

Phase I Archaeological Investigations at the Boices Lane extension  
Town of Ulster, Ulster County, New York

December 2024

Prepared for:  
Huss Realty Corp., Monroe, New York

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## MANAGEMENT SUMMARY

PR#:

24PR06225

Involved agencies:

Town of Ulster

Phase:

Phase I & II

Location:

Town of Ulster

Ulster County

Survey Area:

Length: about 1000 feet (308 meters) north-south

Width: about 1100 feet (335m) east-west

Acres Surveyed: about 26 acres (10 hectares) with wetlands

USGS:

Kingston West, NY

Survey overview:

ST no. & interval: 203 at 50 ft., 22 (A-V) at 25 ft. & 16 at 1-3 meter (15-3m) intervals

Size of freshly plowed area: na

Surface survey transect interval: na

Results:

2 small prehistoric concentrations

3, 18th-19th century artifacts

Structures:

No. Of buildings/structures/cemeteries in project area: 18th century house, an early 20th century dairy farm building complex

No. Of buildings/structures/cemeteries adjacent to project area: na

No. Of previously determined NR listed or eligible buildings/structures/cemeteries/districts: Burhans House/Boice Brothers Dairy

No. Of identified eligible buildings/structures/cemeteries/districts: none

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Date of Report:

December 2024

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## INTRODUCTION

Between September 30 through November 9, 2024, TRACKER Archaeology, Inc. conducted a Phase I archaeological investigation at the Boices Lane extension, Town of Ulster, Ulster County, New York.

The purpose of the Phase IA documentary study was to determine the prehistoric and historic potential of the project area for the recovery of archaeological remains. The Phase IA was implemented by a review of the original and current environmental data, archaeological site files, other archival literature, maps, and documents.

The prehistoric and historic site file and map search was conducted utilizing the resources of the New York Historic Preservation Office in Waterford, New York. Historic and/or archaeological web sites may have been visited to review any pertinent site information.

These investigations have been conducted in accordance with the standards set forth by the New York Archaeological Council and the New York State Historic Preservation Office.

The Phase IB survey provided actual evidence for the presence or absence of any archaeological sites within the property through ground surface and subsurface field testing.

The project area is about 26.5 acres with wetlands. The property is located at 701 to 715 Boices Lane.

The study was completed by TRACKER Archaeology, Inc. of Monroe, New York. Prehistoric and historic research was conducted by P.I., Alfred G. Cammisa, M.A. and Kim /Croslier. Field work was conducted by Alfred G. Cammisa, and field directors, Alfred T. Cammisa and Erin Murphy, B.A. Artifact analysis by Joseph, PhD. Report preparation by Alfred G. Cammisa, M.A. with Alexander Padilla, B.A.(CAD).

The work was performed for Huss Realty Corp., Monroe, New York.

## ENVIRONMENT

### Geology

The project area is located in the southeast portion of New York State in the center-east section of Ulster County. This portion of New York lies within the Ridge and Valley Physiographic Province. This province, also known as the Newer Appalachians, extends from Lake Champlain to Alabama. It passes as a narrow lowland belt between the New England Uplands (Taconic Mountains and Hudson Highlands) to the east and the Appalachian Plateau (Catskill and Shawangunk Mountains) and Adirondack Mountains to the west. The characteristic topography is a succession of parallel valleys and ridges trending roughly in a northeasterly direction. This is a region of sedimentary rocks which were easily eroded and subjected to folding or bedding of the rock layers (Schuberth 1968: cover map, 18; Isachsen et al 2000: 4, 53-54).

### Soil and Topography

Soils on the property consist of:

Name	Soil Horizon Depth in(cm)	Color	Texture	Slope %	Drainage	Landform
Plainfield-Riverhead	Ap=0-9 (0-22) B=9-23 (-53)	10YR4/3 7.5YR4/4	LoSa	0-60	Excessive	Delta & outwash plains
Tioga	Ap=0-10 (0-26) B=10-24 (-55)	10YR3/3 10YR4/4	FiSaLo	0-3	well	Alluvium
Unadilla	Ap=0-10 (0-26) B=10-17 (-42)	10YR3/4 10YR4/4	SiLo	0-3	Well	Stream terraces above flood plains & outwash terraces
Walpole	Ap=0-10 (0-26) B=10-17 (-42)	10YR4/2 10YR5/3	FiSaLo	0-2	Poor	Delta & outwash plains
Wayland	A1=0-5(13) A3=5-12(-30) B=12-24(-55)	Leaves 10YR3/3 10YR5/5	SiLo	00-1	Poor	Alluvium

(Tornes 1979:Map # 54, pgs. 58,77, 81,85,86,129, 138,140, 142).

KEY:

Shade: Lt=Light, Dk=Dark, V=Very

Color: Br=Brown, Blk=Black, Gry=Gray, Gbr=Gray Brown, StBr=Strong Brown, Rbr=Red Brown, Ybr=Yellow Brown

Soils: Si=Silt, Lo=Loam, Sa=Sand, Cl=Clay, Fi=Flaggy, Ch=Channery

Other: Sh=shale, M=Mottle, Gr=Gravelly, Cb=cobbles, /=or

Elevations are approximately 140 to 160 feet above mean sea level.

Hydrology

The project area borders the south side of Esopus Creek and its wetlands/floodplain. A drainage channel appears to border the west edge of the property. The Esopus drains into the Hudson River.

Vegetation

The predominant forest community in this area was probably the Northern Hardwood Forest. This forest has many species in common with the Boreal Forest to the north and the Oak-Hickory Forest to the south. It is therefore referred to as the "transition forest." The Northern Forest is dominated by Yellow Birch, Sugar Maple and American Beech. Two conifers, Eastern Hemlock and White Pine grow abundantly among the broad-leaved species. Eastern Hemlock is found in dense stands in moist, cool areas such as ravines and north-facing mountainsides. Hemlock seeds grow quite well in shade for which they are adapted. These trees are also well adapted to cold and have been measured resistant to -112 degrees in the cold winter months (Kricher 1988: 38, 49-51).

At the time of the Phase IB field survey, the project area consisted a grassy lawn and overgrown forest.

**PREHISTORIC POTENTIAL**

A prehistoric site file search was conducted at the New York State Historic Preservation Office. The search included a 1 mile radius around the study area. The following sites were recorded:

<b>NYSM Sites</b>	<b>NYSHPO Sites</b>	<b>Distance from APE ft(m)</b>	<b>Site Description</b>
	1118.000041	646(197)	Site A: old Boices Property, stray points
	1118.000038	4469(1362)	Ulster 1: debitage
	1118.000007	3225(983)	Village site: no info.
	1118.000081	3670(1118)	TRC-6-NYP: assoc. w/ 118.000007 with 66 prehistoric artifacts & 31 historic artifacts all in Ap
	1118.000042	3799(158)	Petalas Blades: multicomponent stray finds on surface

NYSM Sites	NYSHPO Sites	Distance from APE ft(m)	Site Description
	1118.000048	3894(1187)	Chambers Senior Housing:Late Archaic/ Transitional w/Dry Brook Fishtail point also, ironstone, pearlware, whiteware, yellow are, stoneware pressed glass, square nails, coal and modern

Route 209 was likely used as an Indian foot trail ([www.enotes.com/topic/Old\\_Mine\\_Road](http://www.enotes.com/topic/Old_Mine_Road)). Many of the early colonial roads were likely previously old Indian foot trails.

Assessing the known environmental and prehistoric data, we can summarize the following:

-The project area borders the south side of Esopus Creek. And its wetlands/floodplain. A drainage channel appears to border the west edge of the property. Prehistoric sites have been located along this river here (Cammisa et al 2009).

-The property is situated on level to steeply sloping terrain with mostly well drained soils except some of the floodplain.

-Numerous prehistoric sites have been reported nearby.

In our opinion, the study area has a higher than average potential for the recovery of prehistoric remains on any dry ground. The type of site most likely to be encountered may be a procurement/processing site from either the Archaic or Woodland Periods.

## HISTORIC POTENTIAL

### Contact Period (Seventeenth Century)

At the time of European contact and settlement, the study area and surrounding territory were probably occupied by the Warranawonkongs which were likely related to the Delaware speaking Minsis tribe and mentioned as the most numerous of the Esopus chieftaincies. The Warranawonkongs territory stretched from Dans-kammer to Saugerties near the Katskill Mountains embracing the Esopus, Wallkill and Shawaugunk Rivers (Ruttenber 1992:94-95; Hearne Brothers nd:wall map; Becker 1993:19). They had wigwams at Wildwyck (Kingston) (<http://www.hopefarm.com/hurley.htm>).

Population estimates for the Munsee are 600 to 800 individuals. The Munsee are described by Becker (1993:18) as possibly horticultural.

Population of the Esopus were approximately 300. They are reported as foragers according to Becker (1993:18).

### Eighteenth Century

Bluestone quarry were a profitable industry in town at this time (Burgher 1983:400, [www.townkingstonny.us](http://www.townkingstonny.us)).

The Old Mine Road (Route 209), previously an Indian foot trail, was used as a corridor to transport copper ore from Pahaquarry Town, New Jersey to Esopus, New York ([www.enotes.com/topic/Old\\_Mine\\_Road](http://www.enotes.com/topic/Old_Mine_Road)).

The 1779 Sauthier map depicts the project property near the bend in the Esopus Creek (Figure 3).

Nineteenth Century

The 1840 Burr map shows the project vicinity at the Esopus creek just south of the Sawkill (Figure 4)

The 1853 County shows buildings the project area belonging to E. Burhans at the bend in the Esopus south of the Sawkill (Figure 5).

The 1858 County map continues to show show the E.Burhans house on the project area (Figure 5).

The 1875 Beers atlas depicts the aforementioned Burhans property with C Burhans & likely H.S Burhans as owners (Figure 7).

The businesses here at this time included ice houses along the river, lime & cement businesses, a grist mills, saw mills, & a spoke mill. There is also an extensive cement businesses using burnt stone from quarries where the kilns are also located and delivered by horses to the cement mills (1880 Sylvester): 338.

Twentieth Century

The 1903 U.S.G.S. depicts the former Burhans house on the project area (Figure 8).

From NYSHPO Resource Evaluation

“In 1911, the property was purchased from the Burhans family by Pratt Boice, who in 1913 partnered with his brother Myron, owner of an adjacent farm, to establish the Boice Brothers Dairy. Starting out with a single wagon delivering milk, the company grew to have 11 employees and four delivery trucks by 1937, supplying the City of Kingston and the surrounding area. The business saw continued success, and Pratt’s sons Richard and Gordon took it over upon his death. In 1975, the main dairying operation was relocated from the Boices Lane property to a site in the City of Kingston, from which it still operates today, run by Pratt Boice’s descendants. It is said to be New York State’s oldest family-owned and operated dairy business. The property at 701 Boices Lane contains multiple buildings that were constructed for or historically associated with the Boice Brothers Dairy. A one-story brick industrial building was constructed in 1937 as the main dairy building, replacing one that had burned down the year before. The barn on the property was moved to the site in 1954 from the nearby Myron Boice farm.”

An historic site file search was conducted at the New York State Historic Preservation Office. The search included a 1 mile radius around the study area. The following sites were recorded:

NYSM Sites	NYSHPO Sites	Distance from APE ft(m)	Site Description
	11118.000166	On project area	Building District : Burhans House/Boice Brothers Dairy (701 Boices) NRHP A&C eligible, ca. 1851-20th century

	1118.000081	3670(1118)	TRC-6-NYP: assoc. w/ 118.000007 with 66 prehistoric artifacts & 31 historic artifacts all in Ap
	1118.000048	3894(1187)	Chambers Senior Housing:Late Archaic/Transitional w/Dry Brook Fishtail point also, ironstone, pearlware, whiteware, yellow are, stoneware pressed glass, square nails, coal and modern

Assessing the known environmental and historic data, we can summarize the following:

- The project area borders the south side of Esopus Creek and its wetlands/floodplain. A drainage channel appears to border the west edge of the property.
- The property is situated on level to steeply sloping terrain with mostly well drained soils except some of the floodplain.
- Historic MDS's were depicted on the project area.
- Historic sites were reported in the area and the property consists of an historic district.
- Route 209 was used as a historic Indian foot trail and Euro-American transportation route for mining.

In our opinion, the study area has a higher than average potential for the recovery of historic sites, especially relating to the 19th century Burhan family.

## FIELD METHODS

### Walkover

Any exposed ground surfaces were walked over at about 3 to 5 meter intervals to observe for artifacts. Covered ground terrain was reconnoitered at approximately 15 meter intervals to observe for any above ground features, such as berms, depressions, or rock configurations which might be evidence for historic or prehistoric features. Photographs were taken of the property.

### Shovel Testing

Shovel tests (ST's) were excavated at 15 meter intervals across the project area. Each ST measured about 30 to 40 cm. in diameter and was dug into the underlying subsoil (B horizon) 10 cm. or more when possible. All soils were screened through 1/4 inch wire mesh and observed for artifacts. Shovel tests were flagged in the field. At the planning time of the Phase I, shovel tests were initially plotted on the map across parts of the wetlands, because the map was unclear. Those ST's were eventually not excavated.

Soil stratigraphy was recorded according to texture and color. Soil color was matched against the Munsell color chart for soils. Notes were transcribed in a notebook.

## FIELD RESULTS

Field testing of the project area included the initial excavation of 203 ST's. Historic buildings were encountered. Historic artifacts were recovered but limited. A small prehistoric site was encountered consisting of 2 small concentrations from what was originally isolated finds and their positive radials at 1-3 meters to the cardinal directions (see below).

### Building encountered included:

- The main Dwelling, noted as Burhan's house on NYSHPO Historic District file. There is an inscription: "LS. MS 1740" over the lower window on north side of house. Although Burhan's house shows up on 19th century maps as living here and the property is part of an early 20th century historic farm district, this main dwelling house appears to be much older. Extra ST's were conducted around this dwelling at 25 foot intervals.
- Large Barn: apparently moved here from another property owned by Boices
- Factory: ca. 1937
- modern Trailer home
- Brick garage
- Brick ranch house
- dilapidated shed
- 2 other very small dwellings which appear dilapidated (maybe for workers)

### Stratigraphy

Stratigraphy across the project area consisted of the following:

A/O horizon - 1 to 5 cm. thick of root mat, leaf litter and humus.

A horizon - 20 to 29 cm. thick of 10YR4/4 dark yellow brown silty loam, sandy loam, & gravelly silty loam.

B horizon - about 10 cm. dug into of 10YR5/6 yellow brown silty loam, sandy loam, & gravelly silty loam.

Prehistoric artifacts recovered in 2 different locations both on the terrace overlooking flood plain.

ST/SF	COUNT	TYPE
115	1	tertiary
128	1	tertiary
128 east 1 meter	1	tertiary
128 north 1 meter	1	tertiary
128 south 1 meter	1	tertiary
128 south 3 meters	2	tertiary
195	1	tertiary
195 south 1 meter	2	tertiary
195 north 3 meters	2	tertiary

Nineteenth century and earlier artifacts were recovered at ST's 63, 80, & the 80 south 1 meter radial (only 1 experimental radial was utilized). Other artifacts date from the 19th into the 20th century.

## **CONCLUSIONS AND RECOMMENDATIONS**

Based upon topography, distance to water, and other prehistoric sites or Indian trails, the property was seen as having an above average potential for recovering prehistoric sites on any dry ground.

Based upon the aforementioned topographic characteristics, distance to native American and Euro-American historic structures or sites, the property was seen as having a higher than average potential for recovering historic sites on any dry ground.

During the course of the Phase IB survey, 203 ST's were initially excavated. A prehistoric site was encountered, consisting of 2 small scatters along a small terrace overlooking the floodplain of the Esopus River. Two of the 3 historic artifacts appear to be associated with the initial occupation of the house. No historic dumps were encountered.

During the course of the archaeological field survey a prehistoric site was encountered. The purpose of the Phase I archaeological survey is to establish the presence or absence of archaeological sites. If the site is to be impacted by proposed construction or other activities, Phase II intensive testing of any archaeological site is then specified by the regulations of the New York State Historic Preservation Office and the National Advisory Council on Historic preservation. Phase II investigation methods should interpret the archaeological sites and determine if it is eligible for the nomination to State or National Registers of Historic Places.

We would therefore recommend Phase II intensive testing on that portion of the Boices Lane Prehistoric Site which is potentially threatened by proposed impacts prior to any development related ground breaking or construction. Phase II investigations would supply information needed to make this determination and would include:

- 1) Site integrity, including the depth and extent of undisturbed soil horizons and the presence or absence of cultural features, and the degree of natural and/or human disturbances to those features.
- 2) Cultural components/affiliations and time range present.
- 3) Vertical and horizontal distribution of archaeological remains (spatial boundaries and stratigraphic levels).
- 4) Site interpretation, including any uniqueness/significance, in a local or regional context, must be demonstrated.

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United States Geological Survey

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1903 *Rosendale, New York*, 15 minutes series.

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2012 Old Mine Road.

[www.townkingstonny.us](http://www.townkingstonny.us)> Town History

## APPENDIX 1

Figure 1

N

Kingston West, NY USGS

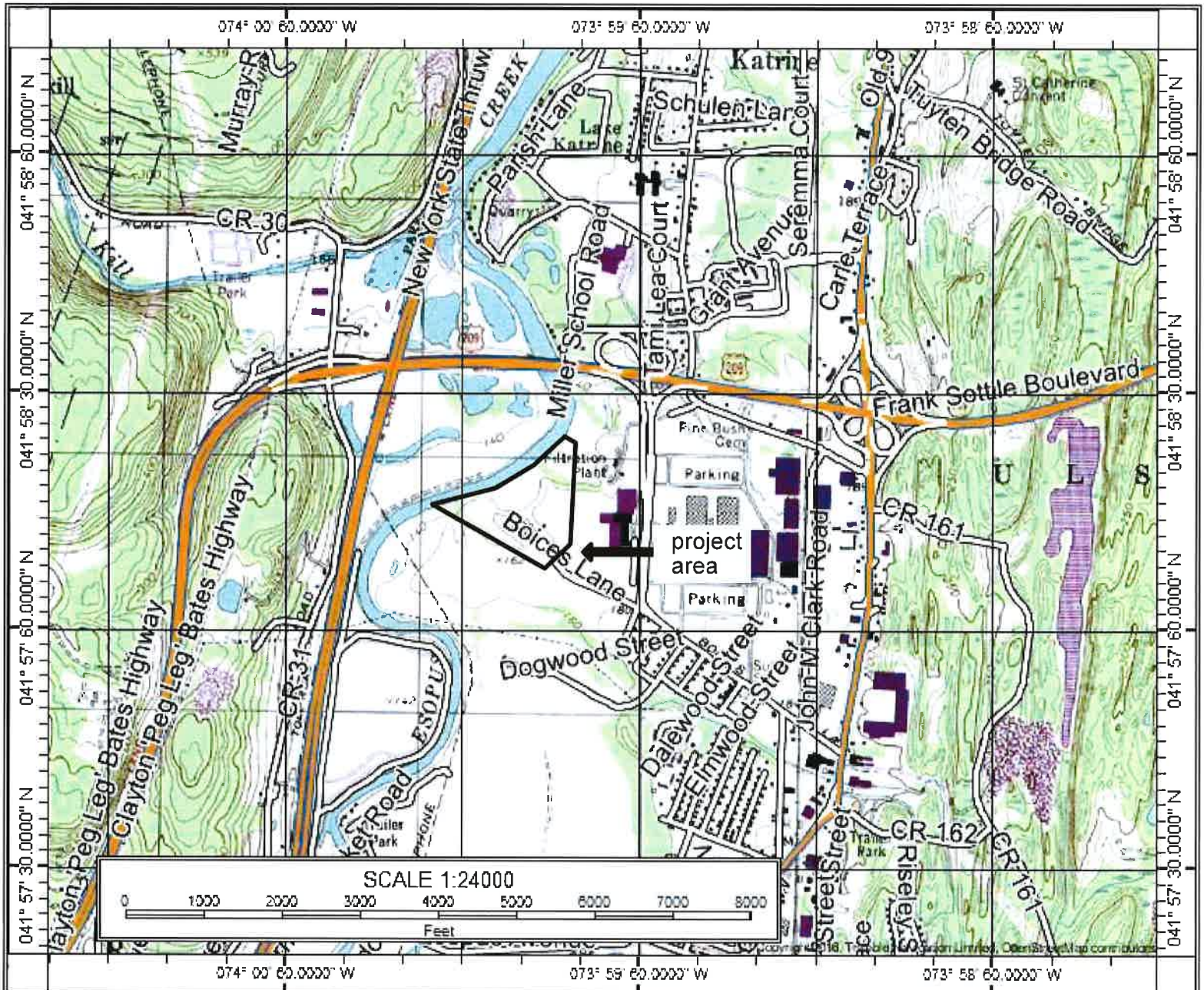





Figure 3

1779 Sauthier map 

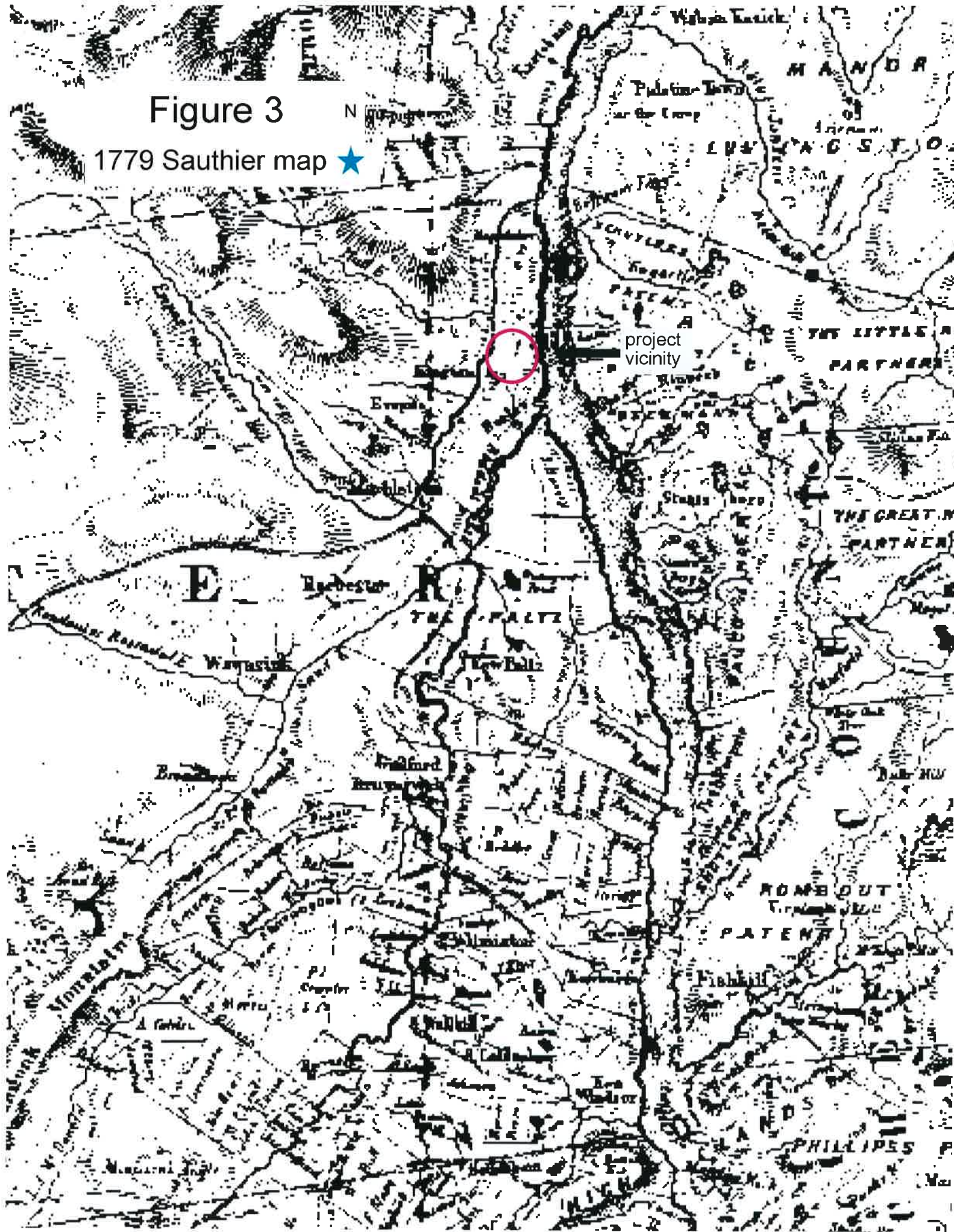


Figure 4

1840 Burr map

N



Figure 5

N

1853 County map



Figure 6  
1858 County map

N

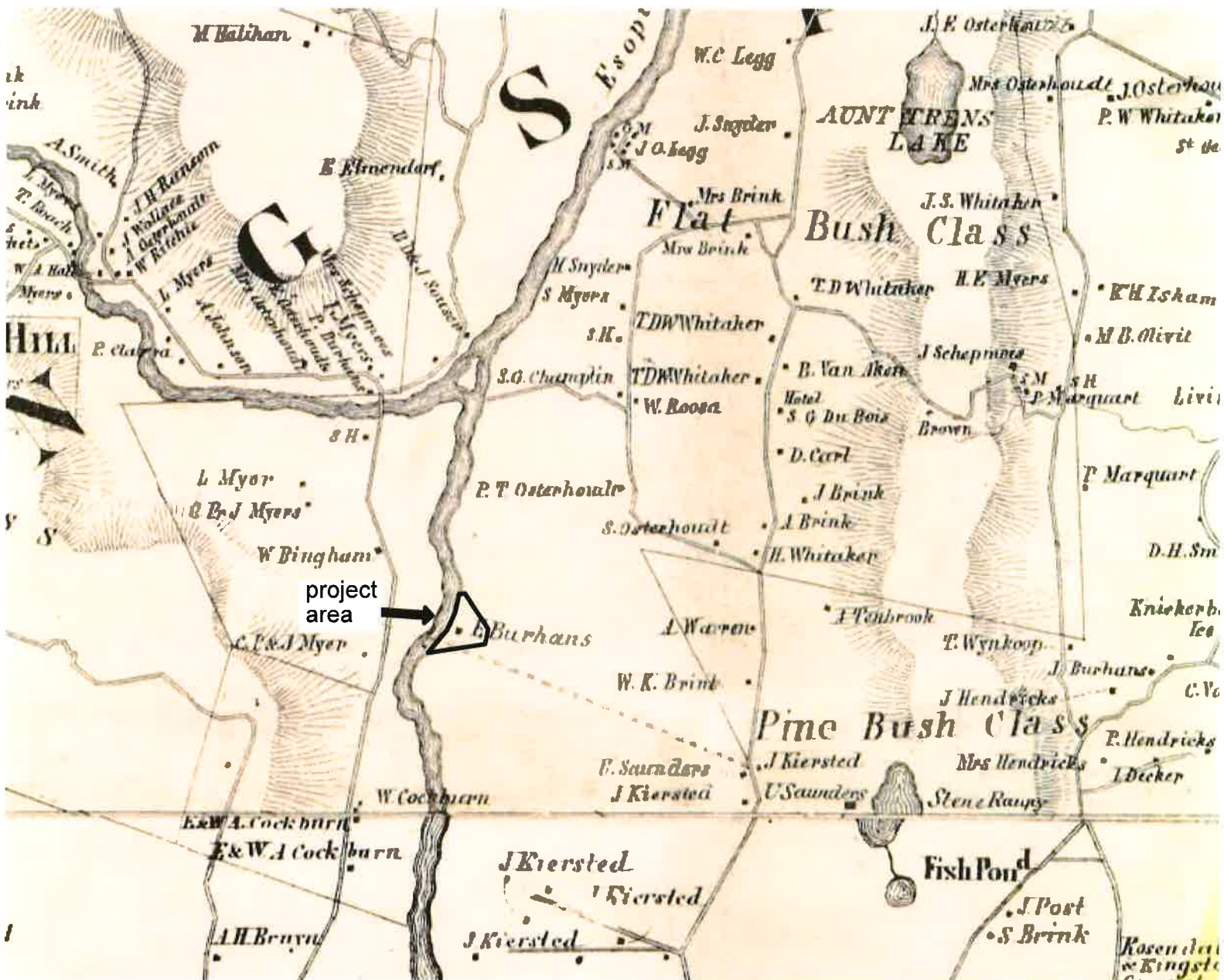


Figure 7

N

1875 Beers atlas

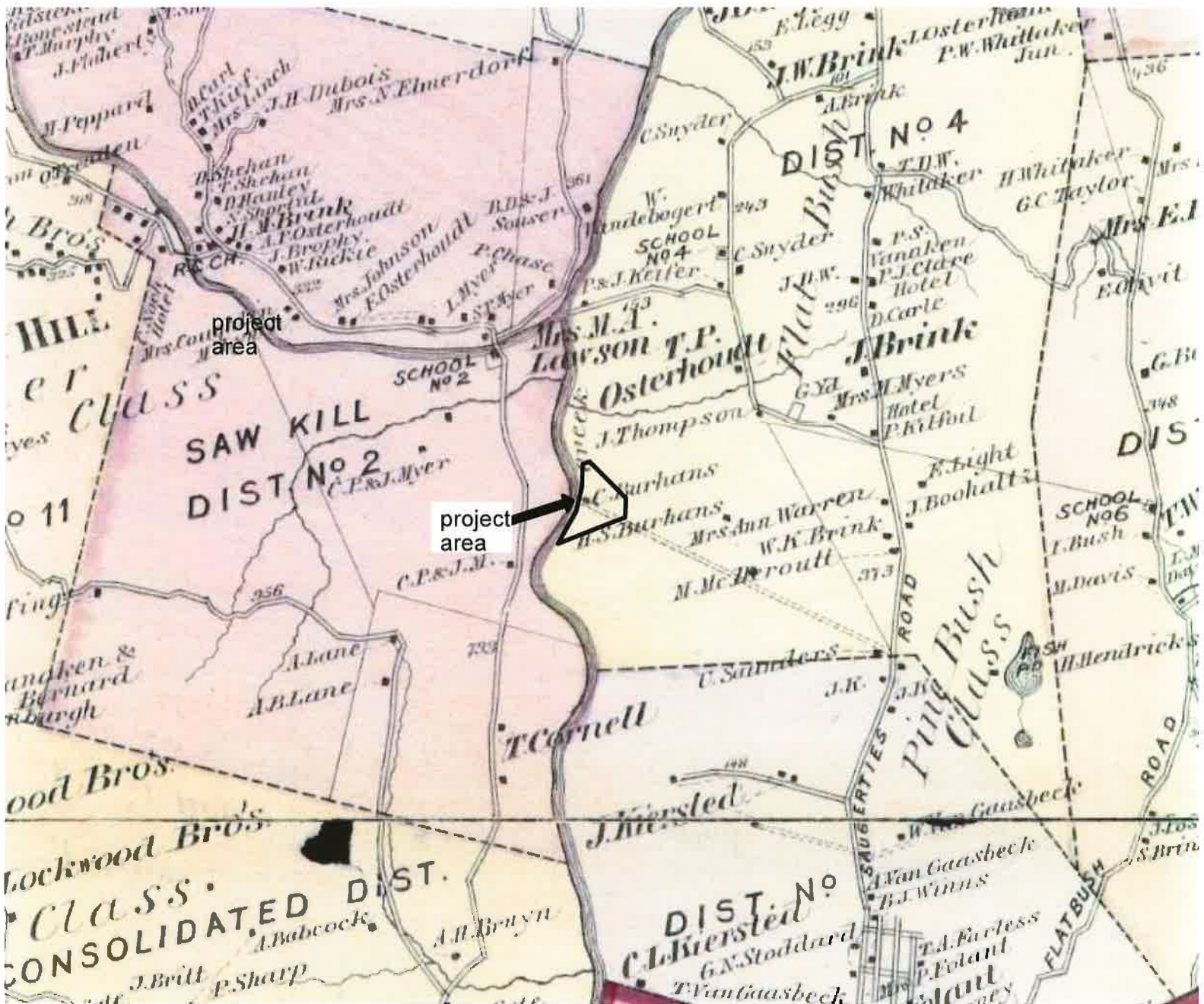
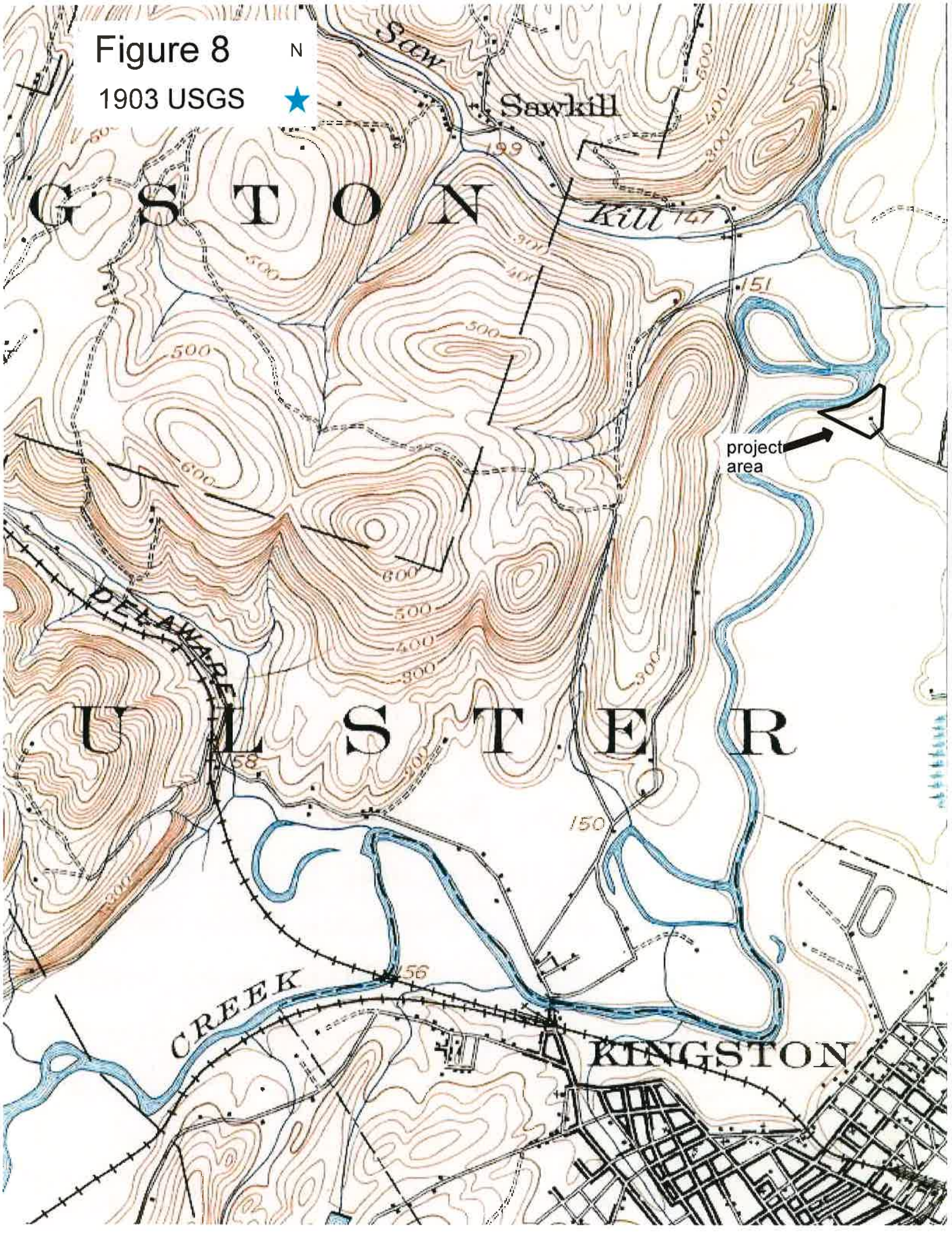


Figure 8  
1903 USGS

N



project area





Photo 1  
From near Boices La.



5 1 2

## Photo 2

Front lawn by 18th century house

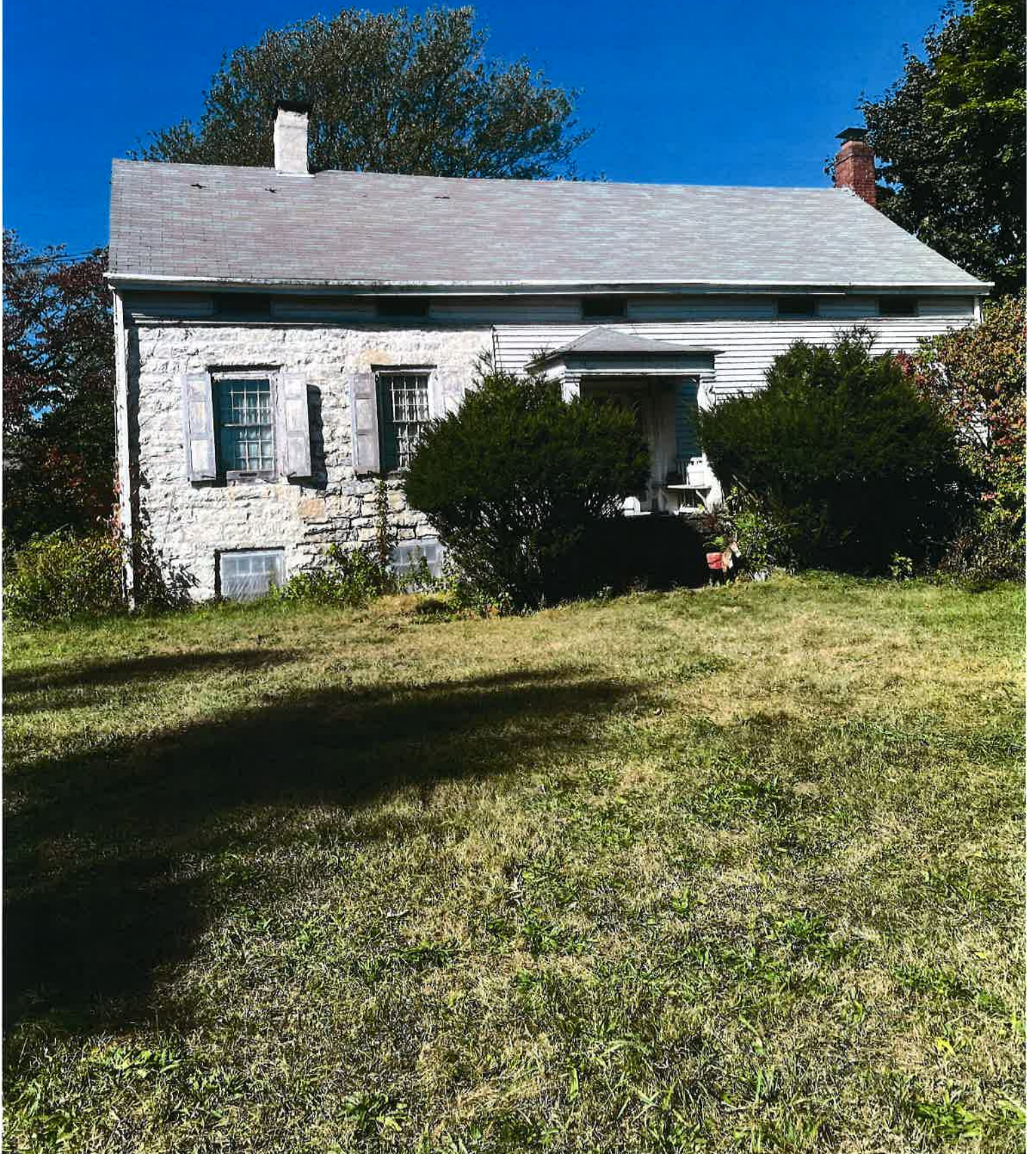


Photo 3  
Dairy factory



Photo 4  
At barn



Photo 5  
ST 128 radials in progress

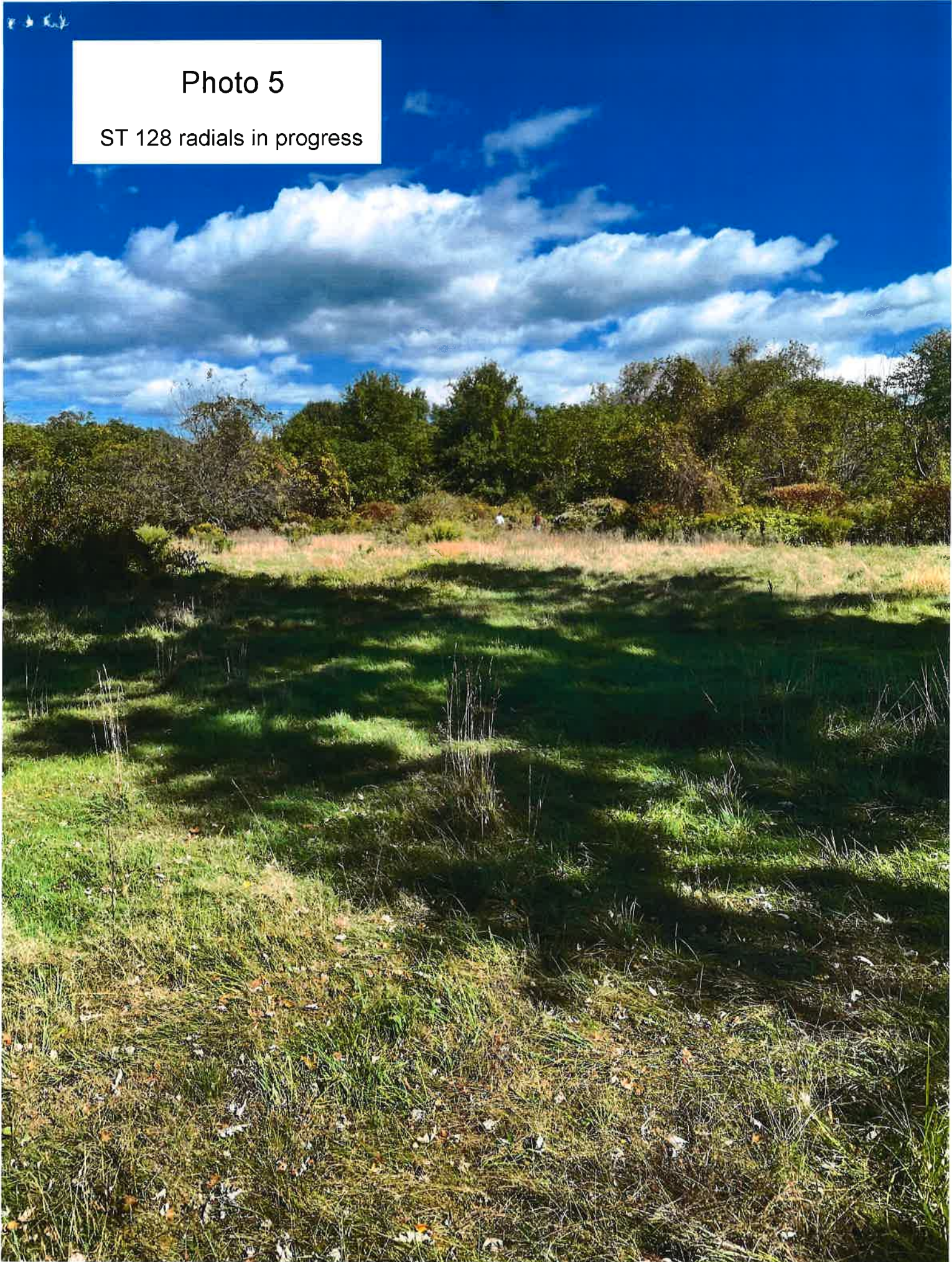


Photo 6

Behind barn toward river



**APPENDIX 2**