

***PHASE 1A LITERATURE REVIEW AND
SENSITIVITY ANALYSIS***

TACONIC TRACT SUBDIVISION SITE

128 Todd Lane

Town of Mount Pleasant. Westchester County, New York.

Prepared For:

Taconic Tract Development LLC

128 Todd Lane

Briarcliff Manor, New York 10510

Prepared By:

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128 Todd Lane

Town of Mount Carmel, Westchester County, New York

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TACONIC TRACT SUBDIVISION

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Town of Mount Pleasant, Westchester County, New York

Introduction

The following report presents the results of a Phase 1A Literature Review and Sensitivity Analysis prepared for Taconic Tract Development LLC of Briarcliff Manor, New York by CITY/SCAPE: Cultural Resource Consultants. Although between a third and half of the site will not be impacted by the proposed development, for the purposes of the Phase 1A report the area of potential effect (APE) is considered the entirety of the property.

The Phase 1A work was performed in accordance with the guidelines established by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) and the *Standards for Cultural Resource Investigations and the Curation of Archeological Collections* published by the New York Archeological Council (2005 & 1994). The report meets the specifications of the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (*Federal Register* 48:190:44716-44742) (United States Department of the Interior 1983). All work performed meets the requirements of the relevant federal standards (36 CFR 61) and of the State Environmental Quality Review Act (SEQRA) 6NYCRR, part 617 of the New York State Environmental Conservation Law. In addition, the qualifications of the Principal Investigator, who supervised the project, meets or exceeds the qualifications described in the Secretary of the Interior's Professional Qualifications Standards (*Federal Register* 48:190:44738-44739) (United States Department of the Interior 1983).

Project Area Description & Proposed Plan

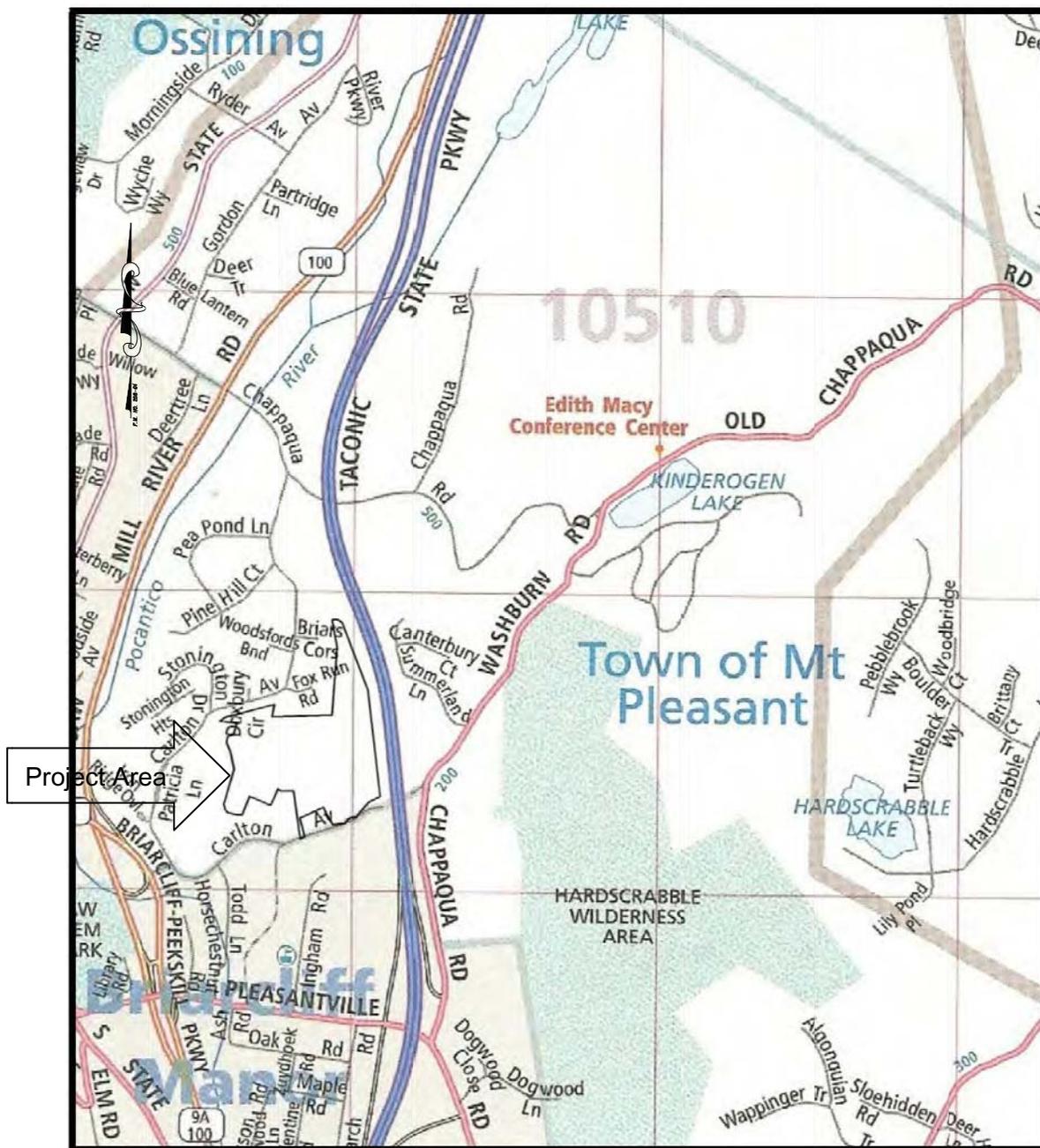
The project area, containing ±30 acres (12 hectares), is located west of the Taconic State Parkway in the Town of Mount Pleasant, Westchester County, New York. (Map 1 & 2) The project is bounded on the south by Washburn Road, an historic road that existed prior to 1851, and on the north and west by residential development. Access to the property is by way of two private drives, one of which runs south to north, dividing the property into almost equal parts. Historic maps indicate that the forerunner of the drive was a farm lane extending between Washburn Road and Chappaqua Road. There are several buildings on the property, including the main house, a Colonial Revival structure dating to the early 20th century. (Photo 1) The main house is the only building on the site that is more than 50 years old, the other structures, including the garage, pool house, well house, and storage barn, dating to the 1970s or later. (Photo 6-8 & 12) All of the buildings currently located on the site are to be retained. In addition to the buildings, there is a tennis court (Photo 9) to the north of the main house and a small putting green near the pool. Surrounding the house are broad lawns and extensive landscaping, all of which is watered by a sprinkler system fed from the several wells on the property. (Photo 5 & 10) The main lawn area surrounding the house is separated from the remainder of the site by stone walls that are of relatively recent construction. (Photo 11) The balance of the site is lightly wooded, primarily with deciduous trees. (Photo 14-16) The drive provides access to the small storage barn (Photo 12) and the northern boundary of the property, which is adjacent to one of the two subdivisions. (Photo 13) In addition, there are a series of macadam pathways that provide access to eastern portion of the site. (Photo 14-16) The eastern portion of the site contains no structures, but has been impacted by the installation of water lines for the fire hydrants located along the pathways. (Photo 15) There is also a large,

abandoned garden plot in the northeastern portion of the site. The eastern portion of the site includes a large, level knoll that slopes steeply to the east, overlooking the Taconic State Parkway. (Photo 14-15) There are rock outcrops throughout the site, particularly along the eastern boundary, but also south and west of the main house. (Photo 3-5, 13 & 18)

It is proposed to construct a 17-lot subdivision that will include single family homes and a series of townhouses, as well as associated infrastructure, including roadways, water and septic, and landscaping. Initially the development is planned for the eastern portion of the property, with later development in the area where the Colonial Revival dwelling and ancillary structures are located.



Map 1: 1986 USGS Topographical Map. Briarcliff Manor Quadrangle. Scale 1¼"=2000'.



Map 2: Location Map with project area. (Rand McNally Street Guide, 2006). Scale: 1"=2000'.

Environmental Information

The project area is located on land that slopes from a high point of $\pm 360'$ (109.7 m) above mean sea level (AMSL) to an elevation of $\pm 300'$ (91.4 m) on the eastern border of the site overlooking the Taconic State Parkway. There is, however, some variation in the topography, with the land sloping down from the house to the driveway that divides the site, then rising to a level knoll before falling again to the east. Slopes on the site range from 2 to 35 percent, with the steepest areas having slopes that range between 15 and 35 percent.



Figure 1: Aerial Photograph showing the project area. (Source: Google Earth) Scale: Unknown.

The Hudson Valley region, of which Westchester County is a part, is described as being a northern extension of the Great Appalachian Valley. The site itself is considered to be within the “Gneissic Highland Province.” More specifically, the area is referred to as the Hudson Highlands (Manhattan formation), which is associated with the Taconic Orogeny, in which material from the east was thrust up over the local bedrock. Originally, the mountains created during the Taconic Orogeny are believed to have been higher than the Alps, but weathering, erosion and the action of glaciers has reduced them to their present state. The basic rock groups found in the area is granite and schist. Over the years, numerous glaciers have advanced and retreated, creating the more familiar features of the terrain. Most recently, during the Wisconsinian glacial event of the Pleistocene Epoch, which reached its maximum about 18,000 years ago, a sheet of ice several thousand feet thick covered the area. As it retreated, contouring the land and smoothing off mountain tops, it left behind a mantle of sediment. This unconsolidated sediment provided the source material for the undifferentiated glacial till that covers most of the bedrock in the region.

Several environmental factors, including slope, soils and the availability of water, are important indicators of prehistoric potential on a site. As would be the case with modern people, prehistoric people are found, based on reported and professionally excavated sites, to have preferred areas that were generally level (less than 12% slope), well drained, and where water was easily available. In the case of the Taconic Tract Subdivision site, although the soils are well drained and there are areas of level ground, the site, taken as a whole, has slopes that range from steep to extremely steep. A present there is no natural water available on within the borders of the site, but we do not know if the environmental conditions in the past were the same as those observed today. There is, however, water available along the eastern border of the site, where there is a stream that is referred to on the historic maps as Washburn Brook. In the 19th century, this stream, which originated in the Town of New Castle and flowed south

into the Pocantico River, had enough water to power the Washburn grist mill, which was located north and east of the project area. (See Map 3-6) The opening in the mid-19th century of a road connecting Washburn Road and Pleasantville Road, variously referred to as Washburn Road or Chappaqua Road, caused changes in the stream, which was then shown as passing under the roadway. The construction of the Taconic State Parkway caused a significant reduction in the amount of water carried by the stream, so that today the stream on the eastern border of the site is ephemeral. One remnant of the stream is the small pond on the east side of Washburn Road. Prehistorically, this stream would have been accessible to people utilizing the area, though access from the knoll in the eastern edge of the Taconic Tract Subdivision site would involve a climb down a steep slope. (See Photo 18) The Pocantico River, though separated from the project area by steep hills and undulating topography, flows some distance to the west of the project area. Today the Pocantico River is a narrow stream that has been impacted by development and channelization (CITY/SCAPE: 2002).

Soils on the Taconic Tract Subdivision site are identified as Charlton-Chatfield complex, rolling, very rocky (CrC), Chatfield-Charlton complex, hilly, very rocky (CsD) and Paxton fine sandy loam (PnC & PnD). All of these soils are moderately to well drained, but they are also for the most part steeply sloped with bedrock at or near the surface of the ground. Slopes in excess of 12% are considered unlikely to have been utilized by prehistoric peoples, except in cases where the height of the rock face could have provided shelter or where there is chert or quartz present that might have been mined. In the case of the Taconic Tract Subdivision site, bedrock is near the surface, but, except along the eastern boundary (Photo 18) and near the main house (Photo 3-4), which is outside the APE, no outcrops have the height required to provide shelter. The site visit did not reveal any rock outcrops that might have been used as rockshelters on the eastern boundary of the site. No lithic resources of any kind were observed during the walkover, and it appears unlikely that quarries are present on the site.

The property is divided between the western portion, much of which is developed with exotic plant materials and mown lawns (Photo 2, 5 & 10), and the eastern portion, which is lightly wooded with deciduous trees predominating. (Photo 14-17) The project area lies within the transition zone between the Appalachian Oak Forest and Northern Hardwoods natural vegetation regions (Küchler 1964). This forest type exists as several discrete zones located in eastern New York within the Hudson River watershed and extending eastward into Connecticut and Massachusetts. This transition zone contains primarily broad-leaved deciduous trees with northern red oak and white oak representing the predominant species. Sugar maple, Yellow birch, Beech and Hemlock are also among the species associated with this zone.

At the present time, there are, as noted above, a number structures on the site. Only one of these is historic: the main house which is built in the Colonial Revival style dating to between 1870 and 1920 (Blumenson 1981:24-25). (Photo 1-2) Based on information provided by the owner of the property, the house was built in the late 19th century, however, none of the 19th century maps show the structure. The latest map consulted, the Bromley 1901 *Atlas of Westchester County, New York*, does not show the house. (see Map 8) This suggests that it was either missed by the surveyors, a possibility, but not a probability, or that it had not been built until sometime after 1901. The ancillary buildings are reported to have been built in the second half of the 20th century (c. 1970s). (Photo 6-8 & 12) The western portion of the site has infrastructure in the form of a sprinkler system that draws water from a series of wells to provide water to the extensive gardens and lawns. There are stone walls surrounding the residential portion of the property, all of which are reported to have been constructed in the 1970s. (Photo 11) These are modern features that are not associated with the 18th or 19th century farming activities. As noted, with the exception of the main house, none of the buildings or features on the property are more than 50 years old.

As part of the initial examination of the site, the area around the site was carefully examined for historic structures, but, with the exception of the dwelling at 140 Washburn Road (Photo 23-24) that may date to the very late 18th or early 19th century, all of the houses are of relatively recent construction. (Photo 20-21, 25-28) The Washburn house (140 Washburn Road) might be considered eligible for the National Register of Historic Places, based on its age and condition, but none of the other houses, several of which may be more than 50 years old, would be eligible for such listing. The property is bordered on the east by the Taconic State Parkway, which was listed on the National Register of Historic Places in 2003. The nomination covers the entire Taconic State Parkway, which is described as a “limited-access scenic pleasure drive”, extending from the Kensico Dam Plaza in Westchester County to the Berkshire Spur of the New York State Thruway (I-90) in Columbia County (National Register of Historic Places Registration Form, hereafter referred to as NYRF, Section 7, Page 1). The proposed plan will not physically impact the Taconic State Parkway, but it is possible that the houses along the eastern boundary of the site, which overlooks the Taconic State Parkway, will visually impact the National Register parkway. These impacts could be significantly reduced by plantings included evergreens and broad-leaf evergreen, such as rhododendrons, that would effectively screen the parkway from the development on the Taconic Tract Subdivision site. The New Croton Aqueduct, located to the west of the Taconic Tract Subdivision site, has, according to Peter Shaver of the New York State Office of Parks, Recreation and Historic Preservation, been determined to be National Register eligible (Peter Shaver, Personal communication to Kim Croshier, June 2009). The New Croton Aqueduct runs northeast to southwest through Briarcliff Manor west of the Pocantico River and the Briarcliff Peekskill Parkway (Route 9A). The New Croton Aqueduct is a subsurface feature that will not be impacted by the proposed development of the Taconic Tract Subdivision site.

Potential for the Site to Contain Prehistoric or Historic Cultural Resources

As part of the initial research for the Phase 1A literature review, Kim Croshier, acting on behalf of CITY/SCAPE: Cultural Resource Consultants, examined the OPRHP and NYS DM archaeological site maps housed at Peebles Island. These files indicate that no prehistoric sites have been reported within a 1-mile radius of the Taconic Tract Subdivision site. In addition to the fact that no prehistoric sites are listed in the area, there are also a number of environmental factors that suggest the potential for the site to contain prehistoric resources is low. These include the steep and extremely steep slopes that characterize much of the project area, as well as the lack of easily accessible, naturally occurring water on the site. The examination of the site does not suggest that any of the bedrock outcrops located within the APE have sufficient overhang or are of sufficiently height to have served as rockshelters. Chert is not available in Westchester County, except as glacial cobble, but quartz is available in the form of quartz veins in the granitic rock, as well as in glacial cobble. No quartz veins were observed in the bedrock on the site, suggesting that no prehistoric quarries are present on the site.

In addition to the archaeological site files, the OPRHP files were reviewed to identify whether it was likely that the project area contained historic cultural resources. Our review of the historic maps for the area, to be discussed below, indicates that until the late 19th century the project area was interior farmland associated with the Washburn farm and that no structures were located on the site. As discussed above, our review of the OPRHP site files showed that there were two National Register or National Register eligible structures within a 1-mile radius, the first being the Taconic State Parkway, which runs along the eastern boundary of the site, and the second being the New Croton Aqueduct. The Taconic State Parkway will be visually, but not physically impacted, by the project. As suggested above, the visual impacts of the proposed project could be mitigated through plantings that included a mix

of evergreens and broad leaf evergreen, such as rhododendrons. In the area in which the project area is located, the New Croton Aqueduct is a subsurface feature that will not be impacted by the proposed project.

None of the dwellings located on or adjacent to the site are listed as National Register eligible. Both the main house on the site and the house at 140 Washburn Road would qualify for National Register listing, based on their age, but neither has been proposed for such listing. As discussed above, the houses adjacent to the project area were examined to determine: 1) if they were more than 50 years of age, and 2) to make an assessment of those more than 50 years of age for National Register eligibility. Many houses are located adjacent to the Taconic Tract Subdivision site, including two recently built subdivisions. Several of the houses on Todd Lane and Washburn Road are more than 50 years old, but, with the possible exception of 140 Washburn Road, none of these would be eligible for National Register listing. Photographs of a number of these houses, including the one at 140 Washburn Road, are included in Appendix B of this report.

Professional Archaeological Surveys Completed in Area

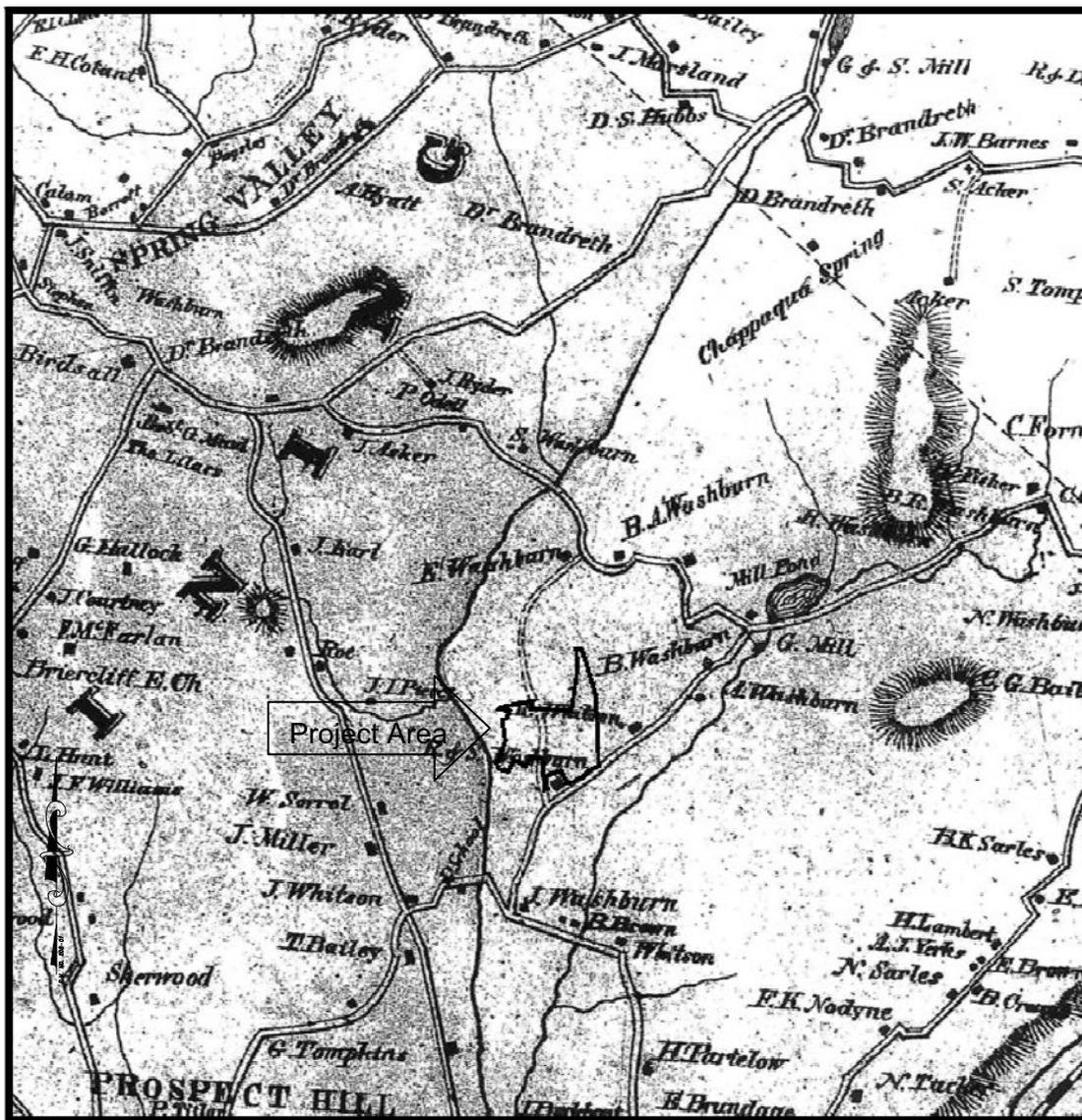
The examination of the OPRHP files indicates that few professional surveys have been completed in the area. Two surveys by Hartgen and Fisher dating to 1978 and 1979 were of the Taconic State Parkway from the Hawthorne Circle Interchange to Campfire Road. No prehistoric sites were reported as a result of the 1978 field survey. Several historic sites were identified, two of which were subjected to additional testing in 1979. In 2002 CITY/SCAPE: Cultural Resource Consultants completed a Phase 1A Literature Review and Sensitivity Analysis and Phase 1B Archaeological Field Reconnaissance Survey for the Village of Briarcliff Manor. The report was prepared as part of a Hazard Mitigation Grant Program (Application No. 1296-0013-6047) for the Pocantico River, which flows through Briarcliff Manor. No prehistoric or historic sites were identified as a result of the Phase 1B survey completed for the Pocantico River Channel Widening Project.

History of the Site

The material presented below is not intended to be an exhaustive examination of the history of the site, but is, rather, an exercise to locate and identify structures either on or adjacent to the project area that may be of historic significance. For this purpose, a group of historic maps available at the State Museum in Albany and the Westchester County Archives in Elmsford have provided the basis for the discussion.

Identifying the project area on the historic maps was something of a challenge, the confusion being caused by changing road patterns and road names. Today the project area is located west of the Taconic State Parkway and east of Sawmill River Road (Route 100) and the Briarcliff Peekskill Parkway (Route 9A). Until the construction of the Taconic State Parkway, Chappaqua Road (portions of which are also called Washburn Road), opened sometime between 1872 and 1891, ran near the eastern boundary of the site. The construction of the road changed the alignment of Washburn Brook, and may have also affected the amount of water flowing along the southern portion of the stream. In the 19th century, Route 9A existed, but north of the current intersection with Pleasantville Road in Briarcliff Manor, where the road turns sharply east, it was considered a continuation of Pleasantville Road, while to the south it was called Unionville Road. In the 18th through the 19th century, it appears that Route 100 was called Pines Bridge Road, while the current Chappaqua Road, which today intersects the Briarcliff Peekskill Parkway north

of the intersection with Pleasantville Road, was referred to as the road to Chappaqua. Later maps indicate that Pines Bridge Road ran in a more northeasterly direction, and the road that intersected Washburn Road north of the project area was the road to Chappaqua. The farm lane referred to above, and discussed below, connected present day Chappaqua Road) with Washburn Road, which ran north from Pleasantville Road east of the Pocantico River. Today Washburn Road has been truncated by the Taconic State Parkway, while on the south it is a dead-end street, with access to Pleasantville Road being through Todd Lane.

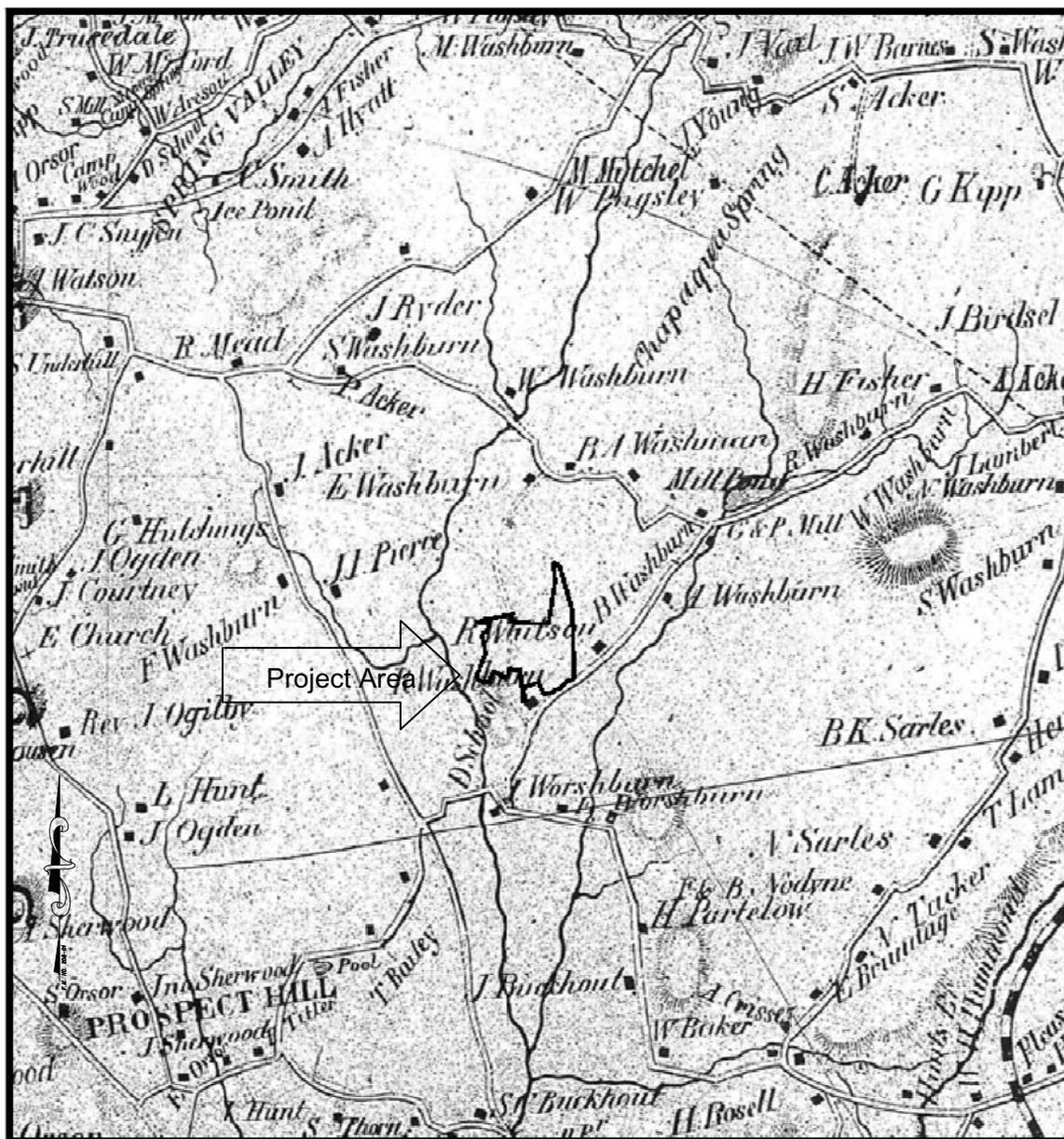


Map 3: 1851 Sidney and Neff Map of Westchester County, New York Scale: 1"= 2000'.

With the difficulties of changes in road names and alignments in mind, the earliest map examined is the Sidney and Neff *Map of Westchester County, New York* dated 1851. (Map 3) In the mid-19th century, Briarcliff Manor had not been established as an outpost of the hamlet called Briarcliff, located to the west, nor was there a population concentration nearer than the hamlet of Pleasantville. By 1851 a railroad had been built through Pleasantville, with a station located a short distance west of the population center. Pleasantville Road ran from the hamlet to the west, intersecting with Washburn Road east of the Pocantico River. There was a district school

located on Pleasantville Road west of the Pocantico River. Washburn Road ran north and east to intersect with the road that ran to Chappaqua, a hamlet in the Town of New Castle. West of the Pocantico River, at the intersection of Washburn Road and Pleasantville Road was a house owned by J. Worshburn [sic]. Moving northeast along Washburn Road, the next house was owned by R. Washburn; this house is 140 Washburn Road. (Photo 23-24) Immediately southwest of the house was a farm lane (indicated by dashed lines) that ran past the dwelling of E. Washburn and connected Washburn Road with the road to Chappaqua. Further to the northeast along Washburn Road was a dwelling owned by R. Whitson. As seen on later maps, this house was at different times owned by the Whitson and the Washburn family, suggesting that the two families were related to one another. A. Washburn owned the house on the south side of the road, while to the north, on the east side of Washburn Brook was a mill identified as a “G. & P. Mill.” The “G” stands for grist mill, and it may be that the “P” stands for plaster mill, but that is not certain. The mill pond that powered the mill was located on the north side of the intersection of Washburn Road and Pines Bridge Road. Mid-19th century maps show only the dwellings located along the roadways, and, in general, do not include outbuildings, such as barns. We know that there is a barn associated with the Washburn farm that is still standing (Photo 22), but this building is outside the project area. While it is not possible to be certain that no structures were located in the project area, it seems unlikely. The topography of the project area suggests that it would have been interior farmland used as pasture or woodlot.

In 1858 M. Dripps published a *Map of Westchester County, New York* based on surveys by F. C. Merry. (Map 4) The area in which Briarcliff Manor is now located was then settled, but there was no indication that there was any hamlet closer than Pleasantville to the east, where the railroad had been built. In 1858, in addition to the depot, Pleasantville had a number of houses and a blacksmith shop. The district school was still located a short distance east of the intersection of Pleasantville Road and Washburn Road on the west side of the Pocantico River. Neither Pleasantville Road nor Washburn Road is identified on this map, but J. Washburn still lived on the northeast corner of that intersection. The house at 140 Washburn Road was then owned by S. Washburn. Southeast of the house was the farm lane that ran between Washburn Road and the road to Chappaqua. As on the 1851 map, the home of E. Washburn was located on the east side of the farm lane. North of the house of S. Washburn was the home of R. Whitson, who had also owned this land in 1851; this house would later be identified as “Century Homestead”. The home of A. Washburn was on the south side of Washburn Road, while the dwelling of B. Washburn was on the north. As on the previous map, Washburn Brook is not named, but the grist mill is shown on the southeast corner of the intersection of Washburn and Pines Bridge Road, with its mill pond on the north side of the highway. Washburn Brook flowed on the east side of Washburn Road, entering the Pocantico River south of Prospect Hill.



Map 4: 1858 M. Dripps Map of Westchester County, New York. Scale: 1"=2400'.

In 1867, F. W. Beers surveyed Westchester County and published the *Atlas of New York and Vicinity*. (Map 5) This map indicates that, while Briarcliff existed as a hamlet, there was no population concentration in the vicinity of Briarcliff Manor. In this year the railroad had not yet been built through the Briarcliff Manor area, nor had the New Croton Aqueduct, construction on the new aqueduct having not begun until 1885. The nearest railroad was still in Pleasantville, where there was a station of the Harlem River Railroad. Washburn Road, identified by name on this map, was bordered on the east by Washburn Brook, where there was still a grist mill with a mill pond that was apparently owned by the Washburn family. In 1867, the house at 140 Washburn Road was owned by R. Washburn. To the north, on land that would now be on the east side of the Taconic State Parkway, was the home of R. Whitson, which was now called "Century Homestead." The farm lane is not shown on this map, but on the south side of the road to Chappaqua was the house owned by E. Washburn. While the lack of property boundaries make it

difficult to determine the ownership of the project area, it is probable that the project area was owned by R. Washburn, whose house and barn were adjacent to it.



Map 5: 1867 F.W. Beers *Atlas of New York and Vicinity* Scale: 1"=2400'

In 1872, when Beers produced the *County Atlas of Westchester County, New York*, the project area was owned by S. L. Washburne [sic]. (Map 6) Acreage is included on this map, but not in the case of S. L. Washburn. However, it is probable that he was the owner of the project area. To the north was the property of R. Whitson, which was called "Century Homestead." In 1872, R. Whitson owned 170 acres. To the north, as previously, was

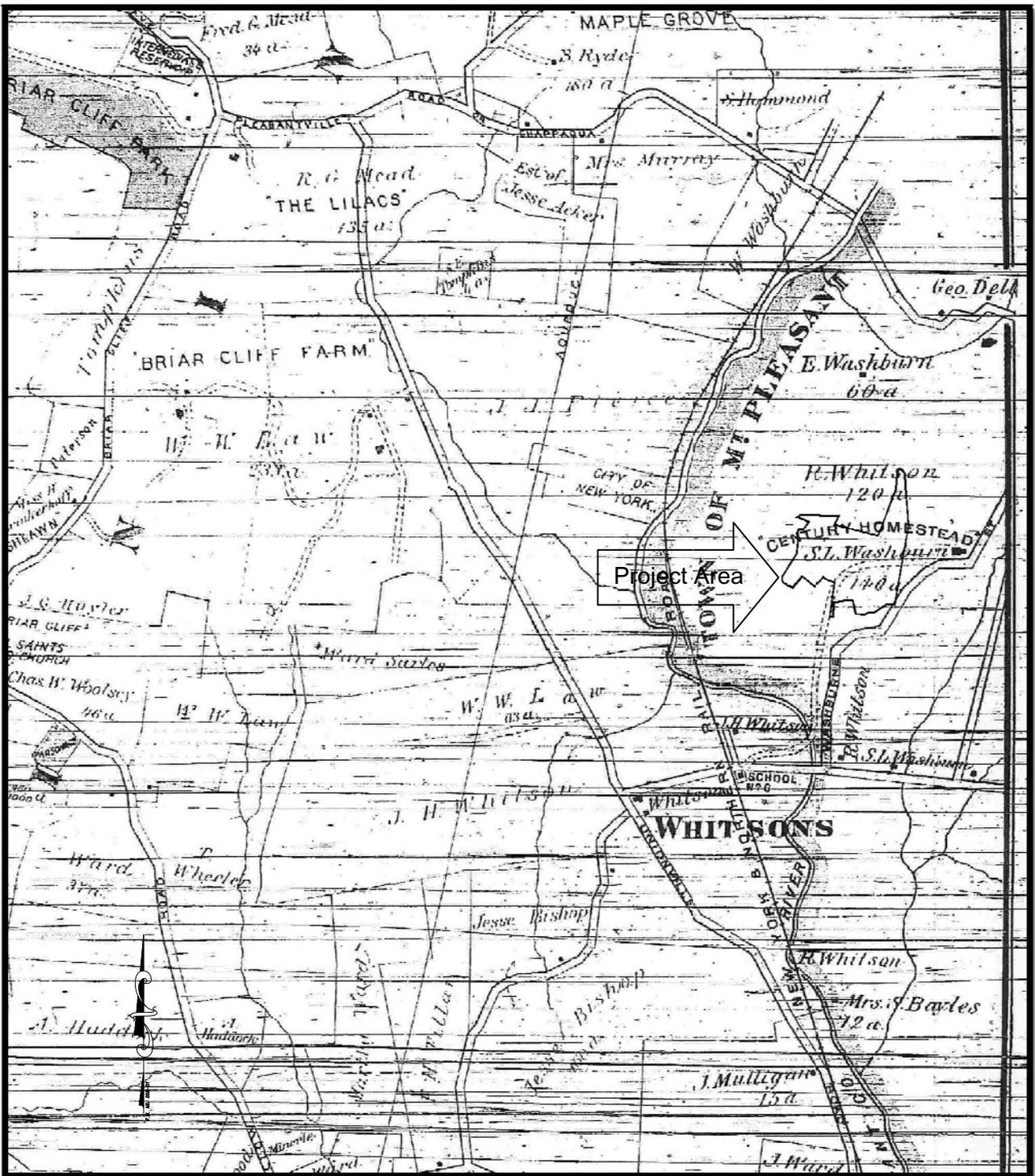
the house owned by E. Washburne [sic]. That property included 60 acres. Running along Washburn Road, Washburne [sic] Brook is identified by name. Near the intersection of Washburn Road and the road to Chappaqua the grist mill owned by the Washburn family was still in operation. Between 1867 and 1872, the New York and Boston Railroad had been built along the edge of the Pocantico River. It does not appear, however, that a hamlet area had been established at the point where Pleasantville Road turned east to cross the Pocantico River.



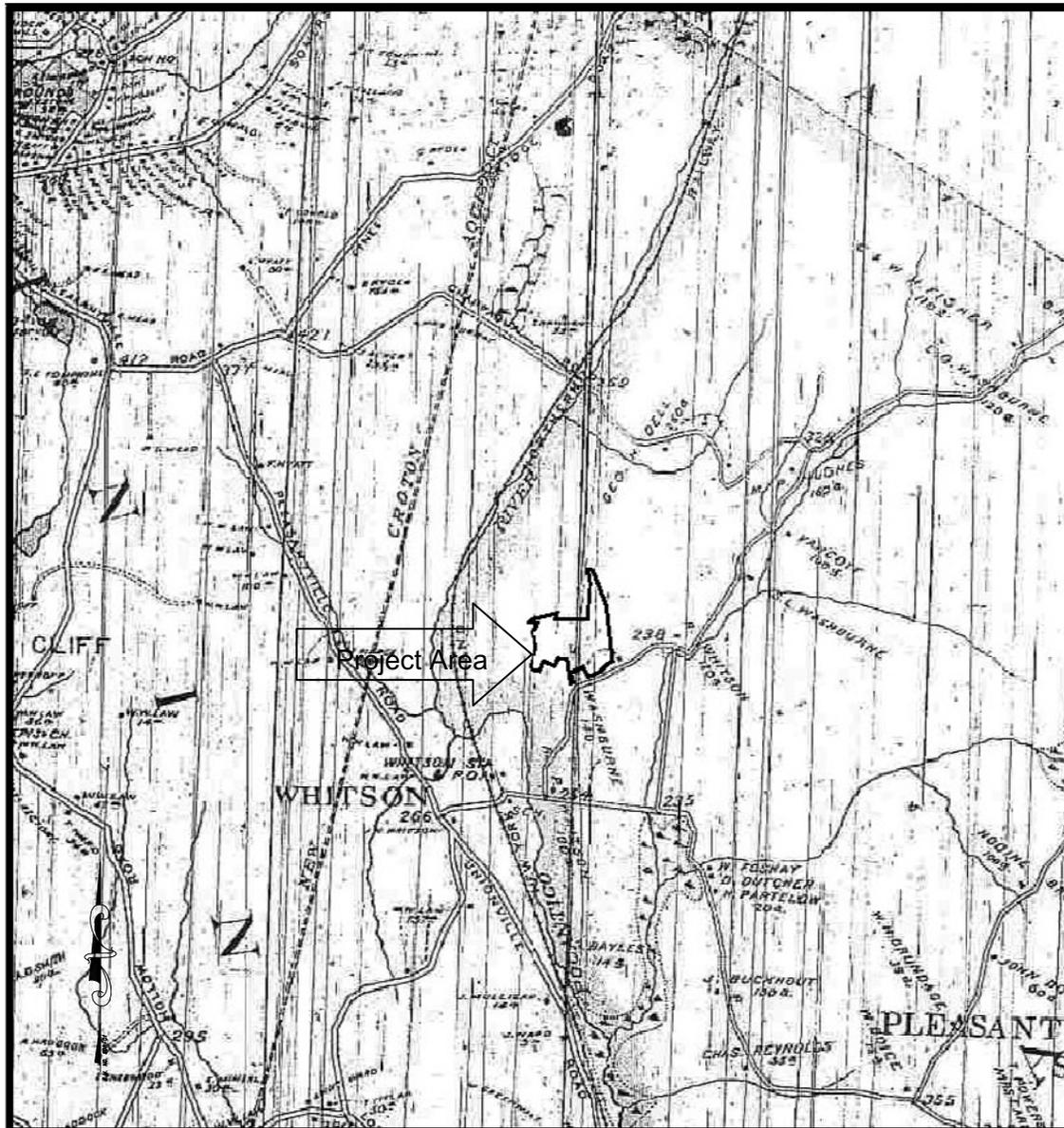
Map 6: 1872 F.W. Beers County Atlas of Westchester County, New York. Scale: 1"=1200'.

F. W. Beers surveyed Westchester County in 1891 for *Atlas of the Hudson River Valley from New York City to Troy* published by Watson & Co. (Map 7) This map covers the Hudson River and an area extending approximately 3 miles inland in greater detail than many maps of the period. By this date, the New Croton Aqueduct, which was begun in 1885, is shown on the map. On this map the area now known as Briarcliff Manor was called Whitsons, members of the Whitson family having long been residents of the area. The course of the Pocantico River is shown, as is the route of the railroad, then identified as the New York & Northern Railroad. District School No. 6 was still located at the intersection of Pleasantville Road and the railroad, but there is no indication of a depot or of a hamlet area in this location. Washburn Road, located on the east side of the river, extended north and then turned to the northeast. Just east of the railroad was a farm lane or unpaved road that ran from the railroad to the home of S. L. Washburn, who, it appears, now occupied "Century Homestead," the former Whitson house. This farm lane differed from the earlier farm lane in that it ran from the east of the railroad, that than from the east side of the Washburn house. This farm lane may have been a precursor of Todd Lane, named for the early 20th century occupant of the Washburn house at 140 Washburn Road. The former home of S. L. Washburn is not shown on this map, but we know that it was standing, since it is standing today. It is possible that it was not occupied in 1891, and that may be the reason why it was not shown on the map. S. L. Washburn owned 140 acres in 1891. To the north, but south of the road to Chappaqua, was the house that had been occupied for many years by E. Washburn, who owned 60 acres of land. Between the house owned by S. L. Washburn and that of E. Washburn was land that was owned by R. Whitson, who was apparently living in the dwelling located on the northeast corner of the intersection of Pleasantville Road and Washburn Road. The 1891 map suggests that the project area was owned by R. Whitson, rather than by the Washburn family, but without property boundary lines it is difficult to state that fact with any degree of certainty. It does not appear, however, that any structures were located on the Taconic Tract Subdivision property.

In 1893 Julius Bien & Company published an *Atlas of Westchester County, New York* that was prepared under the supervision of Joseph R. Bien. (Map 8) This map included the names of and amount of acreage owned by the various persons living in the Town of Mount Pleasant. In 1893, the area now known as Briarcliff Manor was still identified as the hamlet of Whitson. Pleasantville Road, which ran north toward Route 9, turned east across the Pocantico River at Whitson, where there was a railroad station and a post office. As noted above, the southern portion of present day Briarcliff Peekskill Parkway (Route 9A) was then Unionville Road. Washburn Road turned north from Pleasantville Road a short distance east of the Pocantico River, generally following the street now referred to as Todd Lane, until it turned northeast to intersect Chappaqua Road, which had been opened between 1872 and 1893. The road variously referred to as Chappaqua/Washburn Road had been built along the east side of Washburn Brook, which is not identified by name. The mill pond at the intersection of Washburn Road and Chappaqua Road was still shown, but the grist mill is not identified. In 1893, the Washburne [sic] family owned the house at 140 Washburn Road, along with 120 acres, which includes the project area. No other dwellings were shown on Washburn Road, except for one house at the point where Washburn and Chappaqua Road intersect. Today that house, assuming it is standing, would be located on the east side of the Taconic State Parkway. Washburn Brook, which is shown as having several branches, originated, as shown on earlier maps, in the Town of New Castle. No pond is shown at the intersection of Washburn and Chappaqua Road, and it is assumed that the formation of this pond may be related to the construction of the Taconic State Parkway, which runs immediately west of the present Chappaqua Road.



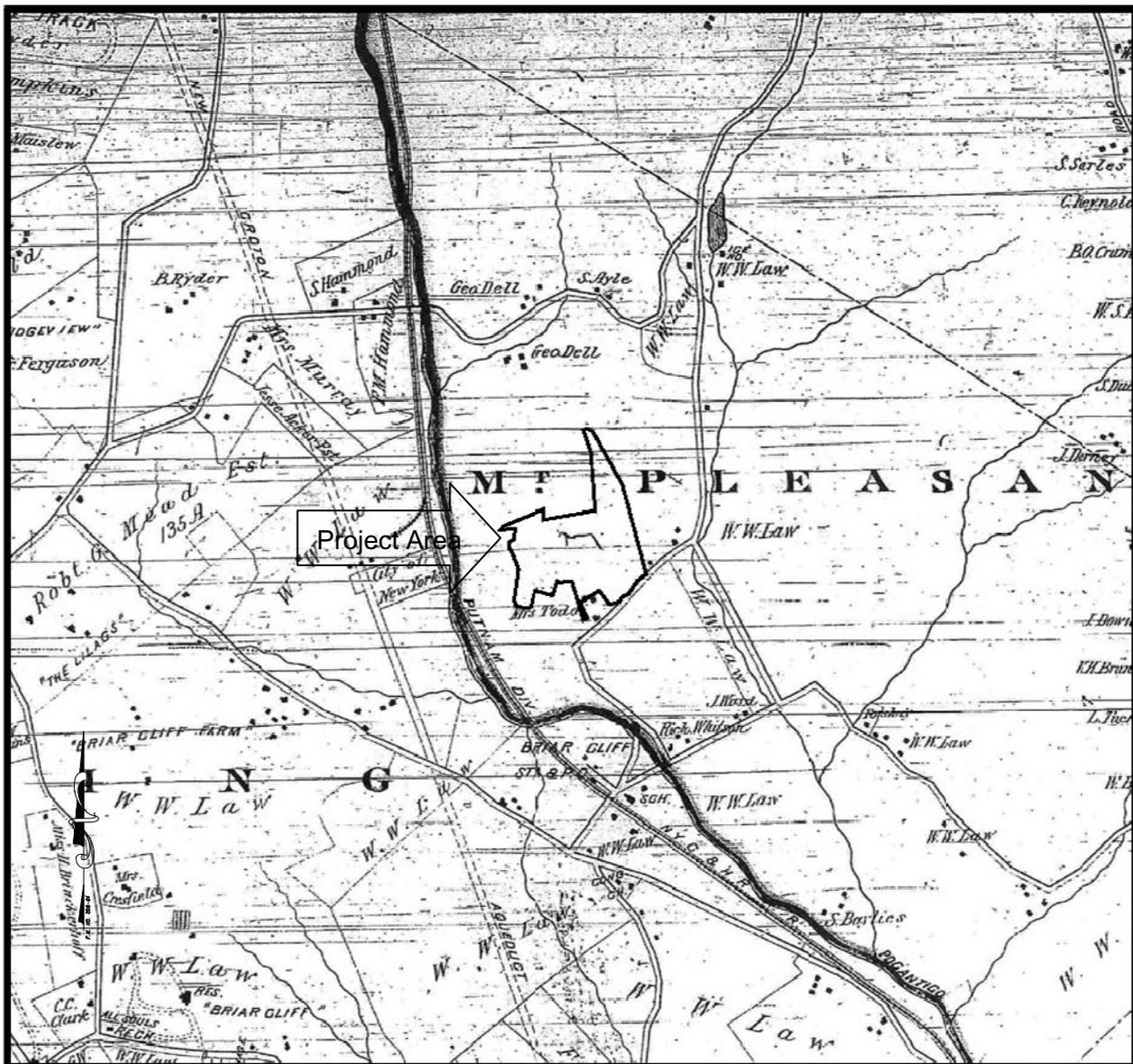
Map 7: 1891 F.W. Beers Atlas of the Hudson River Valley from New York City to Troy Scale: 1"=1600'



Map 8: 1893 Julius Bien & Company *Atlas of Westchester County, New York* Scale: 1"=2000'

The last historic map consulted was the Bromley 1901 map of the Town of Mount Pleasant in the *Atlas of Westchester County, New York*. (Map 9) The map shows the course of the Pocantico River flowing south from the Town of New Castle, with the Putnam Division of the New York Central and Hudson River Railroad running along the edge of the river through Briarcliff Manor. The Briarcliff Station was at the intersection of present day Pleasantville Road and Briarcliff Peekskill Parkway (Route 9A). The New Croton Aqueduct is shown on this map running west of the hamlet through land owned by W. W. Law. On the east side of the Pocantico River, the street identified on other maps as Washburn Road ran north from Pleasantville Road to intersect with the road to Chappaqua. Near the location of the Todd House (formerly owned by the Washburn family for whom the road is named) the road turned sharply right. The Todd House was a short distance beyond the turn. In 1901 there were two structures located just to the north of the house. These two buildings are not in the location of the main house on the Taconic Tract Subdivision site, and, although outbuildings are not generally shown on these maps, they may represent outbuildings associated with the Washburn farm complex. There are no other structures shown in the

interior of the project area. Two other dwellings were located on the north side of Washburn Road east of the Todd House, but these structures would be either within the right of way of the Taconic State Parkway or just to the east of it. In either event, they are outside the project area and would not be impacted by the proposed development. The 1901 map shows Washburn Brook (not identified by name) flowing under the southern extension of Chappaqua Road at its intersection with Washburn Road.



Map 9: Bromley 1901 Atlas of Westchester County, New York Scale: 1"=1600'

Historic topographical maps were examined for this report, one dating to 1902, and the other from 1938, however, since these maps show no buildings along Washburn Road or in the interior of the property, neither are included in this report.

Sensitivity Assessment and Site Prediction

Professional surveys and excavations in the Town of Mount Pleasant indicate no prehistoric sites on or within a 1-mile radius of the project area. The environmental factors considered attractive to prehistoric peoples have been discussed above, but, in general, professional surveys do not report prehistoric sites in areas of slope that exceed 12 percent, unless rockshelters or quarry sites are present. While there are some small, level areas on the site, slopes on much of the Taconic Tract Subdivision site range between 15 and 35 percent. Throughout the site, bedrock is close to the surface and outcrops on the eastern boundary and around the main house. However, nowhere within the APE does it reach elevations that suggest the rock outcrops could have been used as rockshelters. As stated above, the area around the house, including the areas of step and rocky outcrops, is outside the APE. The eastern border of the site, overlooking the Taconic State Parkway, will be impacted by development, but the steep areas along Washburn Road and the Taconic State Parkway will not be directly impacted. As stated, chert is not available in Westchester County, except as glacial cobble, and, while quartz is available, both in quartz veins and glacial cobble, no quartz material appropriate for mining was observed on the site. Map research indicates that before the construction of the Taconic State Parkway altered the hydrology in the area, Washburn Brook flowed along the base of or close to the steep slopes in the eastern edge of the project area. While access to this water would have required climbing down steep slopes, its presence indicates that prehistorically fresh water was available nearby. If prehistoric sites were to be present, they would be short-term hunting camps or special use sites, such as nutting stations, that were periodically utilized by prehistoric peoples who went out to forage for seasonal resources from larger, more permanent camp sites. However, based on the lack of reported prehistoric resources in the area and the environmental factors discussed above, particularly the steep slopes and shallow soil over bedrock, it is considered that the potential for the Taconic Tract Subdivision to contain prehistoric cultural resources is low.

With respect to the potential for historic cultural resources, map research indicates that until the construction of the house currently located on the site, sometime after 1901, the project area was interior farmland. The only house in the immediate vicinity was the Washburn house (140 Washburn Road), which was occupied by the Washburn family as early as 1851, and by Mrs. Todd in 1901. There is a barn associated with the Washburn house, but it is on an adjacent property and outside the project area. Based on the topography of the site, it is thought that the site was likely used as pastureland, rather than cropland, which would rule out the presence of historic cultural material having been broadcast on the site as part of farming practices, including manuring. Given the distances, it appears unlikely that cultural material associated with the Washburn house or barn would be present within the project area. We consider that the potential for the Taconic Tract Subdivision site to contain historic cultural resources is low.

Conclusions and Recommendations

Based on the lack of reported prehistoric archaeological site within a 1-mile radius and the environmental factors present on the site, it is considered that the prehistoric potential of the Taconic Tract Subdivision site is low. With respect to historic cultural resources, the map research indicates that no 18th or 19th century dwellings were located on the project area, and that the house on the property appears not to have been built before 1901. It is, therefore, considered that the potential for historic cultural resources to be located on the site is also low. Based on these findings, no further archaeological work is recommended for the Taconic Tract Subdivision site.

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APPENDICES

LIST OF APPENDICES

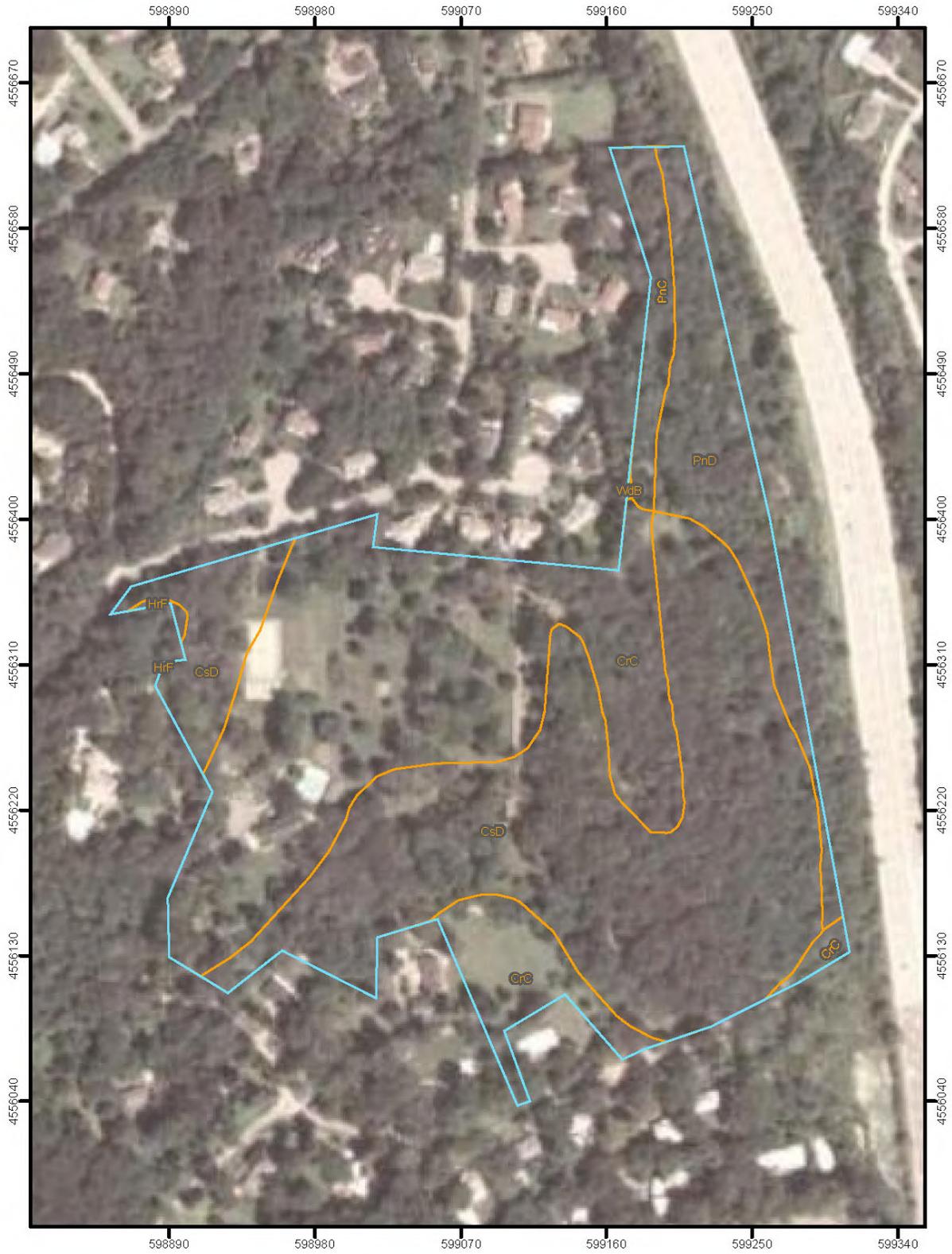
Appendix A: Soil Description

Appendix B: Photographs

APPENDIX A

SOIL DESCRIPTION

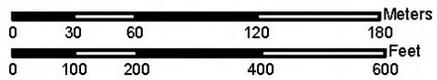
Appendix A: Soil Description and Map (Source: Natural Resources Conservation Service) Scale on map
 Taconic Tract Subdivision Site, 128 Todd Lane, Town of Mount Pleasant, Westchester County New York



73° 49' 21"



Map Scale: 1:3,540 if printed on A size (8.5" x 11") sheet.



73° 48' 57"

Appendix A: Soil Descriptions

Taconic Tract Subdivision, 128 Todd Lane, Town of Mount Pleasant, Westchester County, New York

Name	Soil Horizon Depth	Texture/ Inclusions	Slope (Percent)	Drainage	Landform
Charlton-Chatfield complex, rolling, very rocky (CrC)	Surface: 0-8" (0-23 cm) Subsoil: 8-24" (23-60 cm) Substratum: 24-60" (60-178 cm)	Vy dk gray brown loam Dk ylwbrn sandy loam Extremely gravelly loamy sand	0 to 3%	Somewhat Excessively Drained	Outwash plains & terraces (summit)
Nassau-Cardigan Complex, undulating (NwB) Nassau Cardigan	Surface: 0-5" (0-20 cm) Subsoil: 5-16" (20-72 cm) Substratum: 16-20" (72-219 cm) Surface: 0-8" (0-20 cm) Subsoil: 8-20" (20-50 cm) Subsoil: 20-30"(50-77cm) Substratum: 30-34" (77-87 cm)	Channery Silt Loam Very Channery Silt Loam Unweathered Bedrock Channery Silt Loam Channery Loam Channery Silt Loam Unweathered Bedrock	1 to 6%	Somewhat excessively drained Well Drained	Benches Ridges and Till Plains Hills and Ridges
Nassau-Cardigan Complex, hilly (NwC)	Surface: 0-5" (0-20 cm) Subsoil: 5-16" (20-72 cm) Substratum: 16-20" (72-219 cm) Surface: 0-8" (0-20 cm) Subsoil: 8-20" (20-50 cm) Subsoil: 20-30"(50-77cm) Substratum: 30-34" (77-87 cm)	Channery Silt Loam Very Channery Silt Loam Unweathered Bedrock Channery Silt Loam Channery Loam Channery Silt Loam Unweathered Bedrock	5 to 15%	Somewhat excessively drained Well Drained	Benches Ridges and Till Plains Hills and Ridges

Appendix A: Soil Descriptions

Taconic Tract Subdivision. 128 Todd Lane. Town of Mount Pleasant. Westchester County, New York

Name	Soil Horizon Depth	Texture/ Inclusions	Slope (Percent)	Drainage	Landform
Nassau-Cardigan Complex, hilly (NwD)	Surface: 0-5" (0-20 cm) Subsoil: 5-16" (20-72 cm) Substratum: 16-20" (72-219 cm)	Channery Silt Loam Very Channery Silt Loam Unweathered Bedrock	15 to 30%	Somewhat excessively drained	Benches Ridges and Till Plains
	Surface: 0-8" (0-20 cm) Subsoil: 8-20" (20-50 cm) Subsoil: 20-30"(50-77cm) Substratum: 30-34" (77-87 cm)	Channery Silt Loam Channery Loam Channery Silt Loam Unweathered Bedrock		Well Drained	Hills and Ridges

APPENDIX B

PHOTOGRAPHS



Photo 1: Façade of main house on Taconic Tract Subdivision. House, built in Colonial Revival style, dates to early 20th century. View southeast.



Photo 2: Rear of main house. View northeast.

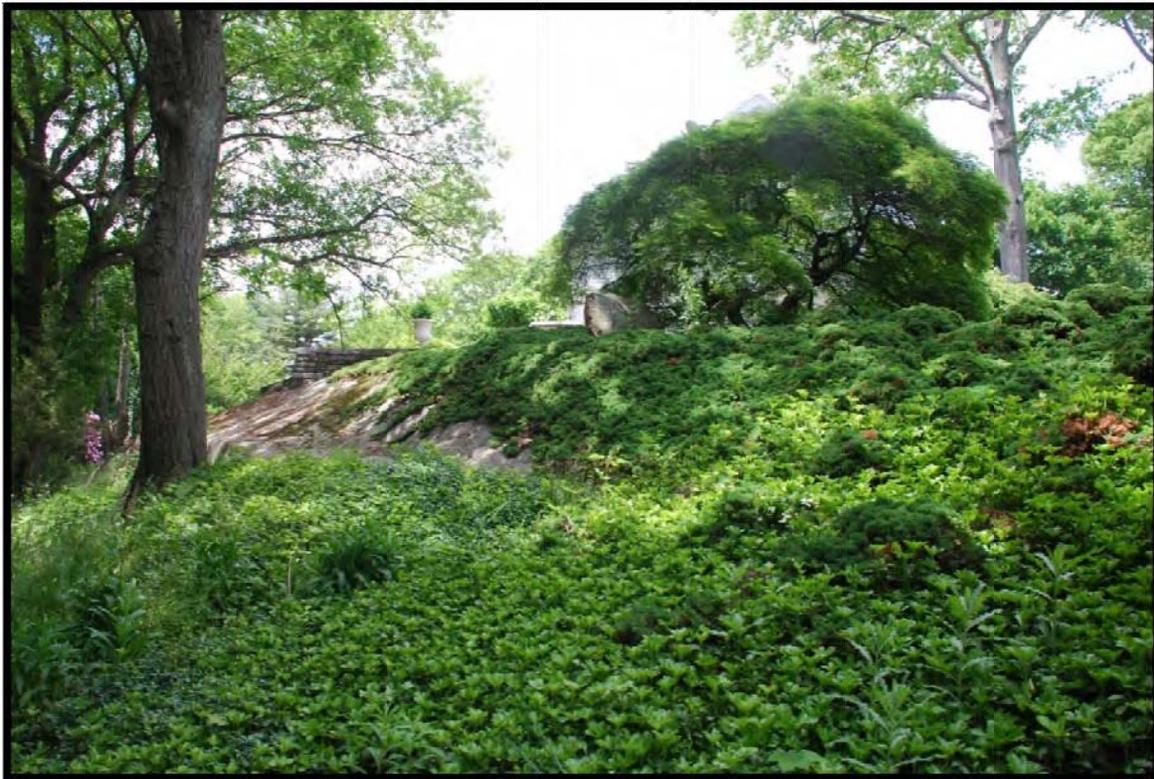


Photo 3: Steep slopes and rock outcrops characterize area around main house. This entire area is outside the Area of Potential Effect (APE). View northeast.



Photo 4: As stated, no development is planned in area surrounding house. Rock outcrops and steep slopes around the house are, therefore, outside the Area of Potential Effect (APE) and will not be impacted by proposed project. View northeast.



Photo 5: Area around main house is extensively landscaped with rhododendron and other exotic plant material. View southwest.



Photo 6: Garage located northeast of main house was built in 1970s. View northeast.



Photo 7: Pool and pool house located west of main house was reportedly built in 1970s using stone quarried on the property. View southwest.



Photo 8: Landscaping and lawns are watered by sprinklers from this well house and pond. Source of the water is several wells located on the property. View northeast.



Photo 9: Tennis court located north of main house. Land rises steeply to west. Stone retaining walls and plantings are located along western edge of property. Entire area is outside AP. View southwest.



Photo 10: Area around main house and outbuildings is mown lawn dotted with deciduous trees. View looking southwest to house and pool.



Photo 11: Area surrounding the main house slopes down to drive that bisects property. This is a former farm lane seen on 19th century maps. The drive and northern edge of the property are defined by stone walls that were constructed in the 1970s when extensive renovations of the grounds were completed. View south.



Photo 12: Small storage building, built in 1970s, is located on west side of interior drive. View southwest.



Photo 13: Two modern subdivisions have been built on north edge of Taconic Tract Subdivision site. View of one of buildings on Fox Run Subdivision. View to north.



Photo 14: Eastern portion of property includes level knoll that is to be location of several of buildings on Taconic Tract Subdivision site. The area is accessed by series of macadam pathways. Area is lightly wooded, primarily with deciduous trees. View southwest.

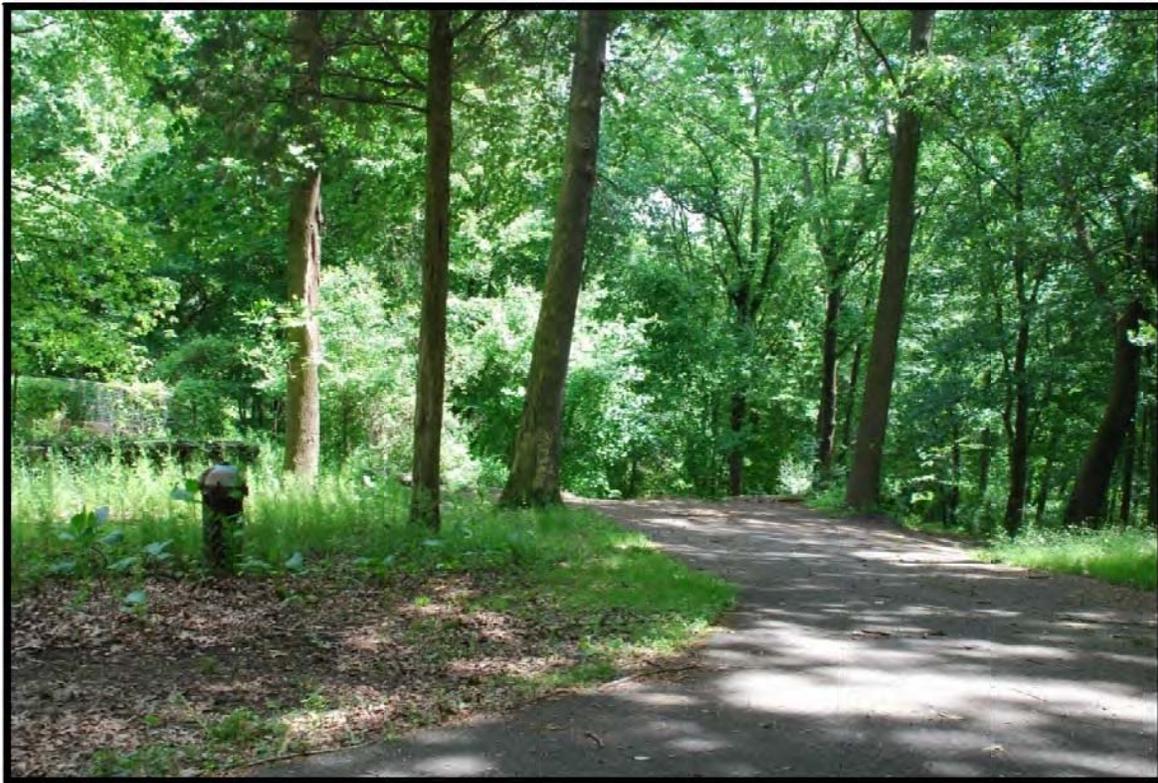


Photo 15: Water has been installed for hydrants along pathway in northern portion of area proposed for development. View northeast.

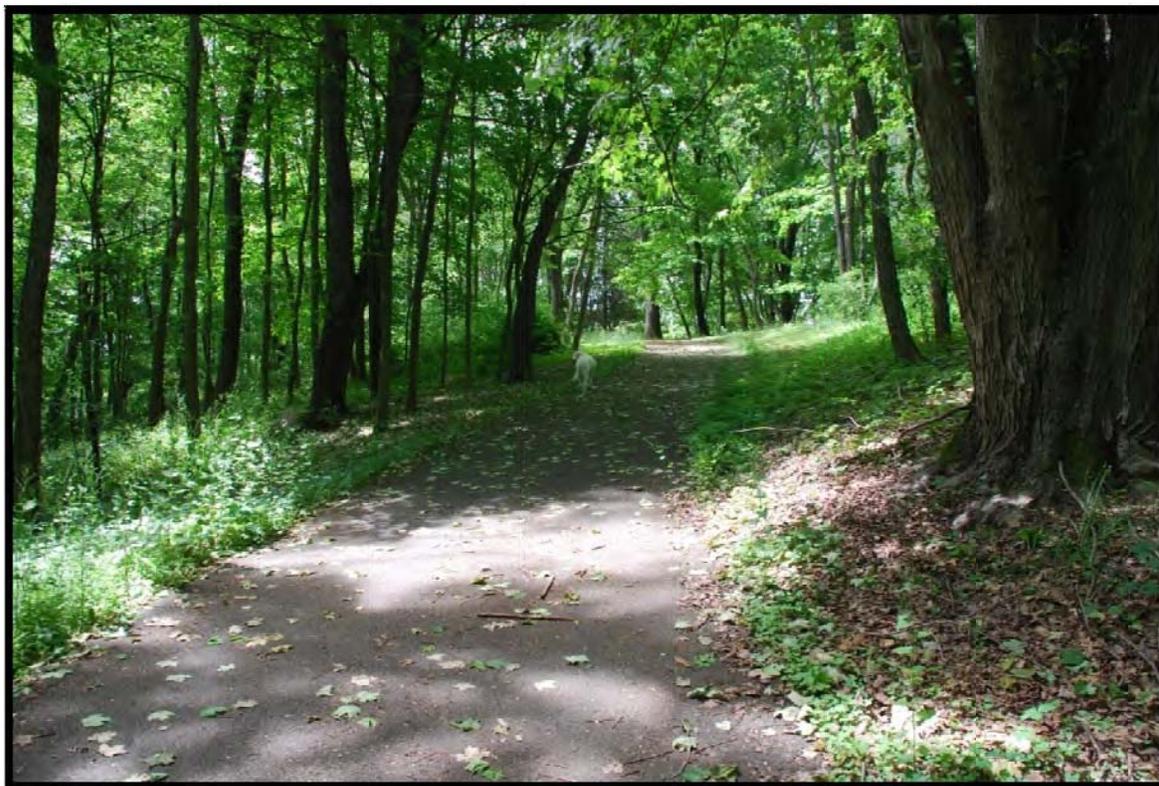


Photo 16: Along eastern edge of area of proposed development the land slopes steeply to Washburn Road and the Taconic State Parkway (to the left of photo). View south.



Photo 17: In contrast with western portion of site, where development has taken place, on eastern portion of site land is lightly wooded and in some areas ground is obscured by undergrowth. View west.



Photo 18: Steep slopes with rock outcrops on Washburn Road immediately west of the Taconic State Parkway. Rock outcrops along Washburn Road will not be impacted by proposed project. View northeast.



Photo 19: Entrance to Taconic Tract Subdivision site. Drive leads to main house (see Photo 1). Large granite boulders line hillside on west side of drive. View northeast.



Photo 20: House on Todd Lane adjacent to Taconic Tract Subdivision site is example of the type of house located on Todd Lane and Washburn Road in vicinity of project area. It may be more than 50 years old, but is not National Register eligible. View to northeast.



Photo 21: House immediately west of house seen in Photo 20. House may be more than 50 years old, but is not National Register eligible. View to northeast.



Photo 22: Historic barn associated with 140 Washburn Avenue is now owned by family occupying house seen in Photo 21. Barn had been updated with modern garage doors and windows in upper story. View northeast.



Photo 23: Rear of 140 Washburn Road from west side of barn seen in Photo 22. House was originally owned by Washburn family, who occupied 140 Washburn Road from mid through the late 19th century. View southeast.



Photo 24: 140 Washburn Road is historic house located adjacent to Taconic Tract Subdivision site. View to northwest. Earliest part of house (seen at left) reportedly dates to late 18th or early 19th century. House appears on 1851 map, when it was owned by R. Washburn.



Photo 25: 167 Washburn Road is located on south side of street west of Taconic State Parkway. View south. Like most houses on Washburn Road, this house may be more than 50 years old, but is not eligible for NR listing.



Photo 26: 153 Washburn Road. Like most of the houses on Washburn Road, this house is a modern structure that is not NR eligible. View southeast.



Photo 27: 145 Washburn Road is located southwest of 167 Washburn Road. Like that house, it is of recent construction and not NR eligible. View southeast.



Photo 28: 121 Washburn Road is located on south side of road almost directly opposite the historic house at 140 Washburn Road. This is a modern dwelling that has recently been renovated. View southeast.