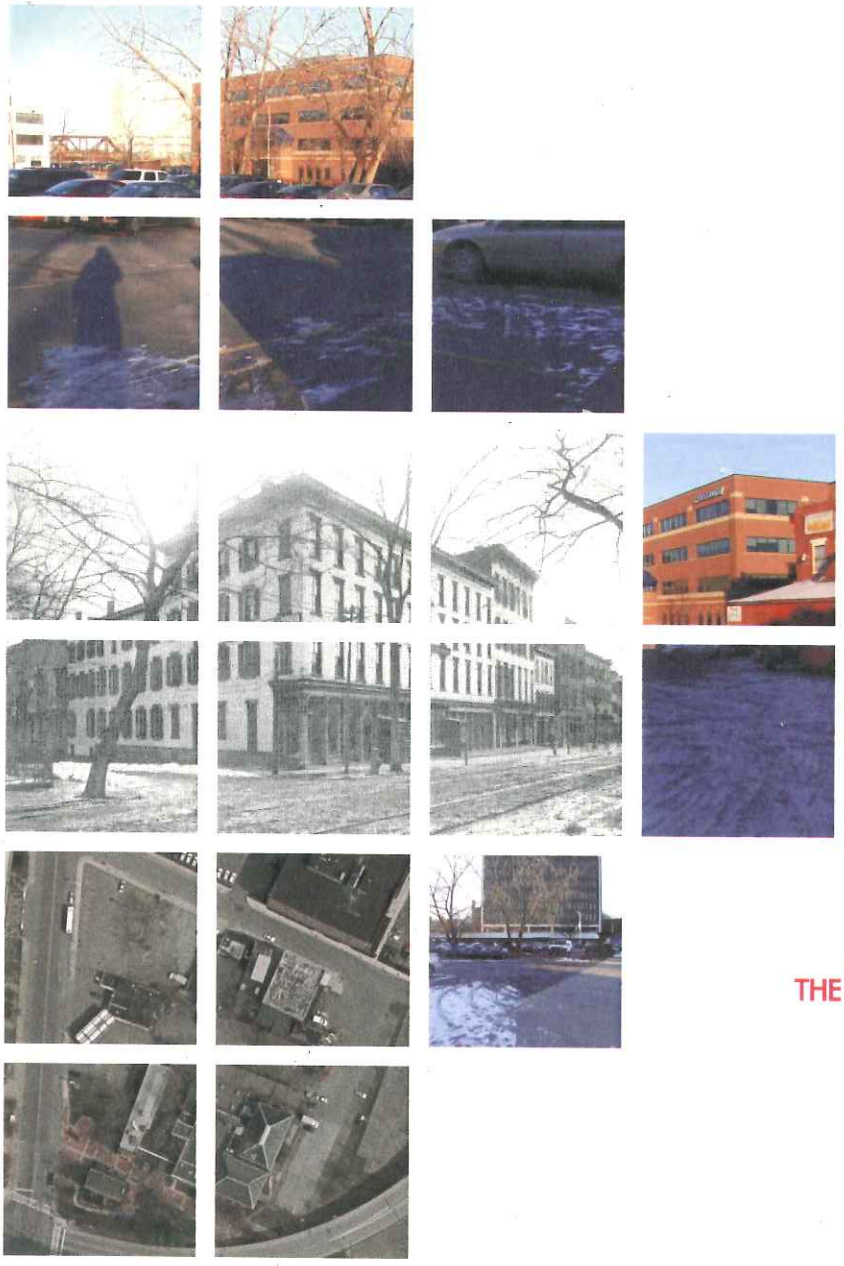
DRAFT

PHASE IA ARCHAEOLOGICAL SURVEY
QUACKENBUSH SQUARE DEVELOPMENT



CITY OF ALBANY
ALBANY COUNTY
NEW YORK

Prepared by:

THE Louis Berger Group, INC.
20 Corporate Woods Blvd.
Albany, New York 12211

Prepared for:

ALBANY SOMA PROJECT, LLC
227 W. Fayette Street, Suite 200
Syracuse, New York 13202

January 2006

TABLE 4 (continued)

DATE	Owner's Name/ Occupation/ Place of Residence	Tenant's Name/ Occupation	NOTES
1857	Robert Dunlop	48 Spencer: Austin S. Kibbe, principal of Dalton & Kibbe Lumber Dealers at 118 Water St. 50 Spencer: J. Bamburgh, seller of laces and ribbons at 538 Broadway 52 Spencer: William R. Justice 54 Spencer: Angelica Schuyler 56 Spencer: Franklin Vose, vegetable medicine depot at 4 Maiden Lane	48-56 Spencer: 2 ½-story brick
1847	Hiram Fanning & Co., dealers in coal		Frame house on 40x31' lot

G. Results of Reconnaissance

Berger personnel completed separate site inspections of the project area in December 2005 and January. 2006. These site inspections included walking the entire project area in an attempt to identify any archaeological resources visible on the surface as well as assessing the level of past ground-disturbing activities within the project area.

The testable portion of the project area has been paved with asphalt and serves as a parking lot (Photographs 2-4). The parking lot is level near Broadway but drops down sharply to the east and becomes level toward the Hudson River.

As the majority of the testable portion of the project area is paved asphalt, no archaeological remains are visible on the surface within the project area; however, even with the asphalt paving, foundations are visible. Low-lying ridges and cracks in a parking lot are often good indicators of the presence of foundations. Supporting this evidence is the fact that these ridges and cracks run perpendicular away from Spencer, are parallel to each other, and appear to form right angles at the rear of structures.

The project area has been occupied by a number of different structures through time and has most likely been highly disturbed through construction processes. The extent of this disturbance in unknown; however, the heaviest disturbance is likely to have affected only the immediate vicinity of any razed structures, leaving backyard deposits intact. The fact that little or no building has occurred in the rear of the structures along Spencer Street indicate a high potential for historic backyard deposits. Trash middens or privies are likely to be encountered in this area; the historical cartographic research has shown that small outbuildings were present.

If this ground has suffered little disturbance over Albany's 350-year history, then the potential for prehistoric deposits would be moderate to high based on proximity to water. The fact that no prehistoric sites have been found in downtown Albany seem to indicate that past construction activities have all but destroyed any prehistoric sites, but the possibility for isolated or small pockets of intact prehistoric remains cannot be discounted.

To determine the historic archaeological sensitivity of the project area, archaeological reconnaissance was combined with a review of the historical cartographic evidence and the developed context for the project area. The review compared existing conditions with historical depictions of the project area, such as those provided in Figures 3-18. This review indicates that the project area has a moderate to high potential to contain prehistoric resources and a similar potential to contain historic archaeological resources. However, as the extent of disturbance from recent construction (i.e., filling, cutting, and grading) is unknown, this assessment of a high potential for historic archaeological resources is based entirely on historical cartographic evidence.

III. Evaluation of Archaeological Sensitivity and Recommendations

The Louis Berger Group, Inc. (Berger), Albany, New York, has completed a Phase IA archaeological survey for the Quackenbush Square Development, City of Albany, Albany County, New York. The project area for the survey encompassed the entire area of the proposed project, situated along the eastern side of Broadway and measuring approximately 0.43 hectares (1.07 acres) in size. The survey was intended to provide Albany Soma Project, LLC, with an assessment of the potential for prehistoric and historic archaeological deposits within the project area.

The survey included historical research and an archaeological sensitivity assessment of the project area, involving background research and a field inspection. The general topographic setting of the project area, the density of known and recorded sites, and the research conducted suggest that there is a moderate to high potential for the project area to contain prehistoric resources. Furthermore, the historical and cartographic research conducted for this study suggests that the project area has a similar potential for encountering intact historic archaeological resources. Further investigation (Phase IB) would be necessary to determine the nature and extent of archaeological deposits within the project area and is advised for any ground-disturbing activities proposed in the project area.

THE Louis Berger Group, INC.
20 Corporate Woods Boulevard, Albany, New York 12211-2370
Tel 518 432 9545 Fax 518 432 9571 www.louisberger.com

March 20, 2006

Dan Queri
Albany Soma Project, LLC
227 W. Fayette Street, Suite 200
Syracuse, New York 13202

Re: *Proposal for Phase IB Archaeological Survey, Quackenbush Square Development, Albany, Albany County, New York (Berger Reference XE-996A/2006-011)*

Via electronic mail to: dqueri@queridevco.com; mrw67@albany.edu

Dear Mr. Queri:

The Louis Berger Group, Inc. (Berger), is pleased to submit this proposal for a *Proposal for Phase IB Archaeological Survey, Quackenbush Square Development, Albany, Albany County, New York.*

The cultural resource services will be conducted in accordance with guidelines established by the *City of Albany Policy Concerning the Treatment and Protection of Archaeological Resources*, the New York Office of Parks, Recreation, and Historic Preservation (OPRHP), and the *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections* published by the New York Archaeological Council (1994). Reporting will conform to all professional standards and requirements. The cultural resource specialists who will perform this work meet or exceed the qualifications specified in 36 CFR 66.3(6)(2).

ACCESS

Berger will coordinate all requisite entry notification tasks with procedural direction from Albany Soma Project, LLC. It is assumed that Berger will not assume responsibility for securing the project area during the Phase IB testing.

PHASE IB DATA COLLECTION

The Phase IA survey (Berger 2006) presented the findings of the background research and archaeological sensitivity assessment of the project area. The general topographic setting of the project area, the density of known and recorded sites, and the research suggested that there is a moderate to high potential for the project area to contain prehistoric resources. Furthermore, the historical and cartographic research suggested that the project area has a similar potential for encountering intact historic archaeological resources. It was recommended that further investigation (Phase IB) would be necessary to determine the nature and extent of archaeological deposits and was advised for any ground-disturbing activities proposed in the project area.

At present, nearly half of the project area is covered by extant buildings that include an operating fuel station. There are paved and unpaved portions along the former Montgomery Street (the east boundary of the project area), in the area south of the fuel station on Broadway, and the northwest corner of project area at the intersection of Spencer Street and Broadway. Only the paved lots at the intersection of Spencer Street and Broadway have been targeted for the Phase IB survey as this portion of the project area offers the only opportunity to explore potential subsurface deposits.

The unpaved area along what was Montgomery Street was the focus of a remediation effort conducted for the Albany Local Development Corporation (ALDC) and reported on by Precision Environmental Services, Inc. (2001). The report is available at the ALDC office and details the extensive underground storage tank (UST) and surrounding soil removal (due to leakage), which would have completely disturbed this portion of the project area to a depth exceeding 10 feet. Debby Flynn of the ALDC met with Berger personnel on February 28, 2006, to discuss previous remediation efforts in the project area and provided additional details regarding the operating fuel station. She noted that the area south of the station is the location of previously removed as well as extant USTs. This information indicates that subsurface testing is not advisable in this location as well.

Therefore, the paved lots in the northwest corner of the project area offer the best opportunity for Phase IB subsurface investigations. Furthermore, the Phase IA (2006) suggests that this portion of the project area has undergone the least amount of redevelopment over time.

The proposed Phase IB archaeological investigations will place priority focus on ascertaining the presence, type and extent of any archaeological resources. Based on Berger's experience, the field investigations may uncover a maze of archaeological deposits, foundations, floors, utilities, and features.

Subsurface testing will use a combination of mechanical (e.g., backhoe) and manual (e.g., shovel and auger tests, general cleaning) techniques. Given the urban context, a flexible field approach must be developed that will adapt field procedures to conditions encountered as the investigation of each location proceeds. All excavations will be conducted in a manner consistent with the regulations of the Occupational Safety and Health Administration (OSHA, 29 CFR 1926.650-652).

With mechanical excavation, trenching will proceed carefully and at a pace adequate to allow detailed recording, systematic sampling of the excavated soils for cultural materials (as appropriate), and photography. Any potentially significant architectural features will be exposed with additional mechanical excavation and recorded (mapped, photographed, and described). Mechanical exploration will be used to identify the potential for occupational associations with extant architectural features. Once identified and as warranted, these surfaces may be sampled by manual excavation and delineated by the additional removal of overlying fill deposits. In addition to architectural remains, other features may include deep shaft features and industrial by-products or refuse. As excavation proceeds, additional areas of fill will be removed in order to allow examination and to permit exposure of large or complex features.

In the event that artifact concentrations, buried cultural features, or buried, developed soils are identified during the trenching, Berger will conduct limited, controlled manual excavations to determine horizontal and vertical boundaries, as well as assess the potential integrity, artifact and feature content and distributions, dates of deposition, function, and association.

Manual excavation will proceed systematically using standard field procedures. All excavated soil will be sifted through 0.25-inch hardware cloth and examined for cultural objects. At least one profile of each excavation will be photographed and drawn. Samples will be taken, if appropriate.

Standard scientific descriptions will be made of excavated soil strata. This will be accomplished by the use of USDA field tests for soil textural classes and Munsell color notation. Berger's standardized forms will be used for recordation. Narrative field notes will supplement the standardized field notes. All excavations will be photographically recorded. All excavations will be promptly backfilled upon completion, but restoring the paved surfaces to their original condition will not be the responsibility of Berger.

Berger is aware that the Phase IB field effort may have to be staged due to parcel access restrictions. Therefore, the Phase IB investigation will be conducted in two stages to allow access to each of the two parcels that form the northwest portion of the project area.

DATA ANALYSIS

All artifacts recovered during this study, together with associated documentation (field notes, photographs, etc.) will require preparation for permanent curation, which involves marking, labeling, bagging, and boxing of any collected artifacts and samples, as well as and organization of the field records and photographs.

REPORT

Following completion of the data collection tasks, Berger will prepare a comprehensive report that summarizes the results of this research. The report will include, but not necessarily be limited to, an introduction, field investigations, data analysis and interpretation, and conclusions and recommendations. In addition, the report will include graphic illustrations such as historic map overlays, plan maps, photographic plates, and all requisite OPRHP forms.

WORK SCHEDULE

The fieldwork for this project will be placed on the schedule immediately upon notice to proceed.

COST

A complete breakdown of the proposed cost will be provided upon approval of the Phase IB workplan.

If Berger's proposed Phase IB workplan is acceptable, please endorse this letter in the space provided below and return. Upon receipt of the signed Phase IB workplan, Berger will forward the cost proposal to you for endorsement, which will serve as notice to proceed.

Sincerely yours,
THE LOUIS BERGER GROUP, INC.

Hope E. Luhman, Ph.D.
Senior Archaeologist

cc: File XE-996A/#2006-011

Phase IB Workplan Approved:

Dr. Michael Werner
City of Albany, City Archaeologist

Date

Dan Queri
Albany Soma Project LLC

3.20.06

Date