York* (Findlay 1850).

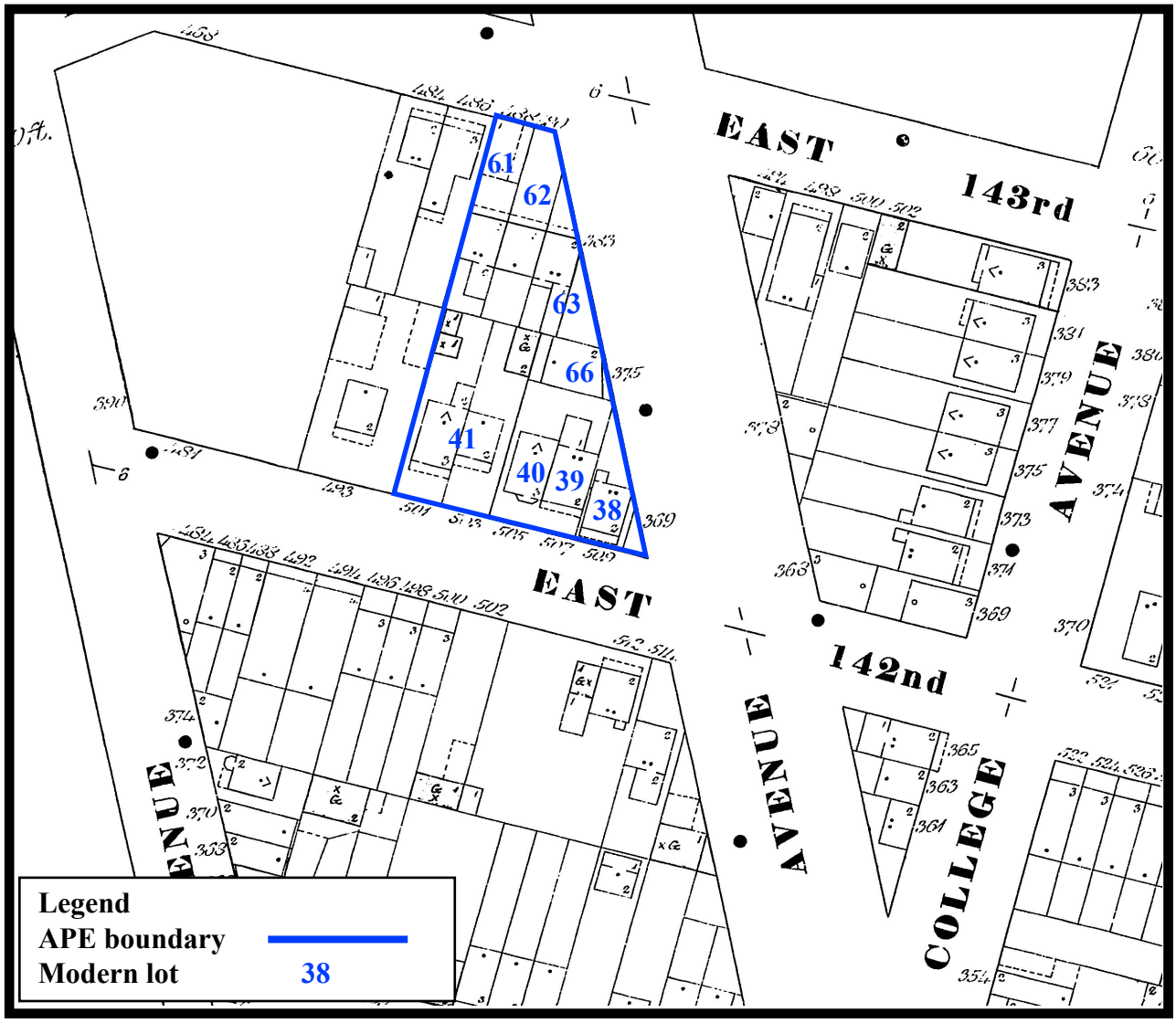
0 100 200 300 400 500 FEET



Lower Concourse Rezoning Project

Figure 6: Project site APE on *Atlas of the 23rd Ward, City of New York* (Bromley 1882).

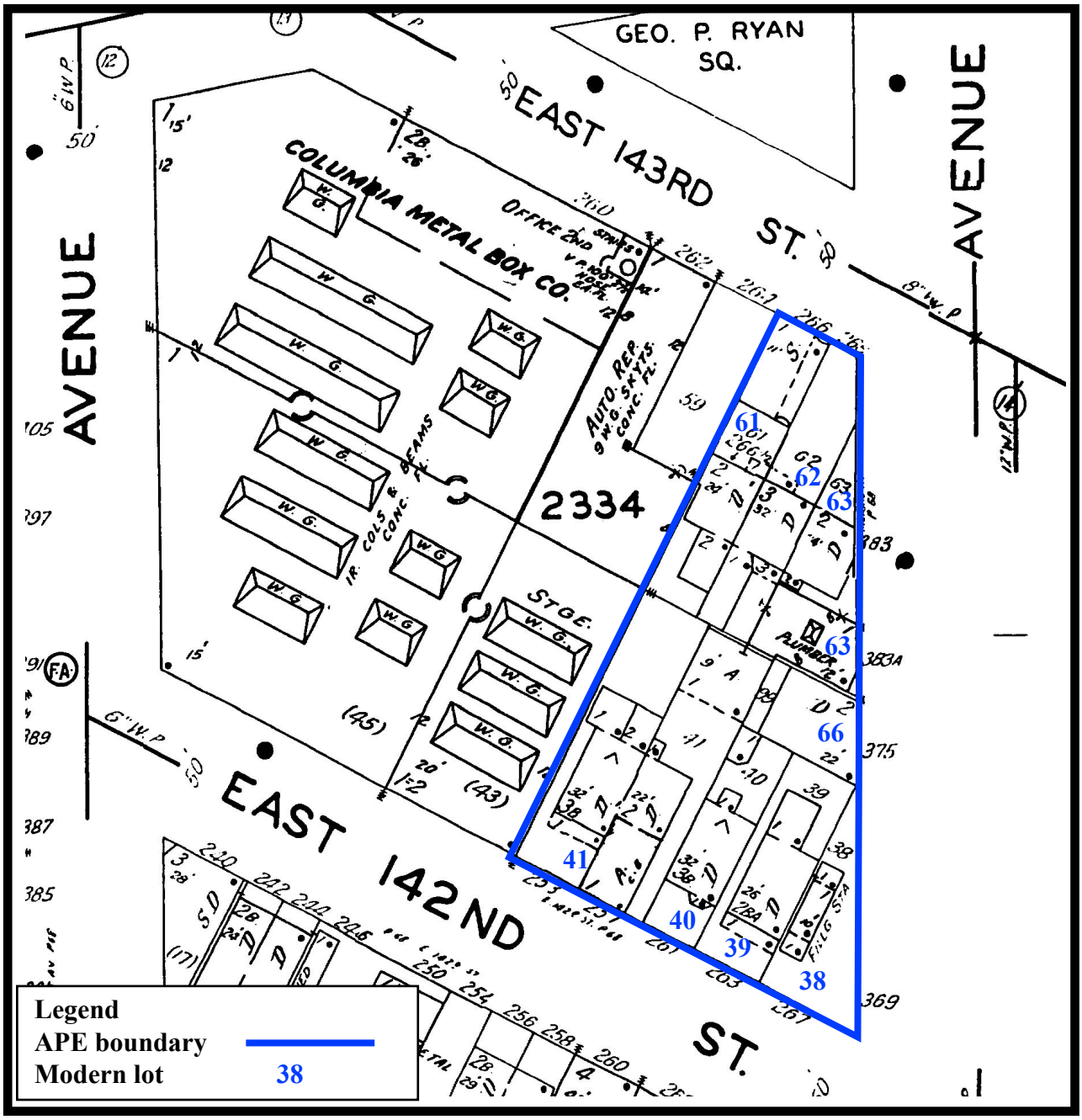
0 50 100 150 200 250 FEET



Lower Concourse Rezoning Project

Figure 7: Project site APE on *Insurance Maps of the City of New York* (Sanborn 1891).

0 50 100 150 200 250 FEET



Lower Concourse Rezoning Project

Figure 8: Project site APE on *Insurance Maps of New York City, Borough of the Bronx* (Sanborn 1951).

0 25 50 75 100 125 FEET



Photograph 1: Lots 38 and 39, currently a construction site enclosed by fencing. Note condition of ground surface from recent demolition. View looking north from gap in the fence along the East 142nd Street sidewalk.



Photograph 2: House on Lot 40. View looking northeast from East 142nd Street.



Photograph 3: Detail of basement entrance to Lot 40 house. View looking northeast from East 142nd Street sidewalk.



Photograph 4: House at 253 East 142nd Street on west side of Lot 41. View looking northeast from East 142nd Street.



Photograph 5: House and deli at 257 East 142nd Street on east side of Lot 41. View looking northeast from East 142nd Street.



Photograph 6: Passageway to the east of the building at 257 East 142nd Street leading to the back yard, which is paved. View looking northeast from East 142nd Street.



Photograph 7: Grocery store building (on left) on Lot 61. View looking south from East 143rd Street.



Photograph 8: House on Lot 62. View looking southwest from corner of East 143rd Street and Morris Avenue.



Photograph 9: Two buildings on Lot 63. House is on right and garage is on left. View looking northwest from Morris Avenue.



Photograph 10: House on Lot 66. View looking northwest from Morris Avenue.

Appendix A: Deeds

Lot 38, 369 Morris Avenue; 267 East 142nd Street [formerly 509 East 142nd Street] (part of historic Lots 280 and 281)

Lot	Year	Grantor	Grantee	Comments	Liber:Page
38	3/31/2008	Lincoln Properties, LLC	263 E. 142, LLC		2008000128308
38	5/14/2004	Mott Haven Furniture	Lincoln Properties, LLC		2004000305824
38	12/4/1989	Antonia Cohill	Mott Haven Furniture Co.		955:2354
38	10/26/1989	City of New York	Antonia Cohill		949:673
38	10/5/1981	Commissioner of Finance of City of New York	City of New York	Foreclosure on multiple lots	455:1005
38	4/29/1977	Bernard Baumoehl	James C. Sharpley		331:1998
38	2/29/1972	Getty Oil Company	Bernard Baumoehl		177:313
38	2/5/1957	Intercounty Service Station Co., Inc.	Tidewater Oil Co.		2223/157
38	11/3/1948	Bernard and Belle Benson	Intercounty Service Station Co., Inc.		1647/440
38	6/16/1945	Frank Ferony	Bernard and Belle Benson		1373/181
38	11/27/1940	East River Savings Bank	Frank Ferony		1096/336
38	4/6/1935	Raymond Scully, Referee	East River Savings Bank		928/454
38	4/28/1931	Michael and Annie Picciano	Annie Picciano		806/375
38	4/1/1921	Rosanna Arkison	Michael and Annie Picciano		298/135
281	10/3/1885	Carrie Archibald	Marks Arkison	East 30 feet	1898/130
280, 281	12/31/1879	Irene Platt	Harriett E. Griswold	West 20 feet of Lot 281, East 5 feet of Lot 280	1516/334
281	11/7/1878	Abby Patterson	Carrie Archibald	East 30 feet	1469/333
280, 281	8/25/1866	Thomas and Mary Overington	Letitia Squier	West 20 feet of Lot 281, East 5 feet of Lot 280	614/246
281	4/18/1865	Sarah Hawley	Abby Patterson	East 30 feet	562/330
281	5/1/1858	Jacob French	Sarah Hawley	East 30 feet	385/136
281	9/18/1856	Thomas and Mary Overington	Jacob French	East 30 feet	344/338
281	5/22/1856	Henry Bunting	Thomas Overington		344/348

Lot	Year	Grantor	Grantee	Comments	Liber:Page
281	12/19/1850	Jordan Mott	Henry Bunting		153/445

Lot 39, 263 East 142nd Street [formerly 507 East 142nd Street] (part of historic Lot 280)

Lot	Year	Grantor	Grantee	Comments	Liber:Page
39	12/21/2007	Kazi Hossain	263 E. 142, LLC		2007000622797
39	12/6/2005	Yasmin McFarlane Vaughn, Esq., Referee	Kazi Hossain		2005000675099
39	3/23/2005	Adam Fernandez	J.J.M. Development, Inc.		2005000169023
39	10/11/1990	Susan Reyes	Adam Fernandez		1010/1395
39	8/12/1988	Roberto/Deftetal Ayala	Jose A. Hernandez		861/1610
39	7/29/1988	Jose Antonio Hernandez	Susan Reyes		858/2331
39	7/14/1980	Juan Ramon Bonilla	Roberto Ayala		422/589
39	2/9/1976	Anselmo Alvarez	Juan R. Bonilla		298/927
39	3/17/1970	Premier Credit Corp.	Anselmo Alvarez		128/1151
39	2/24/1969	Harry Kraf, Ref.	Premier Credit Corp.		102/1899
39	8/7/1959	Salida Realty Corp., Fernando and Maria Cancetly	Fernando Cancetly		2349/238
39	7/27/1959	Rose Esposito	Salida Realty Corp.		2347/301
39	11/1/1935	Antonio Esposito	Rose Esposito		922/180
39	8/23/1927	Rose Esposito	Antonio Esposito		644/233
39	9/28/1921	Antonio Esposito	Rose Esposito		358/454
39	6/12/1920	Maria Boggs (Execs. of)	Antonio Esposito		273/178
39	5/10/1911	Charles Kaufmann, Referee	Maria Boggs		85/437
280	2/1/1905	Gertrude Murray nee Barry	Ophelia Schofield	East 25 feet	54/366
280	10/21/1890	Thomas and Mary Overington	Ophelia Schofield	East 25 feet	2351/185
280	6/22/1884	Harry Overington	Thomas Overington	West 45 feet	1884/266
280	3/29/1884	James and Mary Barry	Harry Overington	West 45 feet	1785/299
280	9/15/1882	John Barry	James Barry	West 45 feet	1680/316
280	7/2/1880	Elizabeth and Samuel Kenyon	John Barry	West 45 feet	1545/414

Lot	Year	Grantor	Grantee	Comments	Liber:Page
280	6/8/1874	Margaret Boone	Elizabeth Kenyon	West 45 feet	1295/74
280	1/31/1874	Lorne and Margaret Deye	Margaret Boone	West 45 feet	1876/267
280	2/8/1872	Joseph and Maria Santos	Larue Dye	West 45 feet	801/10
280	8/22/1871	Richard Tyre	Joseph Santos	West 45 feet	781/358
280	3/13/1869	Thomas and Mary Overington	Richard Tyre	West 45 feet	733/345
Lots 277, 278, 279, 280	6/15/1852	William Berry	Thomas Overington		195/309
Lots 277, 278, 279, 280	7/25/1850	Jordan Mott	William Berry		151/156

Lot 40, 261 East 142nd Street [formerly 505 East 142nd Street] (part of historic Lot 280)

Lot	Year	Grantor	Grantee	Comments	Liber:Page
40	9/23/1982	East 142nd St. Properties	261 E. 142 St. Realty, Inc.		483/1873
40	6/7/1967	Mary Cannata	142nd Street Properties, Inc.		219/52
40	8/20/1953	Anthony LaGuardia	Jennie Garafalo and Mary Cannata		2024/449
40	5/26/1947	Mary LaGuardia	Anthony LaGuardia		1537/106
40	4/6/1923	Leonardo and Maria Giordano	Giovanni and Mary LaGuardia		388/354
40	1/5/1920	August and Johanna Ellinghaus	Leonardo and Maria Giordano		256/55
40	1/5/1910	John and Alice Greene	August and Johanna Ellinghaus		841/112
40	6/15/1903	Christina Simms	John Greene		44/488
280	6/3/1903	Gertrude Murray nee Barry	Christina Simms	West 20 feet	44/457
280	5/7/1888	Thomas and Mary Overington	Christina Simms	West 20 feet	2132/385
280	6/22/1884	Harry Overington	Thomas Overington	West 45 feet	1884/266
280	3/29/1884	James and Mary Barry	Harry Overington	West 45 feet	1785/299

Lot	Year	Grantor	Grantee	Comments	Liber:Page
280	9/15/1882	John Barry	James Barry	West 45 feet	1680/316
280	7/2/1880	Elizabeth and Samuel Kenyon	John Barry	West 45 feet	1545/414
280	6/8/1874	Margaret Boone	Elizabeth Kenyon	West 45 feet	1295/74
280	1/31/1874	Lorne and Margaret Deye	Margaret Boone	West 45 feet	1876/267
280	2/8/1872	Joseph and Maria Santos	Larue Dye	West 45 feet	801/10
280	8/22/1871	Richard Tyre	Joseph Santos	West 45 feet	781/358
280	3/13/1869	Thomas and Mary Overington	Richard Tyre	West 45 feet	733/345
Lots 277, 278, 279, 280	6/15/1852	William Berry	Thomas Overington		195/309
Lots 277, 278, 279, 280	7/25/1850	Jordan Mott	William Berry		151/156

Lot 41, 253-257 East 142nd Street [formerly 501 and 503 East 142nd Street] (historic Lot 277)

Lot	Year	Grantor	Grantee	Comments	Liber:Page
41	9/23/1982	East 142nd St. Properties	253 E. 142 St. Realty, Inc.		483/1875
41	6/7/1967	Mary Cannata	142nd Street Properties, Inc.		219/55
41	6/7/1967	Frances Inzero, Exs of (Mary Cannata and Jennie Garafalo)	Jennie Garafalo		219/48
41	11/30/1926	Francisco and Florinda Ingenito	Francesca Inzero		603/396
41	9/22/1920	John and Dora Ivers	Francisco Ingenito		279/230
277	1/8/1904	Sophie Siemering	John and Dora Ivers		49/193
277	6/15/1903	Henry Tucker	John and Dora Ivers and Sophie Siemering		44/471
277	2/27/1900	John and Dora Ivers	Sophie Siemering		36/122
277	2/27/1900	Mary Tarpy	John and Dora Ivers		34/110
277	2/28/1889	David Hall	Mary Tarpy		2199/179

Lot	Year	Grantor	Grantee	Comments	Liber:Page
277	6/20/1888	Mary and Thomas Overington	David Hall		2144/311
277	5/16/1878	Henry Holland	Mary Overington		1461/5
277	4/30/1878	Thomas Overington	Henry Holland		1454/347
Lots 277, 278, 279, 280	6/15/1852	William Berry and wife	Thomas Overington		195/309
Lots 277, 278, 279, 280	7/25/1850	Jordan Mott	William Berry		151/156

Lot 61, 266 East 143rd Street [formerly 488 East 143rd Street] (west 20 feet of historic Lot 278)

Lot	Year	Grantor	Grantee	Comments	Liber:Page
61	3/2/1995	Frank Monteleone	Rafael Dominguez		1304/1145
61	8/6/1986	Frank Monteleone	Frank Monteleone		680/1043
61	3/24/1975	Angelina Monteleone	Frank Monteleone		273/1801
61	1/30/1967	Angelina Monteleone	Frank Monteleone		177/233
61	11/19/1925	Charley and Lilly Vetrano	Generoso and Angiolisca Monteleone		531/453
61	10/1/1923	Margaret Schreidle	Charley Vetrano		414/145
61	12/14/1904	George and Anna Billings	Margaret Schreidle		55/64
61	7/1/1891	Peter Hendrick, Referee	George Billings		3/16
278	2/26/1874	John and Catherine Gannon	Rosanna Brown	West 20 feet	1276/402
278	10/20/1871	Ann Kelly	John Gannon	West 20 feet	786/448
278	10/27/1868	James Angus, Jr. and wife	Ann Kelly	West 20 feet	693/125
278	5/30/1867	Robert and Ellen Alexander	James Angus, Jr.	West 20 feet	640/185
278	10/13/1862	David Milliken and wife	Robert Alexander	West 20 feet	487/137
278	4/24/1860	William Robertson, Referee	David Milliken	West 20 feet	435/262
278	4/25/1853	Thomas and Mary Overington	Alanson Bills	West 20 feet	231/110

Lot	Year	Grantor	Grantee	Comments	Liber:Page
Lots 277, 278, 279, 280	6/16/1852	William Berry and wife	Thomas Overington		195/309
Lots 277, 278, 279, 280	7/25/1850	Jordan Mott	William Berry		151/156

Lot 62, 268 East 143rd Street, 385 Morris Avenue [formerly 490 East 143rd Street] (middle 20 feet of Lot 278)

Lot	Year	Grantor	Grantee	Comments	Liber:Page
62	6/29/1961	Allen and Ann Jefferson	Ann Jefferson		2441/468
62	12/2/1952	Inter Realty Corp.	Allen and Ann Jefferson		278/62
62	10/9/1951	Bart Collins et al.	Inter Realty Corp.		151/62
62	9/30/1919	Smith and Sarah Williamson	Patrick and Mary Collins		236/270
62	6/18/1918	Raymond Lowes, Referee	Smith Williamson		206/290
62	6/18/1918	Annaar and Hannah Kennelly	Pierce Kennelly		206/291
62	6/13/1917	Hans Goetz	William and Mary Kennelly		109/304
62	6/13/1917	William and Mary Kennelly	Hans Goetz		109/303
278	11/11/1885	Elizabeth Sanderson	Michael Kennelly	Middle 20 feet	1836/201
278	10/21/1868	Emma and Thomas Knox	Elizabeth Sanderson	Middle 20 feet	692/115
278	9/31/1868	John and Ellen Stacey	Emma Knox	Middle 20 feet	686/337
278	8/27/1867	Henry B. Hall, Jr. and wife	John Stacey	Middle 20 feet	651/63
278	10/19/1865	Hester Auzuletto Driver	Henry B. Hall, Jr.	Middle 20 feet	579/102
278	5/7/1862	Philip and Ann Heiser	Hester Auzuletto Driver	Middle 20 feet	479/97
278	5/2/1854	Thomas and Mary Overington	Philip Heiser	Middle 20 feet	277/309
Lots 277, 278, 279, 280	6/16/1852	William Berry and wife	Thomas Overington		195/309

Lot	Year	Grantor	Grantee	Comments	Liber:Page
Lots 277, 278, 279, 280	7/25/1850	Jordan Mott	William Berry		151/156

Lot 63, 383 Morris Avenue (formerly part of two 20-foot wide sub-lots: east 10 feet of historic Lot 278 and west 30 feet of historic Lot 279)

Lot	Year	Grantor	Grantee	Comments	Liber:Page
63	11/24/1967	Carmela Sansone	Louis Sansone		290/68
63	8/10/1939	Frank Sansone et al.	Carmela Sansone		1014/20
63	12/9/1919	Gustino and Clotilde Salerno	Raffele and Clementina Sansone		248/239
63	1/10/1918	Raffele and Clementina Sansone	Gustino and Clotidle Salerno		202/63
63	11/19/1915	Cecelia Levy	Raffaele and Clementina Sansone		103/397
63	6/30/1891	William and Agnes Burgoyne	Cecelia Levy		2/334
63	11/4/1886	Alfred and Susie Hall	William Burgoyne		2003/76
279	12/11/1882	Samuel Rogers, Trustee for heirs of Mark Howland	Alfred B. Hall	Gore piece of former middle 20 feet of Lot 279	1692/244
279	4/13/1867	Sybil Hall, wife of Charles Hall	Samuel Rogers, Trustee for Mark Howland heirs	Middle 20 feet of Lot 279	630/256
278, 279	12/8/1865	Elizabeth Wright	Alfred Hall	East 10 feet of Lot 278, West 10 feet of Lot 279	577/339
278, 279	5/16/1865	John Dwyer	Elizabeth Wright	East 10 feet of Lot 278, West 10 feet of Lot 279	579/260
279	2/1/1865	George and Mary Lasher	Sybil Hall, wife of Charles Hall	Middle 20 feet of Lot 279	556/235
278, 279	9/23/1864	Thomas and Mary Overington	John Dwyer	East 10 feet of Lot 278, West 10 feet of Lot 279	565/20
279	1/1/1861	Edward McGregor	George Lasher	Middle 20 feet of Lot 279	450/244

Lot	Year	Grantor	Grantee	Comments	Liber:Page
279	6/15/1859	Thomas and Mary Overington	Edward McGregor	Middle 20 feet of Lot 279	412/167
Lots 277, 278, 279, 280	6/16/1852	William Berry and wife	Thomas Overington	Lots 277, 278, 279, and 280	195/309
Lots 277, 278, 279, 280	7/25/1850	Jordan Mott	William Berry	Lots 277, 278, 279, and 280	151/156

Lot 66, 375 Morris Avenue (part of historic Lot 280)

Lot	Year	Grantor	Grantee	Comments	Liber:Page
66	4/24/1995	Richard Varricchio	Bettye Morgan		1316/743
66	8/10/1983	Augustine Varricchio	Richard Varricchio		513/1185
66	4/12/1982	Roseann Deluccia	Augustine Varricchio		471/98
66	12/3/1981	Carmela Varicchio	Roseann DeLuccia		460/1690
66	4/14/1950	Filomena Ruocco	Carmela Varicchio		1751/273
66	3/19/1920	Nicola Giordano et al.	Filomena Ruocco		244/4213
Part of 280	2/20/1917	Henry Heithaus	Nicola Giordano and Michele Gariolo		109/11
Part of 280	6/1/1914	Margaret Blakesley	Henry Heithaus		98/350
Part of 280	12/14/1905	Maggie Crance	Margaret Blakesley		59/380
Part of 280	12/5/1884	Harry Overington	Maggie Crance		1848/227
280	3/29/1884	James and Mary Barry	Harry Overington	West 45 feet	1785/299
280	9/15/1882	John Barry	James Barry	West 45 feet	1680/316
280	7/2/1880	Elizabeth and Samuel Kenyon	John Barry	West 45 feet	1545/414
280	6/8/1874	Margaret Boone	Elizabeth Kenyon	West 45 feet	1295/74
280	1/31/1874	Lorne and Margaret Deye	Margaret Boone	West 45 feet	1876/267
280	2/8/1872	Joseph and Maria Santos	Larue Dye	West 45 feet	801/10

Lot	Year	Grantor	Grantee	Comments	Liber:Page
280	8/22/1871	Richard Tyre	Joseph Santos	West 45 feet	781/358
280	3/13/1869	Thomas and Mary Overington	Richard Tyre	West 45 feet	733/345
Lots 277, 278, 279, 280	6/15/1852	William Berry	Thomas Overington		195/309
Lots 277, 278, 279, 280	7/25/1850	Jordan Mott	William Berry		151/156

Appendix B: Summary Occupation Tables

Lot 38, 369 Morris Avenue; 267 East 142nd Street [formerly 509 East 142nd Street] (part of historic Lots 280 and 281)

Year	Grantor	Grantee	Tax	Census	Directory
1850	Jordan Mott	Henry Bunting			
1853-1854					No residents listed in APE
1856	Henry Bunting	Thomas Overington			
1856	Thomas and Mary Overington	Jacob French			
1858	Jacob French	Sarah Hawley			
1859			Thomas Overington (Mott Haven resident), Lot 280 and [west] half of Lot 281 are vacant, value $150. Sarah A. Hawley (Mott Haven resident), house on [east] half of Lot 281, value $500		
1860				James P. Hawley, 47, clerk, Sarah A. Hawley, 43, Harry P. Hawley, 21, Alpheus W. Hawley, 17, blacksmith	
1860s			Thomas Overington (Mott Haven resident), west half of Lot 281 is vacant, value (with vacant Lot 281) $250. Sarah A. Hawley (Mott Haven resident), house on east half of Lot 281, value $600		
1861?			Thomas Overington (Mott Haven resident), shop, Lots 277, 280, 281, value $600; no listing for east half of Lot 281		
1863			Thomas Overington (Mott Haven resident), Lot 280 and [west] half of Lot 281 are vacant, value $250. Sarah A. Hawley (Mott Haven resident), house on east half of Lot 281, value $600		
1865	Sarah Hawley	Abby Patterson			
1866	Thomas and Mary Overington	Letitia Squier			

Year	Grantor	Grantee	Tax	Census	Directory
1870				John Archibald, 43, clerk fancy goods, Carrie Archibald, 23; Martha Archibald, 18	
1871					John Archibald, clerk, NY, n s Concord 2nd h w College
1874			Mrs. Squiers, west half of Lot 281, 1 house, value $1700. A.J. Patterson, east half of Lot 281, 1 house, value $1500		
1875-1876					No Squier, Platt, Archibald, or Patterson on lot
1878	Abby J. Patterson	Carrie Archibald			
1879	Irene Platt	Harriett E. Griswold			
1880			J.H. Platt, Lot 281 measures 25x100; House 21x35, 2 stories, value $1700. A.J. Patterson, Lot 281a measures 30x100; House 21x35, 2 stories, value $1500	John Archibald, 53, salesman; Carrie Archibald, 35, wife	
1885	Carrie Archibald	Marks Arkison	Marks Arkison, Lot measures 25x irregular (Morris Avenue now cuts off east side of lot, remainder is in 'gore'); 2 story house measures 21x25, value $1500		
1890			Marks Arkison, Lot measures 25x irregular (Morris Avenue now cuts off east side of lot, remainder is in 'gore'); 2 story house measures 21x25, value $1600; 509 142nd Street		
1895			Marks Arkison, Lot measures 25x irregular (Morris Avenue now cuts off east side of lot, remainder is in 'gore'); 2 story house measures 21x25, value $1600; 509 142nd Street		

Lot 39, 263 East 142nd Street [formerly 507 East 142nd Street] (part of historic Lot 280)

Year	Grantor	Grantee	Tax	Census	Directory
1850	Jordan Mott	William Berry			
1852	William Berry	Thomas Overington			
1853-1854					No residents listed in APE

Year	Grantor	Grantee	Tax	Census	Directory
1859			Thomas Overington (Mott Haven resident), vacant lot, value $150 (Lot 280 and west half of 281)		
1860s			Thomas Overington (Mott Haven resident), vacant lot, value $250 (Lot 280 and west half of 281)		
1861?			Thomas Overington (Mott Haven resident), shop, Lots 277, 280, 281, value $600		
1863			Thomas Overington (Mott Haven resident), vacant lot, value $250 (Lot 280 and west half of 281)		
1869	Thomas and Mary Overington	Richard Tyre			
1870				Richard Tyre, 22, dry goods clerk; Katie Tyre, 20; Richard Tyre, 1.	
1871	Richard Tyre	Joseph Santos			
1871-1872					R.F. Tyre, n.s. Concord 3d h. w. College. Samuel Merritt, painter, n.s. Concord 5th h. w. College. James Worthington, n.s. Concord 5th h. w. College
1872	Joseph and Maria Santos	Larue Dye			
1874	Lorne and Margaret Deye	Margaret Boone			
1874	Margaret Boone	Elizabeth Kenyon	M. Dye (Mott Haven resident), 1 house, value $2000		
1875-1876					Richard Tyre, clerk, h 142d n. College. James Worthington, Broker, 51 Pearl, h. 142nd n. College
1880	Elizabeth and Samuel Kenyon	John Barry		John Barry, 45, plumber; Ellen Barry, 45; Mary Barry, 19; Gertrude Barry, 2	
1882	John Barry	James Barry			

Year	Grantor	Grantee	Tax	Census	Directory
1884	James and Mary Barry	Harry Overington			
1884	Harry Overington	Thomas Overington			
1885			Harry Overington, Lot measures 45x 100; 2 story house measures 22x30, value $1500		
1890	Thomas and Mary Overington	Ophelia Schofield	Harry Overington, Lot measures 25x 74; 2 story house measures 22x30, value $1600; 507 142nd Street		
1895			Op. Schofield, Lot measures 25x 74; 2 story house measures 22x30, value $1800; 507 142nd Street		

Lot 40, 261 East 142nd Street [formerly 505 East 142nd Street] (part of historic Lot 280)

Year	Grantor	Grantee	Tax	Census	Directory
1850	Jordan Mott	William Berry			
1852	William Berry	Thomas Overington			
1853-1854					No residents listed in APE
1859			Thomas Overington (Mott Haven resident), vacant lot, value $150 (Lot 280 and west half of 281), shop on Lot 277, value $500		
1860				No residents	
1860s			Thomas Overington (Mott Haven resident), vacant lot, value $250 (Lot 280 and west half of 281), shop on Lot 277, value $650		
1861?			Thomas Overington (Mott Haven resident), shop, Lots 277, 280, 281, value $600		
1863			Thomas Overington (Mott Haven resident), vacant lot, value $250 (Lot 280 and west half of 281), shop on Lot 277, value $650		
1869	Thomas and Mary Overington	Richard Tyre			
1870				Richard Tyre, 22, dry goods clerk; Katie Tyre, 20; Richard Tyre, 1.	

Year	Grantor	Grantee	Tax	Census	Directory
1871	Richard Tyre	Joseph Santos			
1871-1872					Samuel Merritt, painter, n.s. Concord 5th h. w. College James Worthington, n.s. Concord 5th h. w. College
1872	Joseph and Maria Santos	Larue Dye			
1874	Lorne and Margaret Deye	Margaret Boone	M. Dye (Mott Haven resident), 1 house, value $2000		
1874	Margaret Boone	Elizabeth Kenyon			
1875-1876					James Worthington, Broker, 51 Pearl, h. 142nd n. College
1880	Elizabeth and Samuel Kenyon	John Barry	John Barry, Lot measures 45x 100; 2 story house measures 22x30, value $2000	John Barry, 45, plumber; Ellen Barry, 45; Mary Barry, 19; Gertrude Barry, 2	
1882	John Barry	James Barry			
1884	James and Mary Barry	Harry Overington			
1884	Harry Overington	Thomas Overington			
1885			Harry Overington, Lot measures 45x 100; 2 story house measures 22x30, value $2500		
1888	Thomas and Mary Overington	Christina Simms			
1890			Christina Simms, Lot measures 20x74; 3 story house measures 20x30, value $1800; 505 142nd Street		
1895			Christina Sims, Lot measures 20x74; 3 story house measures 20x30, value $1800; 505 142nd Street		

Lot 41, 253-257 East 142nd Street [formerly 501 and 503 East 142nd Street] (historic Lot 277)

Year	Grantor	Grantee	Tax	Census	Directory
1850	Jordan Mott	William Berry			

Year	Grantor	Grantee	Tax	Census	Directory
1852	William Berry	Thomas Overington			
1853-1854					No residents listed in APE
1859			Thos. Overington (Mott Haven resident), shop, value $500		
1860				No Overington (see Lot 63)	
1860s			Thos. Overington (Mott Haven resident), shop, value $650		
1861?			Thos. Overington (Mott Haven resident), shop, Lots 277, 280 and 281, value $600		
1863			Thos. Overington (Mott Haven resident), shop, value $650		
1870				Thomas Overington, 45, builder; Mary Overington, 42; Thomas Overington, 18; Julia Overington, 15; Kate Overington, 13; Henry Overington, 12; Valencia Overington, 4	
1871-1872					Thomas Overington, builder, Harlem, h. n.s. Concord 6th h. w. College
1874			Thos. Overington, 1 house, value $2600		
1875-1876					Thomas Overington, carpenter, 119 E. 129th, h. 142nd n. College
1878	Thomas Overington	Henry Holland			
1878	Henry Holland	Mary Overington			
1880			Mrs. T. Overington, Lot measures 50x 100; 3 story house measures 22x36, value $2600	Thomas Overington, 56, builder; Mary Overington, 53; Thomas Overington, 27, builder; Julia Overington, 24; Harry Overington, 22; Valencia Overington, 14	

Year	Grantor	Grantee	Tax	Census	Directory
1885			T. Overington, Lot measures 50x 100; 3 story house measures 22x36, value $4000		
1888	Mary and Thomas Overington	David Hall			
1889	David Hall	Mary Tarpy			
1890			Mary A. Tarpy, Lot measures 50x 100; 3 story house measures 22x36, 2 story house measures 22x25, combined value $4000; 501 142nd Street		
1895			Mary A. Tarpy, Lot measures 50x 100; 3 story house measures 22x36, 2 story house measures 22x25, combined value $4000; 501 142nd Street		

Lot 61, 266 East 143rd Street [formerly 488 East 143rd Street] (west 20 feet of historic Lot 278)

Year	Grantor	Grantee	Tax	Census	Directory
1850	Jordan Mott	William Berry			
1852	William Berry and wife	Thomas Overington			
1853	Thomas and Mary Overington	Alanson Bills			
1853-1854					No residents listed in APE
1859			Alanson Bills (Mott Haven resident), house, part Lot 278, value $400		
1860	William Robertson, Referee	David Milliken		David Milliken, 30, file? maker; Jane Milliken, 25; Jas. Milliken, 2; Martha Milliken, 4 months.	
1860s			Robert Alexander (Mott Haven resident), 1 house, west part Lot 278, value $450		
1861?			Alanson Bill (Mott Haven resident), house, west half Lot 278, value $400		
1862	David Milliken and wife	Robert Alexander			
1863			David Milliken (Mott Haven resident), house, part Lot 278, value $450		
1867	Robert and Ellen Alexander	James Angus, Jr.			

Year	Grantor	Grantee	Tax	Census	Directory
1868	James Angus, Jr. and wife	Ann Kelly			
1870				Occupancy unclear	
1871	Ann Kelly	John Gannon			
1871-1872					Ann Kelly, wid, n.s. [sic] Garden 8th h w. College
1874	John and Catherine Gannon	Rosanna Brown	J.A. Gannon, 1 house, west part Lot 278, value $1200		
1875-1876					No residents found
1880			R. Brun, Lot measures 20x102; 2 story house measures 20x24, value $1200	George Brown, 48, clerk; Rosanna Brown, 37; James Brown, 16; George Brown, 14; Alexander Brown, 9; Edgar Brown, 5; Minnie Brown, 4; Ida Brown, 2	
1885			J. Brun, Lot measures 20x102; 2 story house measures 20x24, value $1400		
1890			R. Brunn, Lot measures 20x102; 2 story house measures 20x24, 1 story house measures 20x30, combined value $2000; 488 143rd Street		
1891	Peter Hendrick, Referee	George Billings			
1895			R. Munn, Lot measures 20x102; 2 story house measures 20x24, 1 story house in rear measures 20x30, combined value $2000; 488 143rd Street		

Lot 62, 268 East 143rd Street, 385 Morris Avenue [formerly 490 East 143rd Street] (middle 20 feet of historic Lot 278)

Year	Grantor	Grantee	Tax	Census	Directory
1850	Jordan Mott	William Berry			
1852	William Berry and wife	Thomas Overington			
1853-1854					No residents listed in APE
1854	Thomas and Mary Overington	Philip Heiser			

Year	Grantor	Grantee	Tax	Census	Directory
1859			P.E. Heiser (Mott Haven resident), 1 house, half Lot 278, value $400		
1860				Philip E. Heyser, 38, broker; Ann Heyser, 29; Sarah Thornhill, 58; Sarah E. Thornhill, 20; Samuel Thornhill, 27, carpenter	
1860s			Wm. Driver (Mott Haven resident), 1 house, east part Lot 278, value $450		
1861?			P.E. Heiser (Mott Haven resident), 1 house, half Lot 278, value $400		
1862	Philip and Ann Heiser	Hester Auzuletto Driver			
1863			Wm. Driver (Mott Haven resident), 1 house, east part Lot 278, value $450		
1865	Hester Auzuletto Driver	Henry B. Hall, Jr.			
1867	Henry B. Hall, Jr. and wife	John Stacey			
1868	John and Ellen Stacey	Emma Knox			
1868	Emma and Thomas Knox	Elizabeth Sanderson			
1870				Kate Sanderson, 40, keeps house; John Sanderson, 16	
1871					M. Sanderson, wid., n.s. [sic] Garden 7th h. w. College
1874			Sanderson (Mott Haven resident), 1 house, east part Lot 278, value $1200		
1875-1876					Smith Sanderson, builder, h. 143d n. College
1880			Sanderson, Lot measures 20x 100; 2 story house measures 20x24, value $1200	Elizabeth Sanderson, 65, widow	
1885	Elizabeth Sanderson	Michael Kennelly	Sanderson, Lot measures 20x irregular (Morris Avenue now cuts off east corner of lot); 2 story house measures 20x24, value $1400		

Year	Grantor	Grantee	Tax	Census	Directory
1890			Michael Kennelly, Lot measures 20x irregular (Morris Avenue now cuts off east corner of lot); 3 story house measures 20x30, value $1800; SW corner Morris Ave. and 143rd Street		
1895			Michael Kennelly, Lot measures 20x irregular (Morris Avenue now cuts off east corner of lot); 3 story house measures 20x30, value $1800; SW corner Morris Ave. and 143rd Street		

Lot 63, 383 Morris Avenue (formerly part of two 20-foot wide sub-lots: the west 10 feet of historic Lot 278 and east 30 feet of historic Lot 279)

Year	Grantor	Grantee	Tax	Census	Directory
1850	Jordan Mott	William Berry			
1852	William Berry and wife	Thomas Overington			
1853-1854					No residents listed in APE
1854	Thomas and Mary Overington	John Dwyer			
1859	Thomas and Mary Overington	Edward McGregor	Thomas Overington (Mott Haven resident), two houses, Lot 279, value $800		
1860				Thomas Overington, 36, carpenter; Mary Overington, 31; Thomas Overington, 8; Julia Overington, 5; Catherine Overington, 3; Henry Overington, 2; Arthur Overington, 5 months; Mary Judge, 16, domestic Edward McGregor, 45, artist; Harriet McGregor, 35; Mary McGregor, 14; Emma McGregor, 5	
1860s			Thomas Overington (Mott Haven resident), house, west part Lot 279, value $450. George Lasher (Mott Haven resident), house, east part Lot 279, value $450		

Year	Grantor	Grantee	Tax	Census	Directory
1861	Edward McGregor	George Lasher			
1861?			Thomas Overington (Mott Haven resident), house, half Lot 279 and half Lot 278, value $400; house half Lot 279, value $400		
1863			Thomas Overington (Mott Haven resident), house, part Lot 279, value $450. George Lasher (Mott Haven resident), house, part Lot 279, value $450		
1865	George and Mary Lasher	Sybil Hall, wife of Charles Hall			
1865	John Dwyer	Elizabeth Wright			
1865	Elizabeth Wright	Alfred Hall			
1867	Sybil Hall, wife of Charles Hall	Samuel Rogers, Trustee for Mark Howland heirs			
1870				Alfred Hall, 28, Steel Engraver; Susan Hall, 23; Fanny Hall, 1; Katie Bender, 16, Domestic	
1871					Alfred Hall, engraver, NY, n.s. [sic] Garden 6 h w College
1874			A.B. Hall (Mott Haven resident), 1 house, part of Lots 278 and 279, value $1200. Mark W. Howland, 1 house, west part Lot 229, value $1200		
1875-1876					Alfred B. Hall, engraver, 62 Fulton, h. 143d n. College
1880			A.B. Hall, Lot measures 10x10 (Lot 278b) and 10x10 (Lot 279); 2 story house measures 20x24, value $1200. Howland, Lot measures 20x100 (Lot 279a); 2 story house measures 20x24, value $1200	William Burgoyne, 32, clerk; Agnes Burgoyne, 26; Ella Burgoyne, 1; Mabel Burgoyne, 3 months; Ellen Burgoyne, 57; John Burgoyne, 23, clerk; Stephen Burgoyne, 18, clerk; Isabella Burgoyne, 15	

Year	Grantor	Grantee	Tax	Census	Directory
1882	Samuel Rogers, Trustee for heirs of Mark Howland	Alfred B. Hall			
1885			A.B. Hall, 2 lots each measure 20x irregular (Morris Avenue now cuts off east side of lot); vacant lot, value $1500		
1886	Alfred and Susie Hall	William Burgoyne			
1890			Wm. W. Burgoyne, 2 lots each measure 20x irregular (Morris Avenue now cuts off east side of lot); 2 story house measures 15x irregular, value $1800; SW corner Morris Ave. and 143rd Street		
1891	William and Agnes Burgoyne	Cecelia Levy			
1895			Wm. W. Burgoyne, 2 lots each measure 20x irregular (Morris Avenue now cuts off east side of lot); 2 story house measures 15x irregular, value $1800; SW corner Morris Ave. and 143rd Street		

Lot 66, 375 Morris Avenue (part of historic Lot 280)

Year	Grantor	Grantee	Tax	Census	Directory
1850	Jordan Mott	William Berry			
1852	William Berry	Thomas Overington			
1853-1854					No residents listed in APE
1859			Lot 66 part of Lots 39 and 40		
1860s			Lot 66 part of Lots 39 and 40		
1861?			Lot 66 part of Lots 39 and 40		
1863			Lot 66 part of Lots 39 and 40		
1869	Thomas and Mary Overington	Richard Tyre			
1871	Richard Tyre	Joseph Santos			
1872	Joseph and Maria Santos	Larue Dye			

Year	Grantor	Grantee	Tax	Census	Directory
1874	Lorne and Margaret Deye	Margaret Boone	Lot 66 part of Lots 39 and 40		
1874	Margaret Boone	Elizabeth Kenyon			
1880	Elizabeth and Samuel Kenyon	John Barry	Lot 66 part of Lots 39 and 40		
1882	John Barry	James Barry			
1884	James and Mary Barry	Harry Overington			
1884	Harry Overington	Maggie Crance			
1885			Maggie Crance, Lot measures 29x irregular; 2 story house measures 29x irregular, value $1500; 375 Morris Avenue		
1890			Maggie Crance, Lot measures 29x irregular; 2 story house measures 29x irregular, value $1500; 375 Morris Avenue		
1895			Maggie Crance, Lot measures 29x irregular; 2 story house measures 29x irregular, value $1500; 375 Morris Avenue		

Appendix C: Selected New York Times advertisements of Thomas Overington



FOR SALE.

A COTTAGE HOUSE AND TWO LOTS OF GROUND FOR SALE—25x110 each. Also, a shop situate in the beautiful village of Mott Haven, Westchester County, New-York, one hour's distance from City Hall by Harlem Railroad. Will be sold at a great bargain, and on favorable terms. Apply to THOS. OVERINGTON, Builder, on the premises, or to A. WARREN SMITH, No. 59 Rose-st., New-York, where full particulars will be given.

July 28, 1852, page 3.



in Brooklyn. Apply to E. RICHARDSON & CO., No. 52 South-st.

$200 CASH.—A rare chance; for sale, in the village of Mott Haven, two beautiful 2-story and basement Cottages. The Houses are new and well finished, with piazzas in front, and will be sold for $1,200 each, on the following favorable terms: As low as $200 cash will be taken, the balance to be paid in yearly installments of $150 each. About the same as paying rent. Any person of moderate means wishing to secure a home of their own, will never have a better opportunity. Call and see the premises and judge for yourselves. THOMAS OVERINGTON, Mott Haven.

April 13, 1854, page 5.



DREW E. McGLYNN, No. 74 Beaver-st.

$1,200—A RARE CHANCE.—ONLY $1,200 for a house and lot, and rent taken in part for a neat two-story and basement cottage in the village of Mott Haven, 10 minutes' walk from the steamboat dock or 2d, 3d, and 42d-av cars; the house is well built, with piazza in front, folding front and parlor doors; only $400 in cash required; the balance, $100 per year. Can reach the City in 30 minutes by railroad or steamboat; this is a chance seldom met with for a person to obtain a place of their own, at an annual cost of 2 or 3 rooms in the City. For particulars, apply to THOMAS OVERINGTON, Concord-st., Mott Haven.

March 22, 1859, page 5.



No. 76 4th-av., corner 10th-st.

$2,500 ONLY FOR A FIRST-CLASS house in the village of Mott Haven, containing 12 rooms, with all the improvements; the house is well worth the price asked without the lot; can reach the City in 45 minutes at all hours day and night; should be seen to be appreciated. Also, a house for $2,000. Also, a lot 25x100, for $500. Apply to THOMAS OVERINGTON, builder, Mott Haven.

February 22, 1864, page 3.

1,124 Post-office.

TO LET—AT MOTT HAVEN, TEN MINUTES' walk from Harlem Bridge, a first-class house, containing 16 rooms, nice garden, stable, &c.; can reach the place by all up-town railroads, and steamboat from Peck-slip; rent $80. Apply to T. OVERINGTON, Builder, 129th-st., east of 3d-av.

TO LET—A SPLENDID BANKING-ROOM, 30

April 15, 1866, page 6.

BUILDING RECORD.

For the week ending with Saturday, August 1, plans for new buildings have been submitted, and unsafe buildings reported to the department, No. 2 Fourth avenue, W. W. Adams, Superintendent, as follows:

Projected Buildings.

One Hundredand Thirty-fifth street, south side, 150 feet east of Willis avenue, five frame dwellings, each two and one half stoeris, 20 by 36; Thomas Overington, owner.

August 4, 1874, page 6.

111 Broadway, Rooms G and H, Basement.

$750 CASH.—FOR SALE AT NORTH NEW-York, 23d Ward, eight minutes' walk from Harlem Bridge, first-class 20-feet-front frame houses, containing 11 rooms, with all improvements. Lot 20x100. Location best in vicinity. Price, $5,000.

THOMAS OVERINGTON,
No. 119 East 129th-st.

March 16, 1880, page 6.