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City Scape

BLOCK 1846. LOT 1 AND BLOCK 1852. LOT 6-10 & PART OF 12.

457 TOMPKINS AVENUE & 459-467 TOMPKINS AVENUE
BOROUGH OF BROOKLYN. KINGS COUNTY, NY.

STAGE 1A LITERATURE REVIEW AND ARCHAEOLOGICAL AND HISTORIC SENSITIVITY EVALUATION

Prepared For:

Pratt Planning & Architectural Collaborative
379 DeKalb Avenue
Brooklyn, New York 11205

Prepared By:

CITY/SCAPE: Cultural Resource Consultants
726 Carroll Street
Brooklyn, New York 11215

October 1995

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**BLOCK 1846. LOT 1 AND
BLOCK 1852. LOT 6-10 & PART OF 12.**

**457 TOMPKINS AVENUE & 459-467 TOMPKINS AVENUE
BOROUGH OF BROOKLYN. KINGS COUNTY, NY.**

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PART 1A: LITERATURE SEARCH AND REPORT ON ARCHAEOLOGICAL POTENTIAL

**Primary Care Development Center
Bedford Stuyvesant Family Care Center
Tompkins and Macon. Brooklyn. Kings County, NY.**

Affiliation: City/Scape: Cultural Resource Consultants
726 Carroll Street
Brooklyn, New York 11215
718-965-3860

Date: September 28, 1995

A. PROJECT INFORMATION

Permit Application:

Permit Number:

Permit Type:

Prepared by: Gail T. Guillet
City/Scape: Cultural Resource Consultants
726 Carroll Street, Brooklyn, NY 11215

Location of Proposed Action:

The project area is located on Block 1846 (Lot 1) and Block 1852 (Lot 6-10 and part of Lot 12). Lot 1 (Block 1846) is located on the northeast corner Macon Street and Tompkins Avenue. (Map 1 & 2) The address of Lot 1 is 457 Tompkins Avenue. It is a 22' wide lot that extends 100' east along Macon Street. Lot 6-10 (Block 1852) are located on the southeast corner of Macon Street and Tompkins Avenue, extending south along Tompkins Avenue. The street address of these lots is 459-467 Tompkins Avenue. The part of Lot 12 that is included in the project area is located on the south

side of Macon Street east of Lot 6-10. The current address of the portion of the project area located on Block 1852 is 200 Macon Street.

Description of Undertaking:

The applicant seeks authorization to construct a health related community facility -- the building will be a 60 foot, free-standing, steel framed, five story structure with three elevators. It will contain 48,200 square feet of gross floor area.

Estimated Size of Impact Area:

The project area contains 20,600 square feet. Frontage includes 60 feet on Tompkins Avenue and 140 feet on Macon Street on Block 1852, and 22 feet on Tompkins Avenue and 70 feet on Macon for Block 1846. The project impact will be confined to Block 1852.

Description of Impact:

The demolition of one abandoned four story house on Block 1852, Lot 10 (known as 459 Tompkins Avenue). (see Photo 1 & 2) At the present time there are no other standing structures located within the project area: Lot 1, Block 1846 (see Photo 3); Lot 6-9 (see Photo 4); northern part of Lot 12, Block 1852 (see Photo 5 & 6).

B: ENVIRONMENTAL INFORMATION

Topography:

The project area is located on the Harbor Hill Moraine, which forms the spine of Long Island. In terms of the present-day topography, the site is located in an urban setting consisting of an abandoned 3-story masonry building and vacant lots. The vacant lots are rubble strewn open space. They are accessible along Tompkins Avenue, but protected by a chain link fence along Macon Street. (see Photo 1-3 & 5-6)

The elevation of the block at the present time is 50.6' at the intersection of Tompkins Avenue and Macon Street. In 1908 the elevation was the same. The lots on Block 1852 (including 200 Macon Street) are raised slightly above the level of the sidewalk. The soil along the boundary at 200 Macon Street is held by a wooden retaining wall. (see Photo 5) It is not certain that the land surface of the lots is original, but it seems probable that the houses were constructed without substantial grading or fill. The topography of Lot 1 (Block 1846) is entirely flat and at grade with the sidewalk. (see Photo 4)

Geology:

In geological terms, the project area is located in the Atlantic Coastal Plain physiographic province. It is presumed that between 1.5 and 65 million years ago the Long Island land mass was formed. Glaciers helped create much of Long Island's distinctive terrain, which consists of the Ronkonkoma Moraine and the Harbor Hill Moraine. The precise underlying geology of the project area has not been identified, but would be consistent with the types of materials associated with the glacial terminal moraines running east and west along the spine of Long Island. These include unconsolidated gravel, sand and clay deposits.

At street level the soils would today be classified as urban soils, in the sense that the entire site has been disturbed, first by the construction of private dwellings on Lot 6-10 (Block 1852) and Lot 1 (Block 1846) and any associated outbuildings, and then by the demolition of the buildings that formerly stood on the now vacant lots.

Soils:

As with the geology, the underlying soils would be consistent with the types of materials associated with the glacial terminal moraines running east and west along the spine of Long Island. These include unconsolidated gravel, sand and clay deposits.

At street level the soils would today be classified as urban soils, in the sense that the entire site has been disturbed, first by the construction of private dwellings and their associated outbuildings along Tompkins Avenue (Lot 1 on Block 1846 and Lot 6-9 on Block 1852) and by the construction of a carriage house or garage at the rear of Lot 12 (Block 1852), and then by the demolition of those buildings. On the vacant lots, it is probably that much of the surface soil would be mixed with substantial amounts of rubble from the demolition. With the exception of one large ailanthus tree in the front yard of 459 Tompkins Avenue, there is no substantial vegetation on the lots along Tompkins Avenue. The part of Lot 12 that is included in the project area has a mown lawn. Some small trees (ailanthus) and weedy vegetation exists along the fenceline.

Drainage:

Examination of historic maps and atlases indicates that the property was not crossed by any streams or associated with any swamp or wetland areas.

Vegetation:

The project area contains one masonry 3-story building on Lot 10 (see Photo 1 & 2), rubble strewn vacant land on Lot 6-9 (see Photo 3), a make-shift parking lot on Lot 1 (see Photo 4) and a mown yard at the rear of Lot 12 (see Photo 5 & 6). Visual inspection of the property in mid-September did not reveal significant trees or other vegetation.

Forest Zone:

The project area lies within the Northern Hardwood Forest zone. Sugar maple, birch, beech and hemlock are the predominant trees in this type of forest. Visual inspection of the property in mid-September did not reveal significant trees or other vegetation.

Man-Made Features and Alterations:

The site would have experienced a variety of disturbances: 1) those associated with probable farming activities during the 17th through the early 19th centuries; 2) disturbances associated with the construction of the 19th century dwellings and their associated outbuildings; and 3) by the demolition of the buildings on Lot 1, Block 1846 (known as 457 Tompkins Avenue) and Lot 6-9, Block 1852 (known as 459-467 Tompkins Avenue) and the carriage house or garage located on the rear of Lot 12, also Block 1852 (known as 200 Macon Street).

C: DOCUMENTARY RESEARCH

1. Site Files

a. New York State Office of Parks Recreation and Historic Preservation (OPRHP)

The project area is located within New York City. Information was not obtained from OPRHP. However, copies of the OPRHP Site Maps examined at the New York City Landmarks Preservation Commission (LPC) show no prehistoric or historic sites associated with the project area.

b. New York State Museum Archaeological Site Files

The project area is located within New York City. Information was not obtained from the New York State Museum Archaeological Site Files.

c. New York City Landmarks Preservation Commission

The Landmarks Preservation Commission was consulted. The LPC response, dated 11-9-94, identified 457-467 Tompkins Avenue as possessing the "potential for the recovery of remains from 19th century occupation" and 200 Macon Street as possessing the "potential for the recovery of remains from 19th century occupation and the recovery of remains from Native American occupation." (see Appendix E)

State Register

The project area abuts the Stuyvesant Heights Historic District, which extends from the southeast corner of Tompkins Avenue and McDonough Street east across McDonough

Street to Throop Avenue and on east to Stuyvesant Avenue. (see Map 3) No portion of the project area is located within the current Stuyvesant Heights Historic District, but 459 Tompkins Avenue (Lot 10) is located within the boundaries of a proposed expansion of the Stuyvesant Heights Historic District. (see Photo 1 & 2). Although OPRHP had previously indicated (letter dated 3-27-95) that the surviving structure is considered "a contributing component" to the historic district, subsequent review and a site visit has caused OPRHP to indicate that the building does "not meet the criteria for listing on the State or National Registers of Historic Places" (see letter dated August 29, 1995), and OPRHP is "no longer concerned with the removal of the rowhouse . . .". (see Appendix E) The rear portion of Lot 12 (Block 1852) is associated with a house located within the district. (see Photo 5 & 6 and Photo 7)

National Register

The project area abuts the Stuyvesant Heights Historic District, which extends from the southeast corner of Tompkins Avenue and McDonough Street east across McDonough Street to Throop Avenue and on east to Stuyvesant Avenue. (see Map 3) No portion of the project area is located within the current Stuyvesant Heights Historic District, but 459 Tompkins Avenue (Lot 10) is located within the boundaries of a proposed expansion of the Stuyvesant Heights Historic District. (see Photo 1 & 2). Although OPRHP had previously indicated (letter dated 3-27-95) that the surviving structure is considered "a contributing component" to the historic district, subsequent review and a site visit has caused OPRHP to indicate that the building does "not meet the criteria for listing on the State or National Registers of Historic Places" (see letter dated August 29, 1995), and OPRHP is "no longer concerned with the removal of the rowhouse . . .". (see Appendix E) The rear portion of Lot 12 (Block 1852) is associated with a house located within the district. (see Photo 5 & 6 and Photo 7)

National Register eligible listing

459 Tompkins Avenue (Lot 10) is located within the boundaries of a proposed expansion of the Stuyvesant Heights Historic District. (see Photo 1 & 2) Although OPRHP had previously indicated (letter dated 3-27-95) that the surviving structure is considered "a contributing component" to the historic district and would be eligible for inclusion in the expanded district, subsequent review and a site visit has caused OPRHP to indicate that the building does "not meet the criteria for listing on the State or National Registers of Historic Places" (see letter dated August 29, 1995), and OPRHP is "no longer concerned with the removal of the rowhouse . . .". (see Appendix E) The rear portion of Lot 12 (Block 1852) is associated with a house located within the district. (see Photo 5 & 6 and Photo 7)

State/National Register proposed

459 Tompkins Avenue (Lot 10) is located within the boundaries of a proposed expansion of the Stuyvesant Heights Historic District. (see Photo 1 & 2) Although OPRHP had previously indicated (letter dated 3-27-95) that the surviving structure is considered "a contributing component" to the historic district and would be eligible for inclusion in the expanded district, subsequent review and a site visit has caused OPRHP to indicate that the building does "not meet the criteria for listing on the State or National Registers of Historic Places" (see letter dated August 29, 1995), and OPRHP is "no longer concerned with the removal of the rowhouse . . .". (see Appendix E) The rear portion of Lot 12 (Block 1852) is associated with a house located within the district. (see Photo 5 & 6 and Photo 7)

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- X New York City Landmarks Preservation Commission
1993 Response from NYC LPC indicating potential historic and/or prehistoric archaeological sites located within the project area. (Appendix D: communication dated November 9, 1994)

X New York State Office of Parks, Recreation and Historic Preservation (OPRHP)
1995 Response from OPRHP indicating the potential impact of the proposed project on resources that "contribute to a district which appears to meet eligibility criteria." (Appendix E: communication dated March 29, 1995). Following a review of materials presented to OPRHP and a site visit, this opinion was has been revised. (Appendix E: communication dated August 29, 1995)

X Other (see Bibliography)

b. Maps

Those marked with an "X," included in report.

X Benjamin Ratzer

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— M. Dripp

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X Henry Reed Stiles

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— G. M. Hopkins

1880 *Detailed Estate and Old Farm Line Atlas of the City of Brooklyn*. G. M. Hopkins: Philadelphia, PA. vol. 1. Plate E. Scale: 140 feet to the Inch.

— E. Robinson

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1888 *Sanborn Insurance Map of the Borough of Brooklyn*. Sanborn Map Company: New York, NY. Plate 113. Scale: 60 feet to the Inch.
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- X Hyde, E. Belcher
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c. Site Specific Texts

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3. PREVIOUS SURVEYS

CITY/SCAPE: Cultural Resource Consultants

1993 *Phase 1A Archaeological and Historic Sensitivity Evaluation for 1041-1047 Bergen Street, Brooklyn, New York*. Prepared for Anchor House, Inc.: New York, NY.

4. SENSITIVITY ASSESSMENT/SITE PREDICTION

Prehistoric Sensitivity

Regional prehistory dates to the first human entry into the area approximately 12,000 years ago. This coincides with the retreat of the Wisconsin glacial advance. At this same time sea levels began to rise along the Atlantic coast inundating the continental shelf off Long Island and the Lower New York Bay. The precise timing of the retreat of the glacial ice and the rise in sea level is a matter of debate.

The earliest occupants of the northeastern United States, called Paleo-Indians by archaeologists, are identified by their distinctive lithic tradition of fluted projectile points. Later cultures occupying the area are broadly termed Archaic (9000 to 3000 BP) and Woodland (3000 BP to 1600 AD). Reliance on cultigens became an increasingly important part of cultural adaptations during the Woodland Period. A Transitional Phase between the Late Archaic and Woodland has been treated by some scholars as a separate cultural period. The Transitional Phase is characterized by the use of soapstone utensils, whereas the Woodland Period is identified in part by the use of pottery.

Although prehistoric peoples would have ranged over all of Long Island, archaeological investigations indicate that habitation sites were situated in proximity to water sources such as tidal creeks, substantial streams, and wetland areas. Upland areas, away from water, would have been used for hunting. (Smith 1950: 101) Although the LPC determination suggests the possibility of prehistoric archaeology associated with 200 Macon Avenue (perhaps because it appears to be undisturbed open space), the lack of

fresh water on or in the immediate vicinity of the project area certainly decreases the likelihood of the project area having been utilized as a camp site by prehistoric peoples on even a short term basis. It is probable that the roads intersecting in the hamlet of Bedford Corners ("Road to Jamaica," Clove Road and the "Road to New Town" on Ratzer's 1766-67 map), correspond with older Indian paths, suggesting that, at the very least, prehistoric peoples passed this way on a regular basis, perhaps in pursuit of game. (see Map 4) However, the project area is located some distance from this intersection, and, although woodland areas would undoubtedly have been used for hunting, the likelihood of recovering isolated tools or hunting equipment from the project area is statistically slight. Finally, probable alterations to the land surface, including grading in the mid-19th century, combined with the construction and subsequent demolition of a carriage house and/or storage structure on the east side of the rear portion of Lot 12, further decreases the probability of recovering significant, intact prehistoric cultural material from the project area.

Historic Sensitivity

The New York City Landmarks Preservation Commission communication (dated November 9, 1994) identified the project area as possessing the potential to yield archaeological evidence of 19th century occupation. This would be in the form of privies, cisterns and refuge pits located behind the house that formerly stood on the site.

An examination of the Sensitivity Maps for the Borough of Brooklyn at the LPC indicate that the project area was outside the developed area of the hamlet of Bedford Corners in 1815 and of Bedford in 1852. It is identified as farmland in the early years of the 19th century.

Documentary research indicates that the buildings associated with the project area were built in 1870-711. Records examined at the Brooklyn Sewer Department indicate that 457 Tompkins Avenue (Block 1846, Lot 1) was connected to the sewer in 1871. At that time J. McDonald was the owner, as he was in 1880. (Liber 1: 27) 459 Tompkins (Block 1852, Lot 10) was also connected to the sewer in 1871, as were 463 (now identified as 461), 463 1/2 (now identified as 463), 465 and 457 Tompkins. These buildings had sequential permit numbers. The owner of 467 Tompkins in 1871 (Lot 6) was identified as J. P. M. Goodwin. 200 Macon Avenue (part of Lot 12) was connected to the sewer in 1877. The house located on the front part of Lot 12 was connected to the sewer in 1870, when the property was owned by James McMahon.

5. RECOMMENDATIONS

Prehistoric Sensitivity

Based on the environmental models promulgated by the New York State Museum's Archaeological Site Files, the project area would not be considered to have a high

potential to yield prehistoric cultural material. It is not associated with any fresh water source, tidal streams, or wetlands --any of which would substantially increase the prehistoric potential. The lack of fresh water on or in the immediate vicinity is especially critical, decreasing the likelihood of the project area having been utilized by prehistoric peoples on a even a short term basis. In addition, although woodland areas would undoubtedly have been used for hunting, the likelihood of recovering isolated tools or discarded hunting equipment is statistically slight. Although it appears that the substantial grading has not taken place on the site, episodes of building, including the construction of a carriage house and/or storage structure in the late 19th century, and its subsequent demolition have removed the potential of the project area to yield significant, intact prehistoric cultural resources.

200 Macon Street (Block 1852. Rear part of Lot 12)

Correspondence received from the New York City Landmarks Preservation Commission indicates the possibility that the rear part of Lot 12 (200 Macon Street) may contain the potential to yield prehistoric cultural remains.

Based on the research undertaken for the preparation of this report, the presence of such resources on the rear portion of Lot 12 appears improbable, given the location of known prehistoric sites in Brooklyn, all of which are in found on the banks of or close to the East River, near fresh and salt water wetlands and tidal marshes, or near the banks of streams. Ratzer's map of the area shows the vicinity of Bedford Corners to have been generally flat, and there does not appear to have been substantial topographical change in the area during the last 100 years. (see Map 4, 9 & 10) It is, therefore, possible that the present grade of the site corresponds generally with the historic grade. Despite the presence on the project area of a substantial carriage house and/or storage space (which impacted the eastern half of the rear part of Lot 12), it is possible that some portion of the western half of the rear part of Lot 12 was not disturbed by this construction episode and the subsequent demolition of the building. If this were to be true, the site might provide an opportunity to test a previously undisturbed open area in Brooklyn for prehistoric cultural resources. As noted above, it is probable that these interior areas were utilized by Native American peoples for hunting and gathering food resources, such as nuts, fruits and other edible plants. During these activities they may have lost or discarded utilized tools or other equipment; however, even if it should prove that there are portions of the site that are undisturbed, the statistical probability of recovering such equipment is slight. Given these observations, it does not seem warranted to require an investigation of 200 Macon for prehistoric cultural material.

Historic Sensitivity

Based on documentary research, including an examination of Sensitivity Maps for the Borough of Brooklyn at the LPC, and an examination of historic maps and atlases of the area, it is concluded that the project area does not contain the potential to yield

significant historic archaeological resources dating from the 17th or 18th centuries. The project area would have been located just beyond the crossroads that formed the center of the hamlet of Bedford Corners in the 18th and early 19th centuries. The map examined at the LPC indicated that the project area lay outside the developed areas and would have been farmland. According to Stile's Map of Bedford Corners in 1766-67 (based on Ratzer's Survey of 1766-67), the project area would have been located on land belonging to Lambert Suydam that was afterwards owned by Daniel Lott, and subsequently owned by Charles Betts. (see Map 5) The Brooklyn and Jamaica Turnpike ran close to, but not through, the project area. In 1766-67 (according to Ratzer's Survey), the houses of Bedford Corners were located along the highways, with the interior lands used as pasture or cropland. (see Map 4) The project area would have been located in the interior of the farm.

With respect to the potential for 19th century cultural remains, it is concluded as follows:

457 Tompkins Avenue (Block 1846. Lot 1)

Based on the land conveyance records there is reason to believe that a building existed on this site before connections were made to the sewer system in 1871. A shop or shops were located on the ground floor of this structure. The property remained in the McDonald family from the time of construction through at least 1880 (Federal Census). It is possible that some cultural material from this period of ownership exists on the site. However, since this lot will not be impacted by the proposed development, no further work is recommended for this lot.

459 Tompkins Avenue (Block 1852. Lot 10)

Although the earliest 19th century maps to show this area of Brooklyn do not include any structures, it appears, based on land conveyances, that this house was built in 1870-71 and connected to the sewer system in 1871. It is probable that the development of this part of Brooklyn corresponded with the installation of water and sewer in the area. It is, therefore, unlikely that privies and cisterns would be present in the rear yards. No further work is warranted.

461 Tompkins Avenue (Block 1852. Lot 9)

Although the earliest 19th century maps to show this area of Brooklyn do not include any structures, it appears, based on land conveyances, that this house was built in 1870-71 and connected to the sewer system in 1871. It is probable that the development of this part of Brooklyn corresponded with the installation of water and sewer in the area. It is, therefore, unlikely that privies and cisterns would be present in the rear yards. No further work is warranted.

463 Tompkins Avenue (Block 1852. Lot 8)

Although the earliest 19th century maps to show this area of Brooklyn do not include any structures, it appears, based on land conveyances, that this house was built in 1870-71 and connected to the sewer system in 1871. It is probable that the development of this part of Brooklyn corresponded with the installation of water and sewer in the area. It is, therefore, unlikely that privies and cisterns would be present in the rear yards. No further work is warranted.

465 Tompkins Avenue (Block 1852. Lot 7)

Although the earliest 19th century maps to show this area of Brooklyn do not include any structures, it appears, based on land conveyances, that this house was built in 1870-71 and connected to the sewer system in 1871. It is probable that the development of this part of Brooklyn corresponded with the installation of water and sewer in the area. It is, therefore, unlikely that privies and cisterns would be present in the rear yards. No further work is warranted.

467 Tompkins Avenue (Block 1852. Lot 6)

Although the earliest 19th century maps to show this area of Brooklyn do not include any structures, it appears, based on land conveyances, that this house was built in 1870-71 and connected to the sewer system in 1871. It is probable that the development of this part of Brooklyn corresponded with the installation of water and sewer in the area. It is, therefore, unlikely that privies and cisterns would be present in the rear yards. No further work is warranted.

200 Macon Street (Block 1852. Rear part of Lot 12)

Based on the research performed in preparation for this report, it appears that no structures were located on the rear of Lot 12 (200 Macon Street) before the time that connections to the sewer system were being made in the neighborhood. The building was a carriage house or storage area, rather than a dwelling house. It is, however, possible that some connection to the sewers was made to provide drainage from the building. It is possible that historic archaeological remains of the foundation of the carriage house/storage structure exist below ground, however, we know the dimensions and purpose of this structure and little new information would be obtained by excavation. No further work is recommended.

6. Attachments

— Environmental Assessment Form

X Topographic map

- X Project area map (Appendix B: Map 8)
- Site Plan
- X Appendix A: Discussion of Historic Information concerning the Project Area.
- X Appendix B: 1880 Federal Census Data
- X Appendix C: Historic maps (Map 1 - 10)
- X Appendix D: Photographs
- X Appendix E: Correspondence

End of Part 1A

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APPENDICES

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APPENDIX A

**DISCUSSION OF PREHISTORIC AND
HISTORIC COMPONENT**

DISCUSSION OF HISTORIC COMPONENT

Introduction

The proposed project site is located at the intersection of Tompkins Avenue and Macon Street in the Borough of Brooklyn, Kings County, New York. (see Map 1 & 2) At the present time the main part of the site (Block 1852, Lot 6-10 and part of Lot 12), located on the southeastern side of Tompkins Avenue, contains one standing structure (459 Tompkins Street), a series of vacant rubble-strewn lots (460-467 Tompkins Avenue) and a mown lawn (known as 200 Macon Street) that is associated with the building located at 87 McDonough Street. A smaller area (Block 1846, Lot 1), identified as 457 Tompkins Avenue, is located on the northeast corner of Tompkins Avenue and Macon Street. The proposed project would construct a health care facility on the site. The facility, to be known as the Bedford Stuyvesant Family Case Center, would be limited to Block 1852.

Correspondence from the New York City Landmarks Preservation Commission (dated November 9, 1994) indicated that the proposed project area contained the potential to yield historic archaeological resources associated with the 19th century, and that the rear portion of Lot 12 also had the potential to yield Native American cultural resources. (see Appendix E) In addition, correspondence from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), dated March 29, 1995, indicated that the project area was "within the State and National Register-listed Stuyvesant Heights Historic District and its eligible expansion. Furthermore, OPRHP identified 459 Tompkins Avenue as a "contributing component of this historic district." (see Appendix E). Subsequent review of materials provided and a site visit by OPRHP, resulted in a new evaluation of the structure. This evaluation determined that, because of the demolition of the buildings associated with 459 Tompkins Avenue and its over-all condition, the structure was no longer considered to be a contributing element to the proposed expanded historic district (correspondence dated August 29, 1995). (See Appendix E)

Based on its review, the New York City Landmarks Preservation Commission (LPC) identified the potential for subsurface historic and/or prehistoric archaeological resources located within the project area, and requested that a documentary study be undertaken to assess the likelihood of subsurface resources and to address the issue of the impact of the proposed project on a listed State/National Register resource. In response to this request, CITY/SCAPE: Cultural Resource Consultants was retained to perform a Phase 1A Archaeological and Historic Sensitivity Evaluation for the site and adjacent areas.

History of the Area

To our knowledge, the first European to visit Brooklyn was Giovanni da Verrazano in 1527 and 1529 when he is said to have landed on Coney Island. This was followed in 1609 by more extensive explorations undertaken by Henry Hudson. Hudson also landed at Coney Island

where he was met by the Canarsie Indians, the tribe inhabiting the western portion of Long Island. Hudson's first mate, Juet, described waters teeming with various species of fish and a land of abundant fruit trees and grape vines. Similar descriptions are available from the late 17th century, when Daniel Danton and Jasper Dankers visited Kings County. During the 17th century, the Canarsie Indians sold land to the Dutch inhabitants of Kings County, of which Brooklyn (Breuekelen) was a part. The process of land transfers continued under the English when they took over the colony from the Dutch in 1664. The area associated with the project site was one of the original hamlet areas within the Town of Breuekelen. The hamlet, called Bedford Corners and named for the Duke of Bedford, grew up at the intersection of several highways connecting the various towns in Kings County. (see Map 4)

It appears that as early as 1662 the nucleus of the hamlet of Bedford Corners had come into existence, for on March 18, Jan Joris Rapalje, Teunis Gysbert (Bogaert), Cornelius Jacobsen, Hendrick Sweers, Michael Hans (Bergen) and Jan Hans (Bergen) requested a grant for a parcel of unoccupied woodland located in the rear of property already in the possession of Joris Rapalje. The location of this property was further described as being next to the old Bay road. Permission was granted with the stipulation that, although each family were to build their dwellings in the way that would suit them best, they were not to make a new hamlet." (Stiles 1867:157)

Despite the provision that they were not to build in such a way as to create a new hamlet, by February 1666 Bedford Corners existed as a discrete entity within the larger Town of Brooklyn (Breuekelen), as is shown by the fact that in that year Thomas Lamberts received confirmation of his ownership of several parcels of land described as located "... within the limits of a certain village known by the name of New Bedford, on Long Island." The first parcel was described as being bounded on the south by land of Jan Lourensen and on the north by land of Michael Hans (Bergen). The second was 3 acres located on the west side of a roadway identified as the cart-way. The third was some additional land on the south side of Jan Laurensen. Finally, he received an unknown amount of land on the south part of New Bedford located on the north side of the land already described, which was also on the west side of the cart-way. This parcel contained a house and a barn. It was this land that Thomas Lamberts conveyed to Leffert Peterse of Flatbush on May 14, 1700. This land, then, became the initial holding of the Lefferts family in the hamlet of Bedford.

The following year, Bedford Corners appears again in the record when, on October 18, 1667, Governor Richard Nicols issued a patent confirming the rights and privileges of the inhabitants of Brooklyn, including "lots and plantations lying and being at the Gowanus, Bedford, Wallabout, and the Ferry. (Stiles 1867:155) The hamlet's name appeared again in 1668 when Thomas Lamberts, mentioned above as one of the early inhabitants of Bedford Corners, was granted a license "to sell beer, wine and other liquors" at his inn.

Although the land comprising Bedford Corners had been occupied as early as 1662 and land had been cleared and homes built, the final transfer of title to the land was not considered complete until the residents of the hamlet received letters of patent from the governor and title to the land from the Canarsee Indians, purported to be the traditional owners. In consequence,

the residents of Bedford requested and received permission from Governor Francis Lovelace to purchase title to the land in and about Bedford Corners from the Indian proprietors in 1670 in consequence of their "... having bin at considerable charges in clearing, ffencing and manuring their land, as well as building ffor their conveniency. . ." (Stiles 1867:158) At this time Bedford was described as located at the intersection of the old highway to Jamaica with the Clove Road to Flatbush on the south, and with the Cripplebush Road to Newtown on the north. That intersection can be seen on Ratzer's 1767 *Plan of the Town of Brooklyn and part of Long Island* and on Landesman's *Map of the Battle of Long Island*. (see Map 4 & 7) The description provided in 1670 makes it clear that the Clove Road was already in existence by that date, since it was one of the monuments used to identify the location of property in the hamlet of Bedford Corners.

The Indian deed, dated May 14, 1670, sold to Machiell Hainelle, Thomas Lambertse, Jon Lewis and Peter Darmantier

... all that parcel of and tract of land in and about Bedford, within the jurisdiction of Breucklyn, beginning ffrom Hendrick Van Aarnhem's land by a swamp of water, and stretching to the hills, then going along the hills to the port or entrance thereof [near the 3 miles post from Brooklyn ferry] and soe to the Rockaway ffootpath. . . (Stiles 1867:159)

For this land they paid 100 Guilders Seawant (wampum), half a tun of strong beer, 2 half tuns of good beer, 3 guns with long barrels, a pound of powder for each gun, lead in proportion to the number of guns, and 4 match coats. The final confirmation of the patent was provided by Governor Thomas Dongan in 1686 to: Jan Everts, Jan Damen, Albert Cornelissen, Paulus Vanbeeck, Michael Enyle (Hainelle), Thomas Lambertse, Teunis Gysberts Bogart, and Joris Jacobsen. The swamp was north of Bedford Corners on the Cripplebush Road. The hills were south of Bedford on the Clove Road which ran through Bedford Pass to Flatbush, south to Flatlands, and then as a footpath to Rockaway.

Descriptions of the appearance of Kings County and the area around Bedford Corners for this time period may be found in Daniel Denton's *A Brief Description of New-York, Formerly Called New-Netherlands*, published in 1670, in which he reports that

Long Island . . . is inhabited from one end to the other. On the West end is four or five Dutch Towns; the rest being English to the number of twelve, besides Villages and Farm houses. The Island is most of it of very good soil, and very natural for all sorts of English Grain; which they sow and have very good increase of, besides all other Fruits and Herbs common in England, as also Tobac, Hemp, Flax, Pumpkins, Melons, etc. . . . The greatest part of the Island is very full of Timber, as Oaks white and red, Walnut-trees, Chestnut-trees, which yield store of Mast for Swine . . . also Maples, Cedars, Saxifrage, Beech, Birch, Holly, Hazel, with many sorts more. . . . The Island is plentifully stored with all sorts of English Cattle, Horses, Hogs, Sheep, Goats, etc.; no place in the North of America better, which they can both raise and maintain, by reason of the large and spacious Meadows or Marches, wherewith it is furnished, the Island likewise producing excellent English grass, the seed of which was brought out from England, which they sometime mow twice a year. For wilde Beast, there is Deer, Bear, Wolves, Foxes, Raccoons, Otters, Muskrats and Skunks. Wild Fowl, there is great store of, as Turkeys,

Heath-Hens, Quails, Partridges, Pidgeons, Cranes, Geese, of several sorts, Brants, Ducks, Widgeons, Teal and divers others . . . (Denton 1966:3-6)

Denton also described the streams and rivers which entered the oceans off Long Island, all abounding in fish, and the salt water areas where shellfish were harvested by the Indians to be taken to Manhattan to market. Denton described in some detail the lives of the Indians whom he found living on Long Island, and identified the types of crops grown on Long Island during the last quarter of the 17th century, along with the types of animals raised by the farmers of the island, and the game animals and birds hunted by both the Indians and the European inhabitants. He identified the importance of the meadows and marshes that were mown for fodder, and the woods that provided timber for building, wood for the kitchens and homes of the farmers, and mast (acorns, walnuts and chestnuts) for the swine that ran free in them.

Another description, this time specifically of Brooklyn, from the same time period is provided by a member of the Labadist sect by the name of Jasper Dankers, who, in the year 1679-80, traveled to North America with a companion to "scout" the American colonies for a place of settlement for their people. Sailing into New York harbor through the Narrows after many weeks and a stormy journey from Europe, they saw:

. . . not only woods, hills, dales, green fields and plantations, but also houses and dwellings of the inhabitants, which afford a cheerful and sweet prospect after having been so long upon the sea. (Dankers 1966:98)

Several days after their arrival in Manhattan, Dankers and Sluyter crossed to Long Island by the ferry to Brooklyn to spend several days exploring Kings County. The journal contains many particulars of their visit there which can assist us in imagining the appearance of Brooklyn 300 years ago, and, although their travels did not take them to Bedford Corners, there is no reason to think that the life in the hamlet did not resemble life in Gowanus or Flatlands.

[From the ferry] We went on, up the hill, along open roads and a little woods, through the first village, called Breukelen, which has a small and ugly little church standing in the middle of the road. Having passed through here, we struck off to the right, in order to go to Gowanus. We went upon several plantations where . . . the people . . . made us very welcome, sharing with us bountifully whatever they had, whether it was milk, cider or tobacco, and especially . . . miserable rum or brandy. . . . It is impossible to tell how many peach trees we passed, all laden with fruit to breaking down, and many of them actually broken down. We came to a place surrounded with such trees from which so many had fallen off that the ground could not be discerned, and you could not put your foot down without trampling them; and, notwithstanding such large quantities had fallen off, the trees still were as full as they could bear. The hogs and other animals mostly feed on them.

They visited with the woman who owned the land on which the peach trees grew, who fed them their first smoked strip bass, which they compared with smoked salmon. Continuing along the road that intersected a road noted on Ratzer's map as "The Port Road" (see Map 4) they reached the house of Simon Aartson DeHart, located in the vicinity of present day 27th Street overlooking Gowanus Bay, where they found

. . . a good fire, half-way up the chimney, of clear oak and hickory, of which they made not the least scruple of burning profusely. We let it penetrate us thoroughly. There had been already thrown upon it, to be roasted, a pail-full of Gowanus oysters, which are the best in the country. . . They are large and full, some of them not less than a foot long, and they grow sometimes ten, twelve and sixteen together, and are then like a piece of rock. Others are young and small. In consequence of the great quantities of them, everybody keeps the shells for the purpose of burning them into lime. They pickle the oysters in small casks, and send them to Barbados and the other islands. We had for supper a roasted haunch of venison, which he had bought of the Indians. . . and which weighed thirty pounds. The meat was exceedingly tender and good, and also quite fat. It had a slight spicy taste. We were also served with wild turkey, which was also fat and of a good flavor; and a wild goose, but that was rather dry. Everything we had was the natural production of the country. We saw here, lying in a heap, a whole hill of watermelons, which were as large as pumpkins. . .

The stone house and wooden wing where they spent the night was still standing in 1866. The next morning after breakfast Dankers and Sluyter walked on to explore other areas of Kings County. They first traveled to present-day Fort Hamilton along the road identified on Ratzer's map as the "Road to Narrows," where they found Indian plantations planted with maize and between seven and eight families living in a long house. (see Map 4)

Their house was low and long, about sixty feet long and fourteen or fifteen feet wide. The bottom was earth, the sides and roof were made of reed and the bark of chestnut trees; the post, or columns, were limbs of trees stuck in the ground, and all fastened together. The top, or ridge of the roof, was open about half a foot wide, from one end to the other, in order to let the smoke escape, in place of a chimney. On the sides, or walls, of the house, the roof was so low that you could hardly stand under it. The entrances, or doors, which were at both ends, were so small and low that they had to stoop down and squeeze themselves to get through them. The doors were made of reed or flat bark. . . . They built their fire in the middle of the floor, according to the number of families which live in it, so that from one end to the other each of them boils its own pot, and eats when it likes, not only the families themselves, but each Indian alone, according to his hunger, at all hours, morning, noon and night. By each fire are the cooking utensils, consisting of a pot, a bowl, or calabash, and a spoon also made of a calabash. These are all that relate to cooking. They lie upon mats with their feet toward the fire. . . Their other household articles consists of a calabash of water, out of which they drink, a small basket in which to carry and keep their maize and small beans, and a knife. The implements are, for tillage, a small, sharp stone, and nothing more; for hunting, a gun and pouch for powder and lead; for fishing, a canoe without mast or sail, and without a nail in any part of it, though it is sometimes full forty feet in length, fish hooks and lines, and scoops to paddle with in place of oars. . . . All who live in one house are generally of one stock or descent, as father and mother with their offspring. Their bread is maize . . . mixed with water, and made into a cake, which they bake under the hot ashes. . . . They had dogs, fowls and hogs. . . They had, also, peach trees, which were well laden.

The land on which these Indians lived was owned by Jacques Cortelyou, who was thought by Dankers to have purchased the land from them, although he permitted them to live on a corner of it. Cortelyou lived in the village of New Utrecht, which had been burned during the years of Indian warfare in the middle of the 17th century. By the time Dankers and Sluyter saw the

village in 1679 it had been almost completely rebuilt, with "good stone houses." At Flatlands, they found the land not as good as at Gowanus and at the Narrows, but noted the salt marshes, which were covered each tide, producing "a species of hard salt grass or reed grass." This salt grass was mown for hay, which, Dankers states, ". . . the cattle would rather eat than fresh hay or grass." Behind Flatlands they noted a large meadow or heath on which sheep could be grazed, although they saw none. The meadow was crossed by streams, which were navigable and where fish could be taken. Along the roadways they noted several types of grapes, and at Gravesend they found small blue grapes. Dankers wrote that the inhabitants of Gravesend hoped to plant vineyards of these grapes, but so far had failed. At Gravesend the land was reported to be flat, but not as flat as at Flatlands and less barren, yielding good crops. After several days of exploring Kings County, they returned to Manhattan, passing on the way to the ferry through Flatbush:

. . . a village situated about an hour and a half's distance from there, upon the same plain, which is very large. This village seems to have better farms than the bay, and yields full as much revenue. Riding through it, we came to the woods and the hills, which are very stony and uncomfortable to ride over. We rode over them, and passed through the village of Breukelen to the ferry, and leaving the wagon there, we crossed over the river. . .

From the description, it appears that Dankers and Sluyter passed through the Flatbush Pass, located in present-day Prospect Park. (see Map 4) Their journey to Brooklyn took them to each part of Kings County, except the northern portion where Bedford Corners and Wallabout were located. However, their descriptions of the other areas of Kings County would apply equally to Bedford Corners and Wallabout, both of which were inhabited by Dutchmen. The houses and domestic arrangements would have been similar, the crops and fruits grown would have been the same, and the same domesticated and wild foods would have been served to family and guests alike. Dankers also comments on the large meadows (part of the common lands) and the salt meadows. Although they do not specify the condition of the road, it is clear that the hamlets and villages of Kings County, as well as the farmsteads on the outskirts of the most settled areas, were interconnected by a series of roadways sufficiently established to permit the passage of wagons. (Dankers and Sluyter 1966: 117-134)

During these years, the pattern of occupation for communities in Kings County and for the rest of Long Island followed the pattern of individually owned farmsteads on which each man built his house, barns, and outbuilding, and on which he planted his orchards and crops. These were the plantations. In addition to their own farms, each member of the community also was entitled to the use of the common land on which were pastured the cattle and from which the farmers cut hay for fodder. Woodlots were the third division of land, providing timber for building and firewood for the kitchen and fireplaces, as well as mast for the swine.. As will be seen below, the woodlots were initially held in common, but in time were divided among the villages. Later these woodlots were further divided, with specific lots being allocated to each family. Finally, in communities in proximity to the ocean, salt meadows were purchased in common and subsequently divided into lots which assigned to individuals in the community.

Although common meadows and woodlots had been the norm during much of the 17th century, by the early years of the 1690's the residents of the various hamlets and villages met to divide these lands among the various villages. One such agreement states that:

1. *All the lands and woods after Bedford and Cripplebush, over the hills to the path of New lotts shall belong to the inhabitants and freeholders of Gowanus . . .*
2. *And all the lands and woods that lyes betwixt the above said path and the highway from the ferry towards Flatbush, shall belong to the freeholders and inhabitants of Bedford and Cripplebush . . .*
3. *And all the land that lyes in common after the Gowanus, betwixt the limits and bounds of Flatbush and New Utrecht shall belong to the freeholders and inhabitants of Brooklyn. . .* (Stiles 1867: 206)

From the information provided above it is clear that several highways, including the Cripplebush Road, the Clove Road, and the road to Jamaica (later the Brooklyn and Jamaica Turnpike) that created the crossroad marked by the hamlet of Bedford Corners, existed prior to the 1660's. With the development of Kings County these roadways underwent improvement, being straightened and widened to conform with the regulations of the New York Legislature. In 1704, when the legislature undertook to improve highways throughout the populated areas of the colony, the highway commissioners laid out and standardized the main road or "King's highway" through Brooklyn. That road, which had existed previous to being designated a "King's highway," was known as the Jamaica Turnpike. (see Map 4) It was described as follows:

One publique, common and general highway, to begin ffrom low water marke at the ferry in the township of Broockland, in Kings County, and ffrom thence to run ffour rod wide up between the houses and lands of John Aerson, John Coe, and George Jacobs, and soe all along to Broockland town aforesaid, through the land that now is, and ffrom thence straight along a certaine lane to the southward corner of John Van Connerhoven's land, and ffrom thence straight to Bedford as it is now staked out, to the land where the house of Benjamin Vandewater stands, and ffrom thence straight along through Bedford towne to Bedford lane, running between the lands of John Garretse, Dorlant and Claes Barnse, to the rear of the lands of the said Cloyse, and ffrom thence southerly to the old path now in use, and so along said path to Philip Volkertses land, taking in a little slip of said Philip's land on the south corner, soe all along said road by Isaack Greg's house to the Fflackbush new lotts ffence to the eastward, to the northeast corner of Eldert Lucas's land lying within the New lotts of Fflatbush aforesaid, being ffour rod wide all along, to be and continue forever. (Stiles 1876:213)

During the 18th century, Bedford Corners was a center of agriculture in Kings County, providing food for markets in downtown Brooklyn and Manhattan, as well as trade goods for shipment to Barbados and the other island in the Caribbean. A feature of the agricultural communities of Kings County from the early years of the 17th century and extending into the early years of the 19th century was slavery. The first slaves in Kings County, brought into the colony from the Caribbean by 1626, were owned by the Dutch West Indies Company which hired them out to the farmers on Manhattan and in Kings County who needed help in clearing their land but lacked the resources to purchase slaves individually. Later, as the need for farm

labor and domestic servants grew, slaves were imported into New York directly from Africa, and by 1698 slaves represented 15 percent of the population in Kings County.

The earliest record of the project area appears in the land conveyance records dating to 1689. These records indicate that Block 1852 was originally part of a large tract of land conveyed to Dirck Cornelissen Hooghland by Dirck Janse Hooghland and then immediately to Jan Gerritsen Dorland in that year. In 1697 the then owner John Hansen conveyed the land to Lucus Coeverts, who in turn conveyed it to Hendrick Dycker. The following year the land was conveyed to Hendrick Hendrickse by Dycker. At some point the land came into the hands of Lambert Suydam, whose house was located on the north side of the highway east of the point where Clove Road and Cripplebush Road ("Road to New Town") crossed the "Road to Jamaica." His house stood within the block now bounded by Fulton Avenue on the south, Nostrand Avenue on the east, Macon Street on the north and Arlington Place on the west. (see Map 4-6) Macon Street begins at Arlington Place. The project area is located on the south side of Macon Street east of the Suydam house in an area that would have been open farmland and pastureland.

In 1738 the land associated with the project area was conveyed by Suydam to Maria Lott, in whose possession it remained until 1852, when it was sold to Charles C. Betts. The land covered by this sale included Block 1846 (formerly Block 28) and 1852 (formerly Block 29). This land is not shown on the early maps of Bedford Corners, but the arrangement of the farms and the location of the structures at Bedford Corners is shown on various maps, including Ratzer's *Plan of the Town of Brooklyn and Part of Long Island* (1766-67). (see Map 4) An examination of the redrawn Ratzer map illustrated in Stiles *History of Kings County* shows the various holdings in the hamlet of Bedford Corners, while a similar map in Stiles *History of Brooklyn* lays the present street grid over the early map. (see Map 5 & 6). According to the redrawn Ratzer map the project area fell within land owned by Lambert Suydam that was afterwards conveyed to Daniel Lott, and subsequently to Charles Betts. The notes that accompany the map state that the house was torn down in 1856.

By the time of the American Revolution, appearance of Bedford Corners, as it was called in 1776, can be seen in a print that appears in Stiles *History of Brooklyn*. [Figure 1] The view is taken looking east along the Jamaica Turnpike (lying between present day Fulton Street and Atlantic Avenue), with the village school located to the left at the edge of the Cripplebush Road. The intersection of Clove Road can be seen directly beyond the Judge Leffert Lefferts house, which was built in approximately 1753. According to the Stiles' map (see Map 5), the Suydam/Lott house (Figure 8 on map) was built close to the road with the farm extending eastward. Just to the west of the house, the road to Jamaica took a sharp turn to the southeast. According to later maps, the road would have run just to the south of, but not through, the project area. Bedford Corners in the second half of the 18th century contained ten or twelve dwellings, a school (Fig. 10 on map), a community burial ground (Fig. 13 on map), the private burial ground believed to belong to the Remsen family (Fig. 14 on map) and a "Negro burial ground" (Fig. 16 on map). The need for a "Negro burial ground" reflected the policy of the Dutch Reform Church to exclude African-Americans, whether slave or free, from the community burial ground. In addition, there were orchards and extensive woodlands.

Bedford Corners was not the scene of any Revolutionary War battles, but British troops marched through Bedford Corners to the Battle of Long Island in August, 1776 and later British officers occupied a number of the houses and used portions of the open land as a camp ground. (see Map 7) The camp was located on north of the intersection on the east side of the Cripplebush Road on land that was owned by Barent Lefferts. This British stationary camp was located between present-day Classon Avenue and Franklin Avenue and Bergen Street and Sterling Place (identified as Bergen Street, Wyckoff Street, Warren Street, Baltic Street, and Butler Street in 1867). (see Map 6) This land was immediately west of the intersection of present-day Bedford and Rogers Avenues. According to Stiles, many relics and even human skeletons were often discovered on the property during the process of grading the ground on the Barent Lefferts farm, and as late as 1852, he claimed that the site of every hut could still be distinguished. (Stiles 1867: 321) The entrance to the camp stood on Bergen Street, just west of Franklin Avenue. Two hundred grenadiers were said to have been stationed there in 1781, along with a garrison battalion of invalids, including officers, who were quartered on the inhabitants of Bedford. The British general in charge of the area was housed in the home of Leffert Lefferts. (see Fig. 1)

During this period of occupation, despite being protected from the ravages of further battles, the inhabitants of Brooklyn suffered great deprivations. The description provided by Stiles matches in many details descriptions of Manhattan and the Bronx, which were also held by the British, and southern Westchester, called in those days, the Neutral Ground:

Brooklyn, which, during the war, had been wholly military ground, presented a sadder scene of desolation than any other town in Kings County. In 1786, after the occupation of the British, free range had been given to the pillaging propensities of the soldiery. Farms had been laid waste . . . woodlands were ruthlessly cut down for fuel, buildings were injured, fences removed, and boundaries effaced. Farmers were despoiled of their cattle, horses, swine, poultry, vegetables, and of almost every necessary article of subsistence, except their grain, which fortunately had been housed before the invasion. Their houses were also plundered . . . and much furniture was wantonly destroyed . . . stock became very scarce and dear, and the farmer of Brooklyn who owned a pair of horses and two or three cows was 'well off.' The scarcity prevailing in the markets, however, soon rendered it necessary for the British commanders to restrain this system of indiscriminate marauding, and to encourage agriculture . . . (Stiles 1884:100)

With the end of the war, Kings County began to recover. Homes were rebuilt. Boundaries were redrawn, and fences reestablished. On March 7, 1788 Brooklyn became a town under the laws of the New York State Legislature. The Town of Brooklyn contained seven hamlets: The Ferry, Red Hook, Brooklyn, Bedford, Gowanus, Cripplebush, and Wallabout. One hundred years later, Stiles described the this part of Brooklyn the following words:

From this point, the old Jamaica Turnpike ran through fields, farms and woods to Bedford Corners, which was a simple, forest-environed cluster of ancient, low-browed Dutch houses, presenting a scene of quiet beauty, which has but lately, and reluctantly yielded its charms to the rude embrace of city improvements. (Stiles 1884:135)

The first census taken by the United States was in 1790. That year Brooklyn's population was 4495. There were 204 people in Bedford divided into 25 families in the hamlet of Bedford, seven of which owned 72 slaves. (O'Connor 1926) Although slavery decreased in New York State during the last years of the 18th century, slavery was not completely abolished here until July 4, 1827, and any semblance of equality was still many years away.

The Project Area

By 1852, the year that the Lott family sold the land containing the project area to Charles C. Betts, the land around Bedford was undergoing improvement, as streets were mapped and gradually opened, wells, pumps and sewers built, and gas lights installed. It was stated that throughout the area of "... a general improvement has been taking place in the neighborhood, in consequence of the erection of stores and dwellings, and the demands of the city population." (Murphy 1880:156) The old highways were closed and replaced by the grid pattern of streets and avenues. Tompkins Avenue was opened in 1855 and Macon Street appears on maps in the same time period.

According to historians of the area, during this period of time Bedford-Stuyvesant, as it came to be called, was "a predominantly upper class neighborhood." (Haber 1969:9) Home ownership was high, with numerous large homes set in gardens. The former Mutual Hospital (now a private club) that stands on the front portion of Lot 12 (Block 1852) provides an indication of the types of dwellings that were being constructed. (see Photo 7) That building, which is within the boundaries of the Stuyvesant Heights Historic District, existed by 1863 when Charles C. Betts entered into an agreement with Kenzia C. North that the house she planned on her property would be as good a house as the Betts house, costing not less than \$4000.00. The agreement further stipulated that she was to line her house up with the other two houses built on McDonough Street, and her stable was to be located near the east side of the lot. Lot 12, then as now, extended between McDonough Street and Macon Street. In 1869 this property was sold to William A. Parker, who in turn sold it to William Clark. The following year (1870), William Clark sold the house to Catherine A. McMahon. The McMahon's were the owners of the house in 1870, when the connection to the sewer was made. Although at the time no structure stood on the rear of Lot 12, a second connection was made into the sewer line on Macon Street in 1877.

A few years after the large houses had been built on McDonough, smaller row houses were being constructed on the east side of Tompkins Avenue. The Tompkins Avenue side of Block 1852 had been divided into 9 lots. In 1857 Charles W. Betts owned 8 of the 9 lots. By 1863 the lots on Tompkins Avenue had been conveyed to Chancellor H. Brooks. Brooks held the land until 1871, when he sold to John C. Smith. It is not absolutely clear whether the row houses were built by Brooks, although this seems likely, for they certainly existed in 1871 when Smith purchased the property. That year (1871) John C. Smith entered into an agreement to pay William N. Hall for 9 buildings that he had built, but for which he had not been paid. He also agreed to pay James Curran and Henry Cooper what they were owed for materials and labor, and Milo Gibbs, Jonathan J. McEwen, Harvey Stowell and Anson Setts for other work that they had performed on the buildings. It was in that same year (1871) that 459-467

Tompkins Avenue were connected to the sewer line. With the exception of 467 Tompkins, which was owned by J. P. M. Goodwin, the owners or tenants of the other houses are not known. From this information, it appears that the construction of the buildings on Tompkins Avenue and their connection to the sewer line are contemporaneous.

Turning to 457 Tompkins Avenue (Block 1846, Lot 1), information obtained from the land conveyances indicates that in 1867 John H. Prentice sold the property to Daniel W. McDonald. The date of construction for the building that formerly stood on Lot 1 is not certain, but the McDonald family still owned the property in 1871 when it was connected to the sewer. They are also the occupants of the property in 1880 when the Federal Census was taken.

Atlases and maps dating from the mid-19th through the present that include the project area were examined, along with Federal Census data from 1880. The earliest maps to show structures on Tompkins Avenue date from that year. At that time Block 1852 was identified as Block 29 in the 23rd Ward. Block 1846 was then Block 28. In 1880 all of the buildings along Tompkins Avenue are shown. The McMahon house is shown. There was also some development at the corner of Macon Street and Throop, but the block, containing as it did a number of large houses, was not densely developed.

In that year (1880), according to the Federal Census, with the exception of 463 1/2 Tompkins Avenue (later known as 463 Tompkins Avenue) where there was a boarder who was not a member of the immediate family, all of the houses located within the project area were occupied by single families, albeit sometimes extended ones. None of the women (wives and adult daughters) were employed outside the home. Sons were either at school or employed, depending on their ages. With the exception of the family living at 463 Tompkins (later known as 461 Tompkins Avenue) where the head of the family was female (perhaps a widow), all of the families had a servant. The fact that adult daughters were at home, rather than engaged in an occupation outside the home, indicates a level of affluence not found everywhere in Brooklyn at the time. Furthermore, the children attended school later, as opposed to the pattern seen in less well-to-do areas, where 13 and 14 year old boys were already engaged in a trade or were employed as errand boys, and girls of the same age were occasionally occupied outside the home. Appendix B outlines the 1880 Census Data for the buildings located within the project area. The data is summarized below:

457 Tompkins Avenue (Block 1846, Lot 1)

457 Tompkins Avenue was occupied by David McDonald, a starch agent, whose family had owned the property since 1867. With him lived his wife, whose occupation was listed as "Housekeeping," two daughters who were "At home," and a 16 year old son who was at school. Mary Shayney was the name of their servant. All of the members of the household, including the servant, had been born in Scotland. Although a shop is shown at 457 Tompkins Avenue, no indication of the type of shop is shown.

459 Tompkins Avenue (Block 1852. Lot 10)

459 Tompkins Avenue was occupied by the Van Horn family, composed of Vellett, whose occupation was listed as Stationary. His name was not listed in Lain's Business Directory for 1878-9 or 1880-1. He was 38 years old and had been born in Massachusetts, as had his wife and 6 year old daughter. Their servant, Nora Grace, had been born in Ireland.

461 Tompkins Avenue (Block 1852. Lot 9)

461 Tompkins Avenue (identified in the 1880 Census as 463 Tompkins Avenue) was owned by Sarah Ackerman, a 55 year old woman, with two adult daughters at home. She also had a 34 year old son who was apparently not employed. All the members of the family had been born in New York. This is the only family where the head of the household was a female. It is probable, though not proven, that she was a widow. This is the only family that did not have a servant.

463 Tompkins Avenue (Block 1852. Lot 8)

463 Tompkins Avenue (identified in the 1880 Census as 463 1/2 Tompkins Avenue) was owned by John Edwards, a 52 year old man engaged in the produce business. Although Lain's Business Directory for 1878-9 and 1880-1 were examined, no John Edwards was listed. Living in the household were two adult daughters (at home), a 13 year old son (at school), a 49 year old brother (a stockbroker), a boarder named Charles Luneburner, who was listed as a musician, and a Irish female servant. With the exception of the musician, whose place of birth was listed as the United States, and the servant, who had been born in Ireland, the other members of the household had been born in New York.

465 Tompkins Avenue (Block 1852. Lot 7)

465 Tompkins Avenue was owned by Henry Bayliss, a 70 year old man whose occupation was listed as Fancy Goods. Although Lain's Business Directory for 1878-9 and 1880-1 were examined, his name was not listed. He was English. His wife had been born in Vermont. An adult daughter, Adelad Shaw, also resided at 465 Tompkins Avenue with her son and two daughters. These children had been born in Canada, as was Mary Cooping, listed as a servant.

467 Tompkins Avenue (Block 1852. Lot 6)

467 Tompkins Avenue was owned by Philo Scofield, a bank clerk. He shared his house with his wife, his married son, Daniel, his daughter-in-law, Daniel's young daughter, an adult son (Harry) and daughter (Hattie), an aunt and a servant. With the exception of Philo Scofield, who was born in Connecticut, the other members of the household had been born in New York, including Mary Curley, the servant.

The 1888 Sanborn *Insurance Map for the Borough of Brooklyn* shows the structures located within the project area and some information about their appearance. (see Map 8) At

457 Tompkins Avenue there was a 3 story structure with a 1 story front section and a 1 story extension on the rear. This building contained a shop or shops. On Block 1852 the 9 row houses are shown. The addresses of those included within the project area are 459, 461, 463, 465, and 467 Tompkins Avenue. They are shown as masonry construction, 3 story dwellings. At this date the buildings on this part of Tompkins Avenue were uniform. At a later date, 469-475 Tompkins Avenue were replaced by the present buildings. 85 McDonough Street is shown as a 3 story masonry building with porches and extensions of varying height. No structures stood on the rear of Lot 12, identified on this map as 196-202 Macon Street.

In 1898 Hugh Ullitz prepared a map for Hyde & Company that included the project area. At this date, the structure located at 457 Tompkins Avenue had become more complex. The same buildings stood at 459-467 Tompkins Avenue as had been there in 1888. On the rear of Lot 12, a carriage house or stable structure had been built. This map shows the former route of the Jamaica Turnpike (the old "Road to Jamaica" seen on Ratzer's 1766-67 map). It cuts across the block to the south of the project area. This maps also includes the old farm lines, indicating that the project area was within the Bedford Farm of Mrs. Lott, just to the south of the land owned by Leffert Lefferts.

Although it is usually said that the change in Bedford-Stuyvesant took place after the First World War, by 1904 the row houses on Tompkins Avenue south of the project area had been replaced by the buildings that now stand there. With the exception of 475 Tompkins Avenue, these buildings had stores on the ground floor. This move toward larger buildings containing more living space was to continue as Bedford-Stuyvesant became more densely populated. On the rear of Lot 12 an extension had been built on the east side of the carriage house. On Lot 1 (457 Tompkins Avenue) a store was shown on the ground floor, with a wooden extension in the rear.

Four years later (1908) the Sanborn *Insurance Map for the Borough of Brooklyn* shows the same configuration as the 1904 map. (see Map 9) The only additional information contained in this map is the identification of the building at the rear of Lot 12 as a 2 story storage building.

Little changed in the next twenty years. In 1929 the same buildings occupied the project area. (see Map 10) However, by this date the McMahon house was owned by Mutual Hospital. The hospital existed for a number of years, but no information concerning the hospital was discovered in the research materials.

Today, the project area is vacant, except for the single row house located at 459 Tompkins Avenue. From the most recent Sanborn map of the area, it appears that 467 Tompkins Avenue has only recently been demolished.

APPENDIX B
CENSUS DATA

Stage 1A Literature Review.. Bedford Stuyvesant Family Care Center. Tompkins & Macon. Borough of Brooklyn. Kings County, NY.
1880 Federal Census Information for 457-467 Tompkins Avenue. Block 1846 (Lot 1) & 1852 (Lot 6-10 & part of 12). 1

457 Tompkins						
	Last Name	Name	Age	Relation- ship	Occupation	Place of Birth
	Mc Donald	David	46		Starch Agent	Scotland
		Martha	46	Wife	Housekeeping	Scotland
		Sarah	22	Daughter	At home	Scotland
		Martha	18	Daughter	At home	Scotland
		Walter	16	Son	At school	Scotland
	Shayney	Mary	17	Servant		Scotland

Stage 1A Literature Review.. Bedford Stuyvesant Family Care Center. Tompkins & Macon. Borough of Brooklyn. Kings County, NY.
 1880 Federal Census Information for 457-467 Tompkins Avenue. Block 1846 (Lot 1) & 1852 (Lot 6-10 & part of 12). 2

459 Tompkins						
	Last Name	Name	Age	Relation- ship	Occupation	Place of Birth
	Van Horn	Vellet	38		Stationary	Massachusetts
		Henrietta	36	Wife	Housekeeping	Massachusetts
		Lilla	6	Daughter	At school	Massachusetts
	Grace	Nora	21	Servant		Ireland

Stage 1A Literature Review, Bedford Stuyvesant Family Care Center, Tompkins & Macon, Borough of Brooklyn, Kings County, NY.
 1880 Federal Census Information for 457-467 Tompkins Avenue, Block 1846 (Lot 1) & 1852 (Lot 6-10 & part of 12). 3

461 Tompkins (identified as 463 Tompkins in 1880 Census)						
	Last Name	Name	Age	Relation- ship	Occupation	Place of Birth
	Ackerman	Sarah	55	Mother	Housekeeping	New York
		Adele	30	Daughter	Housekeeping	New York
		Ellen	20	Daughter	Boarding	New York
		Tuttle	34	Son	Boarding	New York

Stage 1A Literature Review.. Bedford Stuyvesant Family Care Center. Tompkins & Macon. Borough of Brooklyn. Kings County, NY.
1880 Federal Census Information for 457-467 Tompkins Avenue. Block 1846 (Lot 1) & 1852 (Lot 6-10 & part of 12).

4

463 Tompkins (identified as 463 1/2 Tompkins in 1880 Census)						
	Last Name	Name	Age	Relation- ship	Occupation	Place of Birth
	Edwards	John	52		Produce	New York
		Jennie	42	Wife	Housekeeping	New York
		Frances	23	Daughter	At home	New York
		Nellie	22	Daughter	At home	New York
		Talmadge	13	Son	At school	New York
		James T.	49	Brother	Stockbroker	New York
	Luneburner	Charles	25	Boarder	Musician	United States
	Carragher	(Female)	40	Servant		Ireland

Stage 1A Literature Review.. Bedford Stuyvesant Family Care Center. Tompkins & Macon. Borough of Brooklyn. Kings County, NY.
 1880 Federal Census Information for 457-467 Tompkins Avenue. Block 1846 (Lot 1) & 1852 (Lot 6-10 & part of 12). 5

465 Tompkins						
	Last Name	Name	Age	Relation-ship	Occupation	Place of Birth
	Bayliss	Henry	70		Fancy Goods	England
		Louisa	60	Wife	Housekeeping	Vermont
	Shaw	Adelad	34	Daughter	At home	New York
		Adelad	14	Daughter	At school	Canada
		Harry	12	Son	At school	Canada
		Annie L.	11	Daughter	At school	Canada
		Ethel C.	6	Daughter	At school	Canada
	Cooping	Mary	36	Servant		Canada

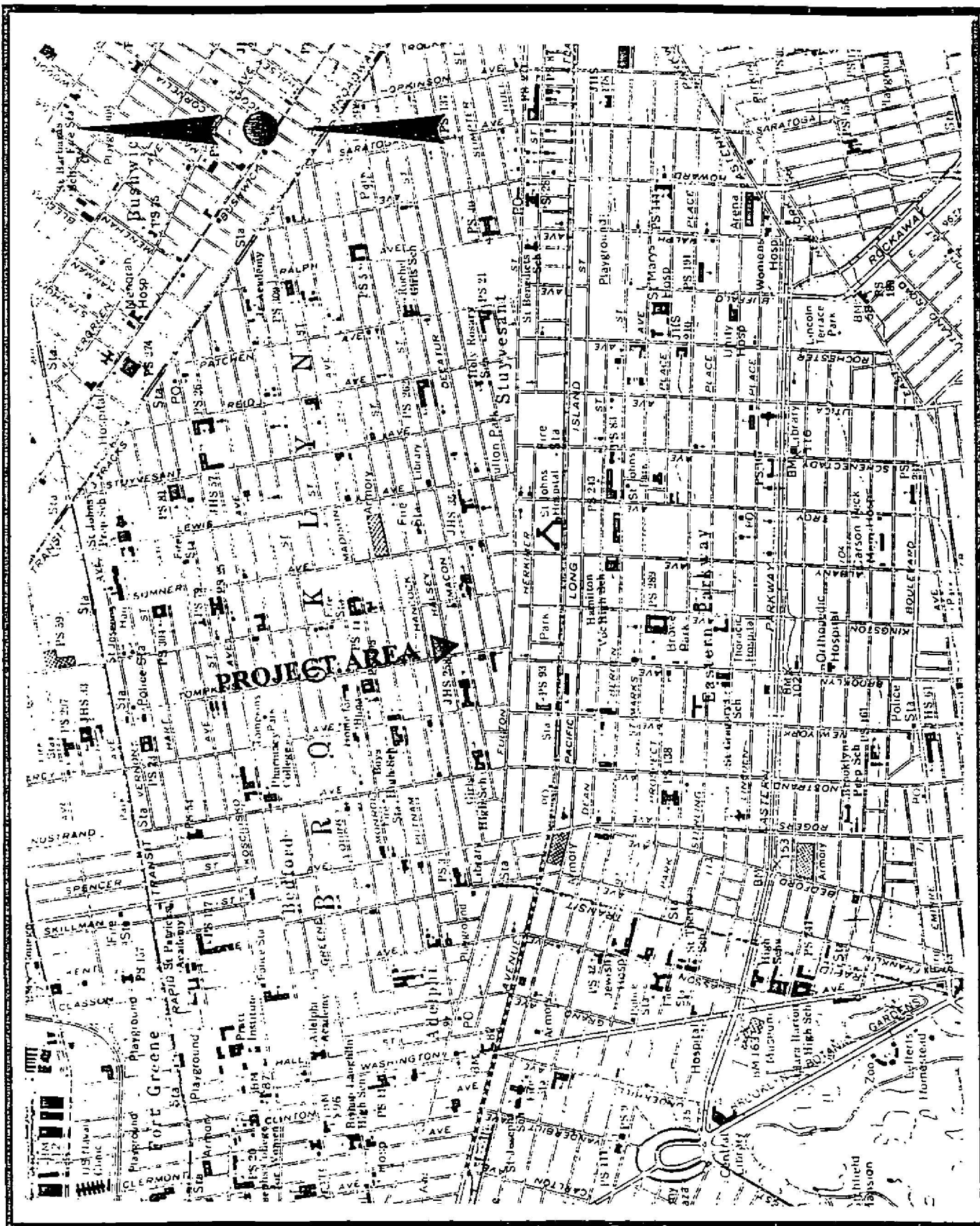
Stage 1A Literature Review.. Bedford Stuyvesant Family Care Center. Tompkins & Macon. Borough of Brooklyn. Kings County, NY.
 1880 Federal Census Information for 457-467 Tompkins Avenue. Block 1846 (Lot 1) & 1852 (Lot 6-10 & part of 12).

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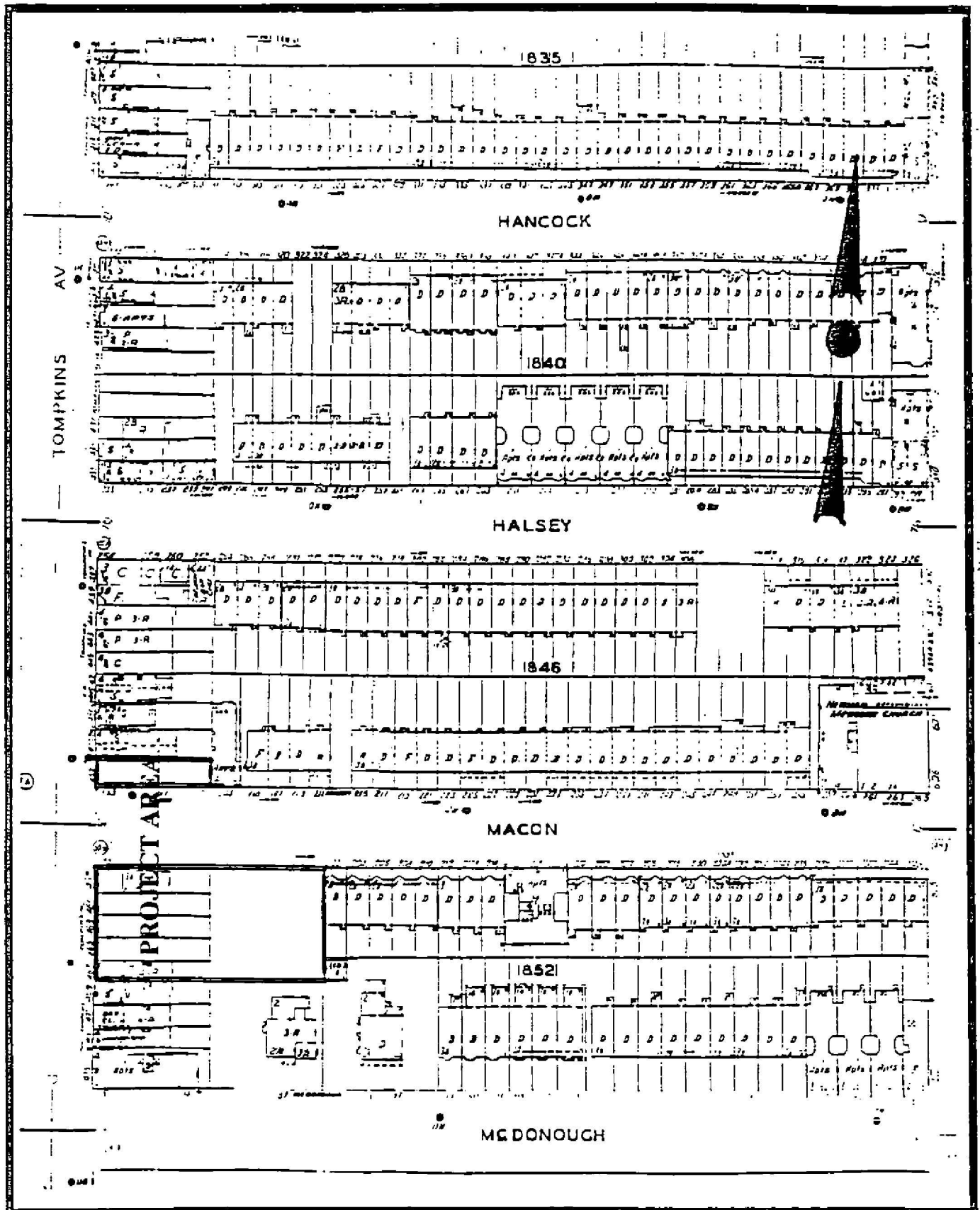
467 Tompkins						
	Last Name	Name	Age	Relation- ship	Occupation	Place of Birth
	Scofield	Philo	55		Bank Clerk	Connecticut
		Elizabeth	54	Wife	Housekeeping	New York
	Scofield	Daniel	26		Clerk	New York
		Lizzie	21	Wife	Boards	New York
		Ethel	2	Daughter		New York
		Harry	23	Son	Jewelry business	New York
		Hattie	21	Daughter	At home	New York
	Merrill	Mary	72	Aunt	At home	New York
	Curley	Mary	24	Servant		New York

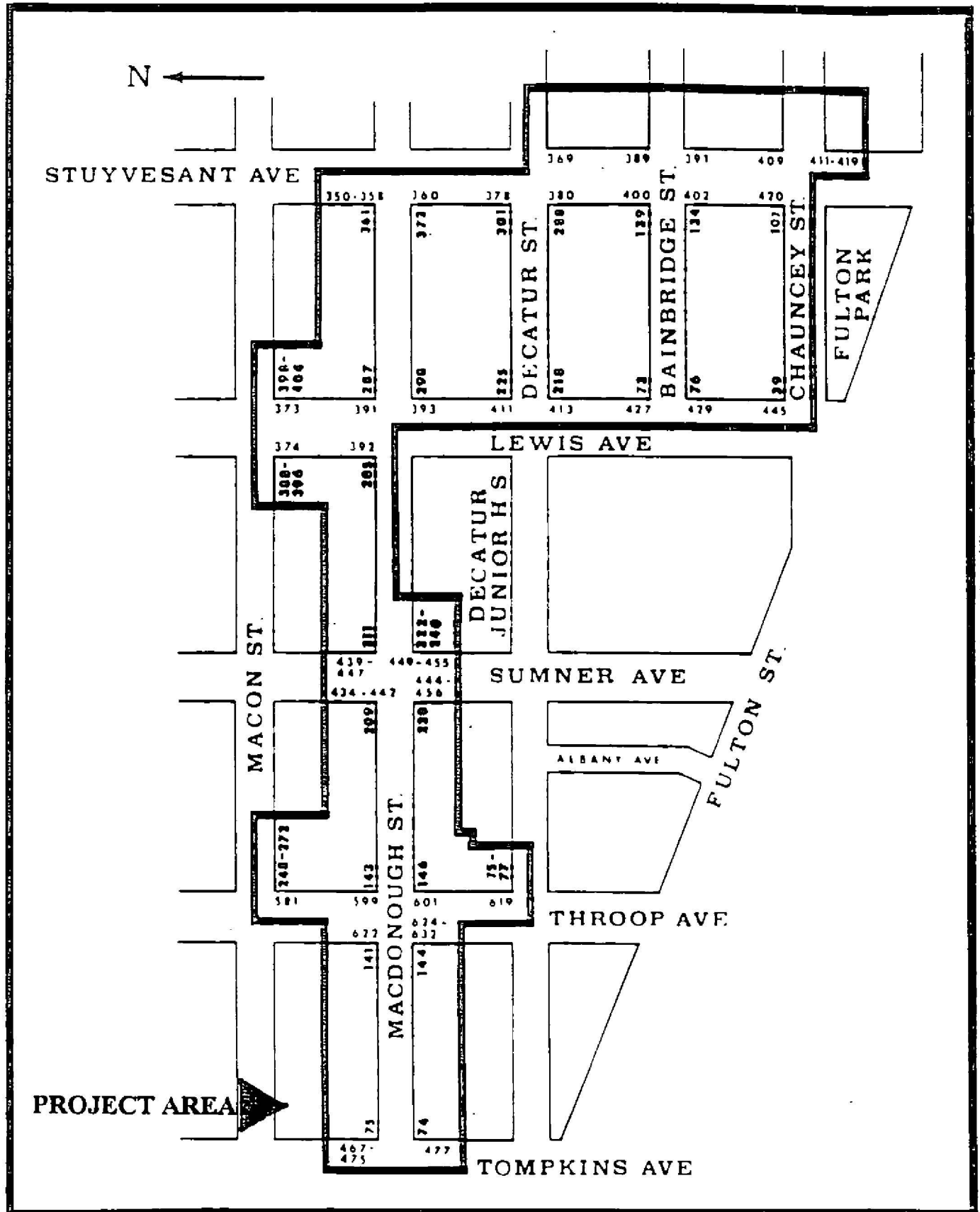
APPENDIX C

MAPS



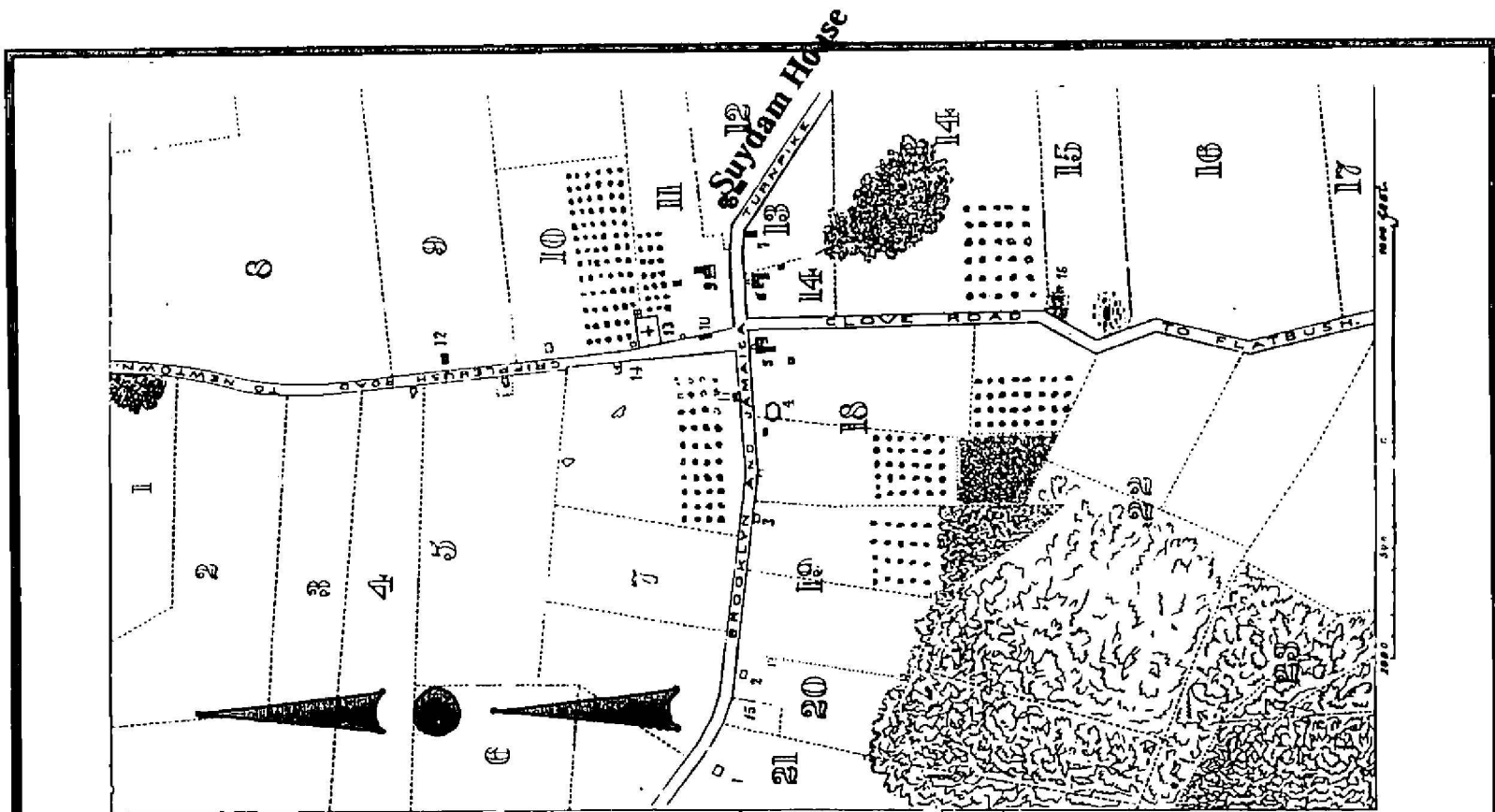
Appendix C: Block 1846, Lot 1, and Block 1852, Lot 6-10 and part of Lot 12, Borough of Brooklyn, Kings County, NY
 Map 2: Project Area identified on Sanborn Insurance Map. (Scale: unknown, Original: 160 Feet to Inch)





Map of Bedford Corners in 1766-67

The Brooklyn and Jamaica Turnpike (identified as the "Road to Jamaica" on Ratzer's map) ran east from the Brooklyn Ferry to Bedford Corners. Just west of the Suydam House (Small No. 8 on this map) the road turned sharply southeast. The Suydam House was located in the block bounded by Fulton Street-Nostrand Avenue-Macon Street-Arlington Place. The farmland associated with the Suydam property, which included the project area, extended eastward (Large No. 12 on this map). The project area is not shown.



MAP OF BEDFORD-CORNERS IN 1766-'67.

(From Ratzer's Survey of 1766-'67, and shows the farm-lines, roads, houses, etc., etc., as then existing.)

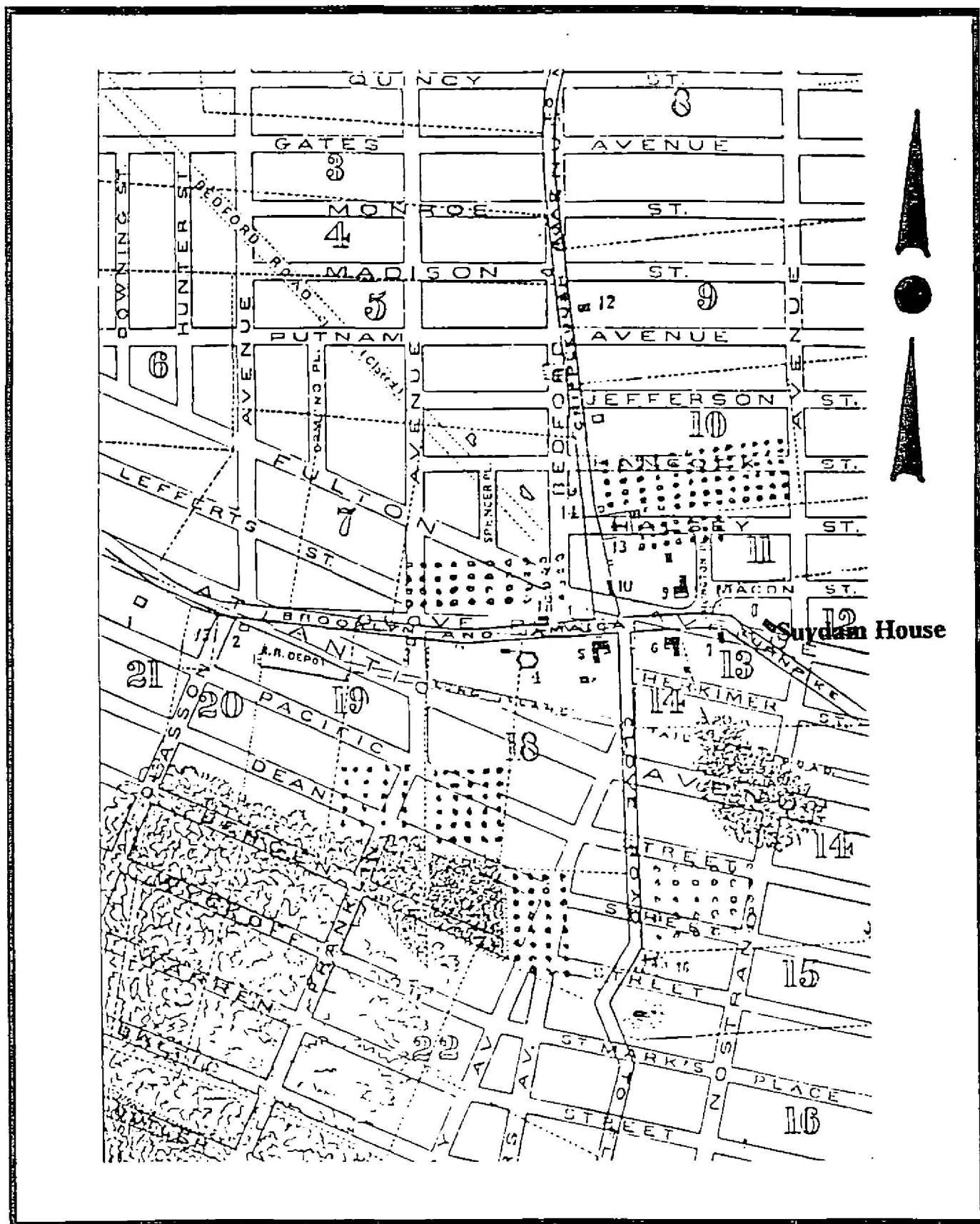
REFERENCES TO THE LARGE FIGURES.

1. P. Held (?).
2. Teunis Tiebout, 1776.
3. Peter Stothoff.
4. Jeremia Meserole.
5. — Johnson.
6. Jacob Ryerson.
7. Rem Remsen, afterwards Barent Lefferts. House pulled down about 1840.
8. Barent Lefferts.
9. Michael Vandervoort, 1776; afterwards Jacobus De Bevoise. House pulled down recently.
10. Cornelius Vanderhoef, afterwards Leffert Lefferts.
11. Jeronimus Remsen, afterwards Barent Lefferts and Rem Lefferts. House pulled down 1838.
12. Lambert Suydam, afterwards Daniel Lott, now Chas. Betts. House pulled down 1836.
13. Abraham Van Anden, afterwards Benjamin Hinchman. House pulled down 1819.
14. Nicholas Blom, afterwards Charles Turnbull, Leffert Lefferts, sr., 1791, and John Lefferts. House rebuilt about 1787.
15. Peter Vandewater. Hendrick Suydam, 1791; Leffert Lefferts, jr., 1835.
16. Andria Andriese, Leffert Lefferts, sr., 1774; Leffert Lefferts, jr.
17. Benjamin and Jacobus Vandewater to Hendrick Fine, 1748; Fine to Jacobus Lefferts, 1753; L. Lefferts, sr. and jr.
18. H. Fine to Jacobus Lefferts, 1753. Partly from Executors of Andria Andriese. House built about 1750.
19. Peter Vandewater, Robert De Bevoise.
20. Isaac (?) Selover.
21. Rem Cowenhoven, Teunis Tiebout, Nicholas Cowenhoven.

22. Rein Vanderbeck and Lambert Andriese, afterwards Barent Lefferts.
23. John Cowenhoven, Isaac Cortelyou, and others, being part of first division Brooklyn Wood-lands.

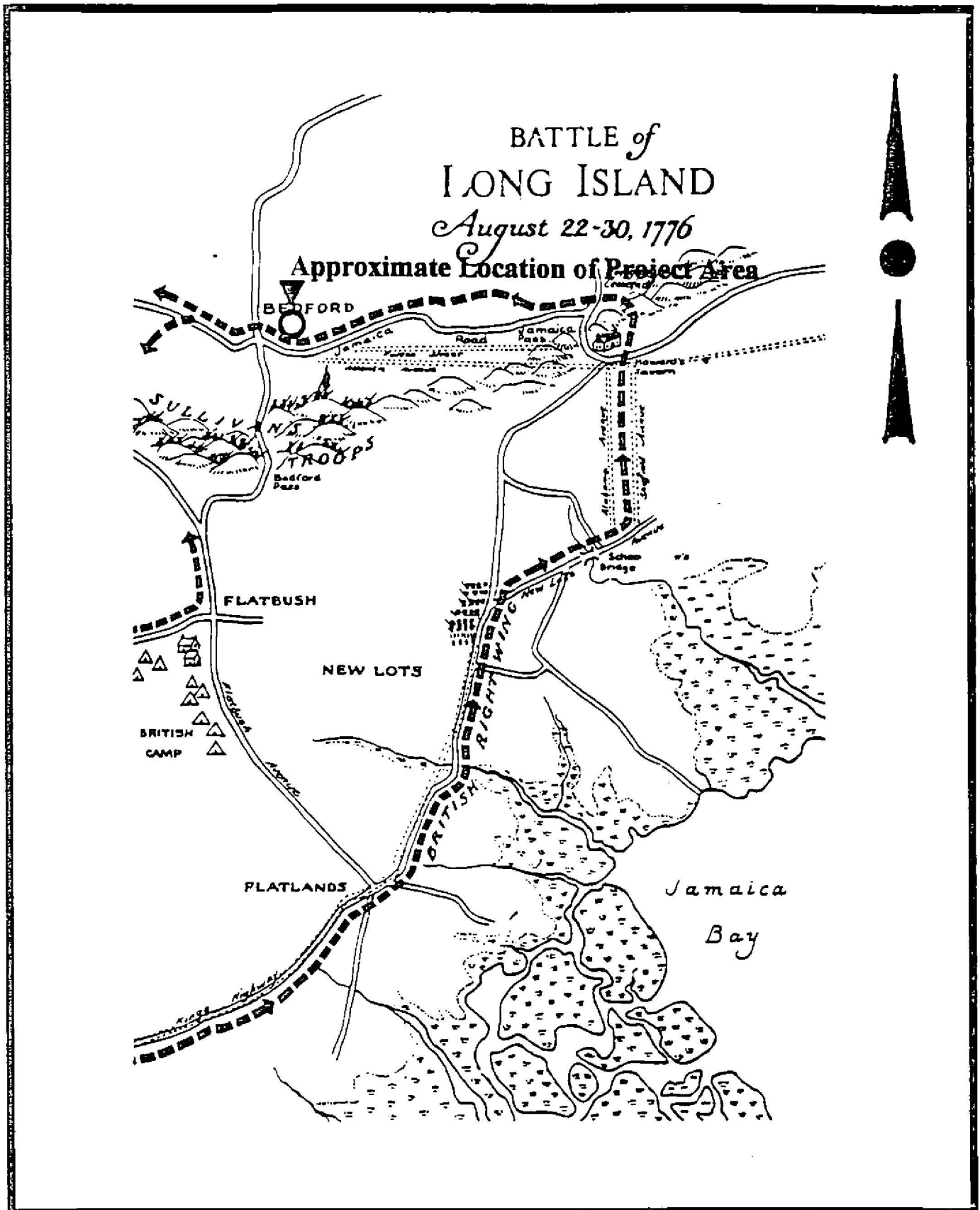
REFERENCES TO THE SMALL FIGURES.

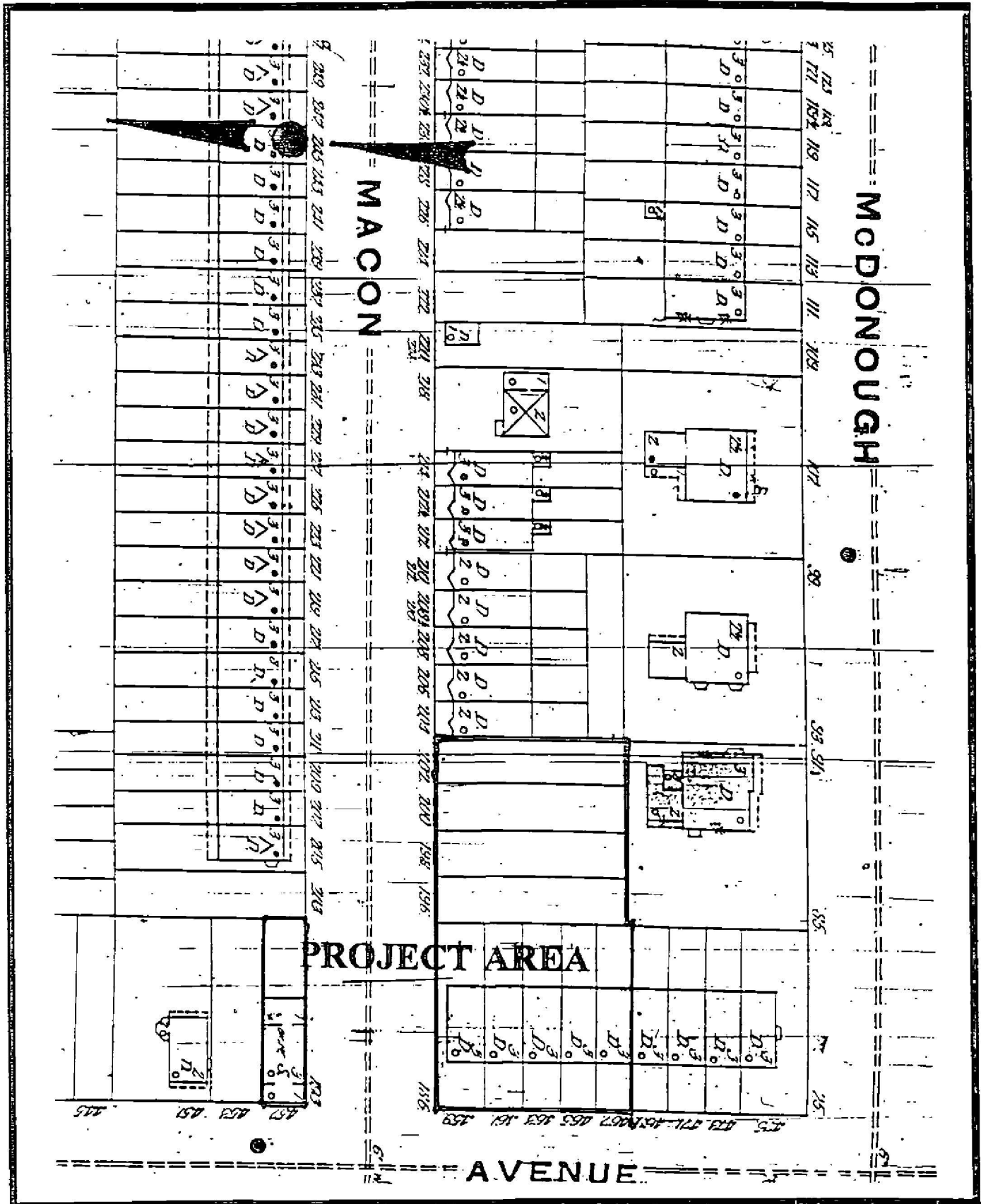
1. The Tiebout house, afterwards occupied by Nicholas Cowenhoven, subsequently by Robert Wilson.
2. The Selover house.
3. Rem Vanderbeck, afterwards Robert De Bevoise.
4. Judge Leffert Lefferts' house, built in 1838, now the residence of J. Carson Brevoort, Esq.
5. Judge Leffert Lefferts' old house, built about 1753.
6. N. Blom's house, rebuilt, 1787, by Charles Turnbull, an officer of the British army, afterwards occupied by John Lefferts.
7. Abm. Van Eeden's, then B. Hinchman's, and more recently J. P. Brinckerhoff's.
8. Lambert Suydam, afterwards Daniel Lott.
9. Jeronimus Remsen, then Barent Lefferts, then Rem Lefferts.
10. The old Bedford village school—afterwards Public School No. 3.
11. Old house pulled down in 1841.
12. Michael Vandervoort, afterwards Jacobus De Bevoise.
13. Bedford village burial-ground—the Lefferts' family burying-ground in the rear.
14. Old Remsen (?) family burying-ground.
15. Two acres bought by Brooklyn and Jamaica Turnpike Co., for a gravel-bank.
16. Negro burying-ground.

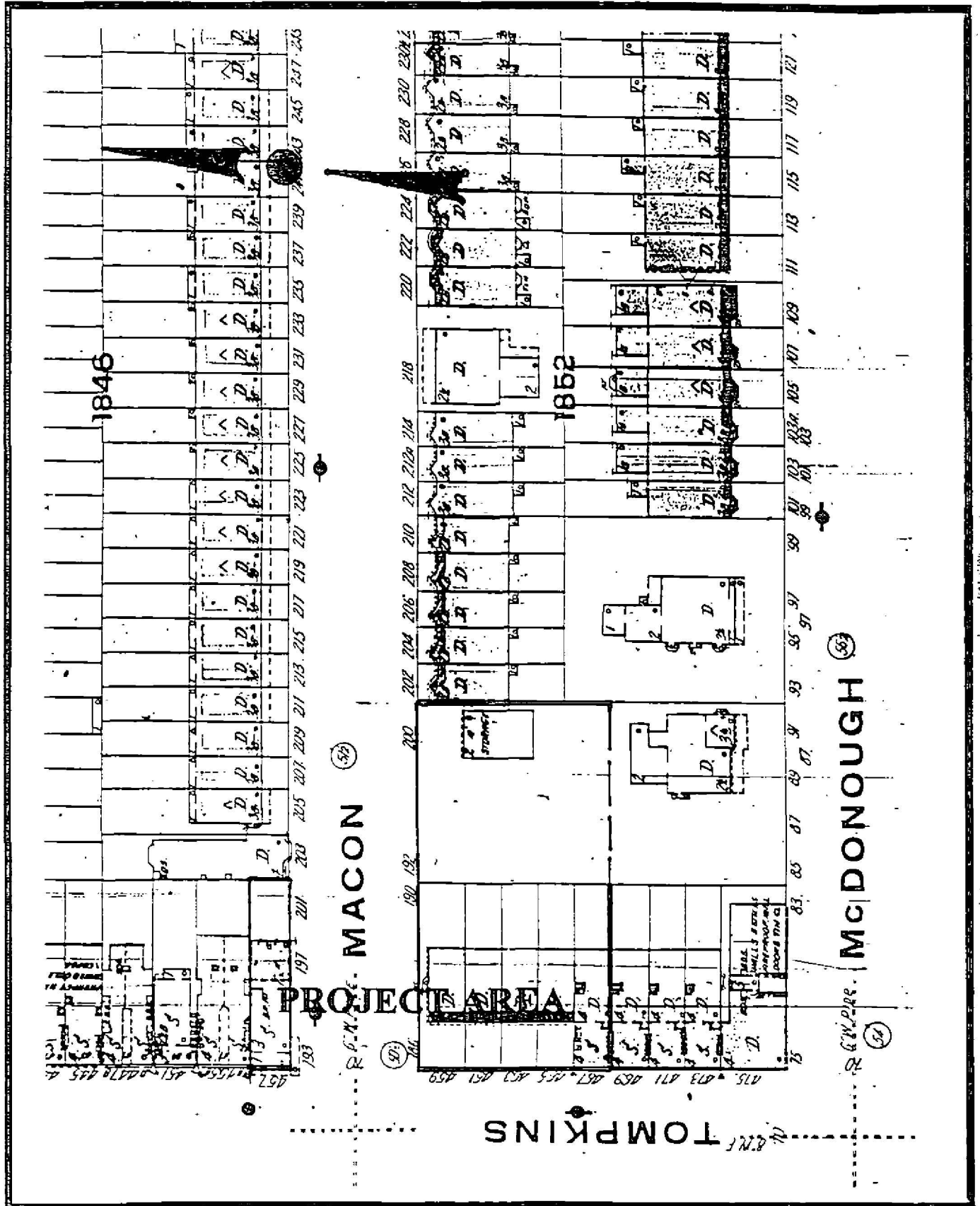


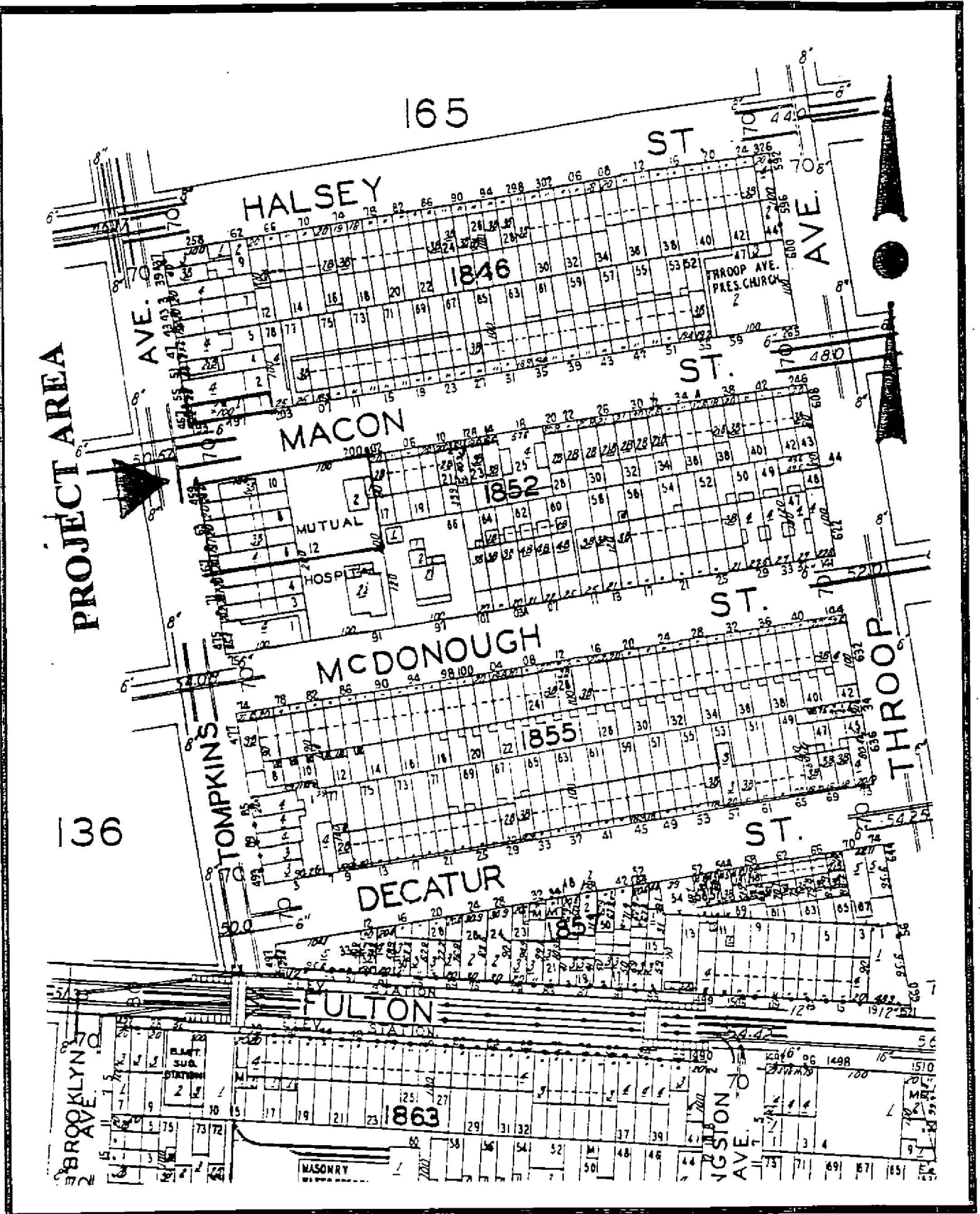
Map of the Battle of Long Island. August, 1776.

Although no battles took place at Bedford Corners, American troops were stationed on the hills through which Clove Road passed. This was the Bedford Pass. The British troops marched along the "Road to Jamaica" on their way to engagements with the America troops. An encampment was also located in Bedford Corners, and British officers were quartered on the populous. The approximate location of the project area is indicated.



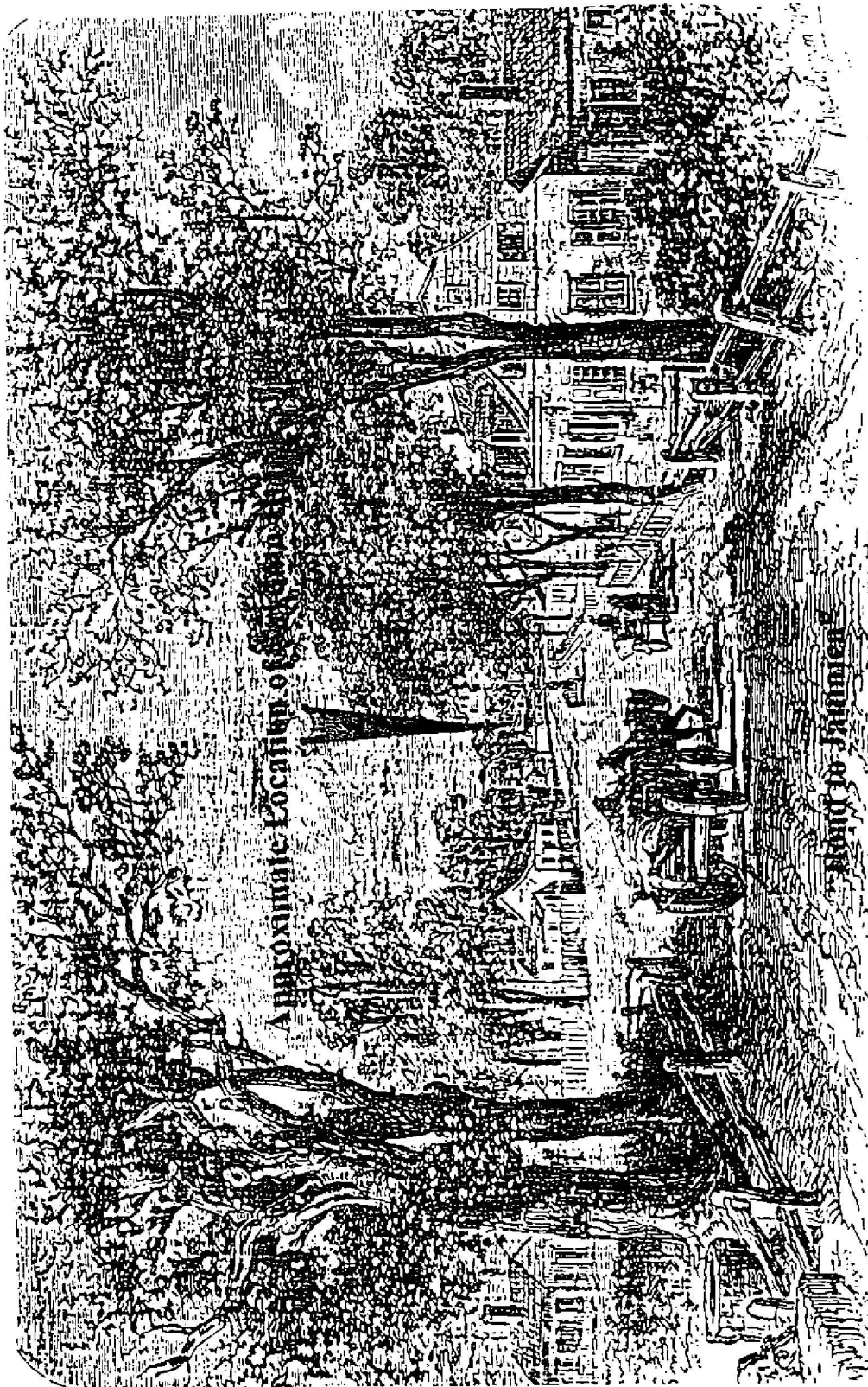






Bedford Corners in 1776 (from Stile's History of Brooklyn 1867)

The view is taken looking east along Jamaica Turnpike. Cripplebush Road runs to the left, where the one story village school can be seen. The house on the right, surrounded by a picket fence, is the Leffert Leffert's house. That house was a typical house for the period, with a flared overhand and dormers on the second floor. Behind the Lefferts house is a one story wooden structure. This may have been a summer kitchen. The Suydam House would be in the background, where the road makes a turn to the southeast. Various types of wagons are shown driving on the Jamaica Turnpike, which appears wide and well-maintained.



BEDFORD CORNERS, IN 1776.

APPENDIX D

PHOTOGRAPHS

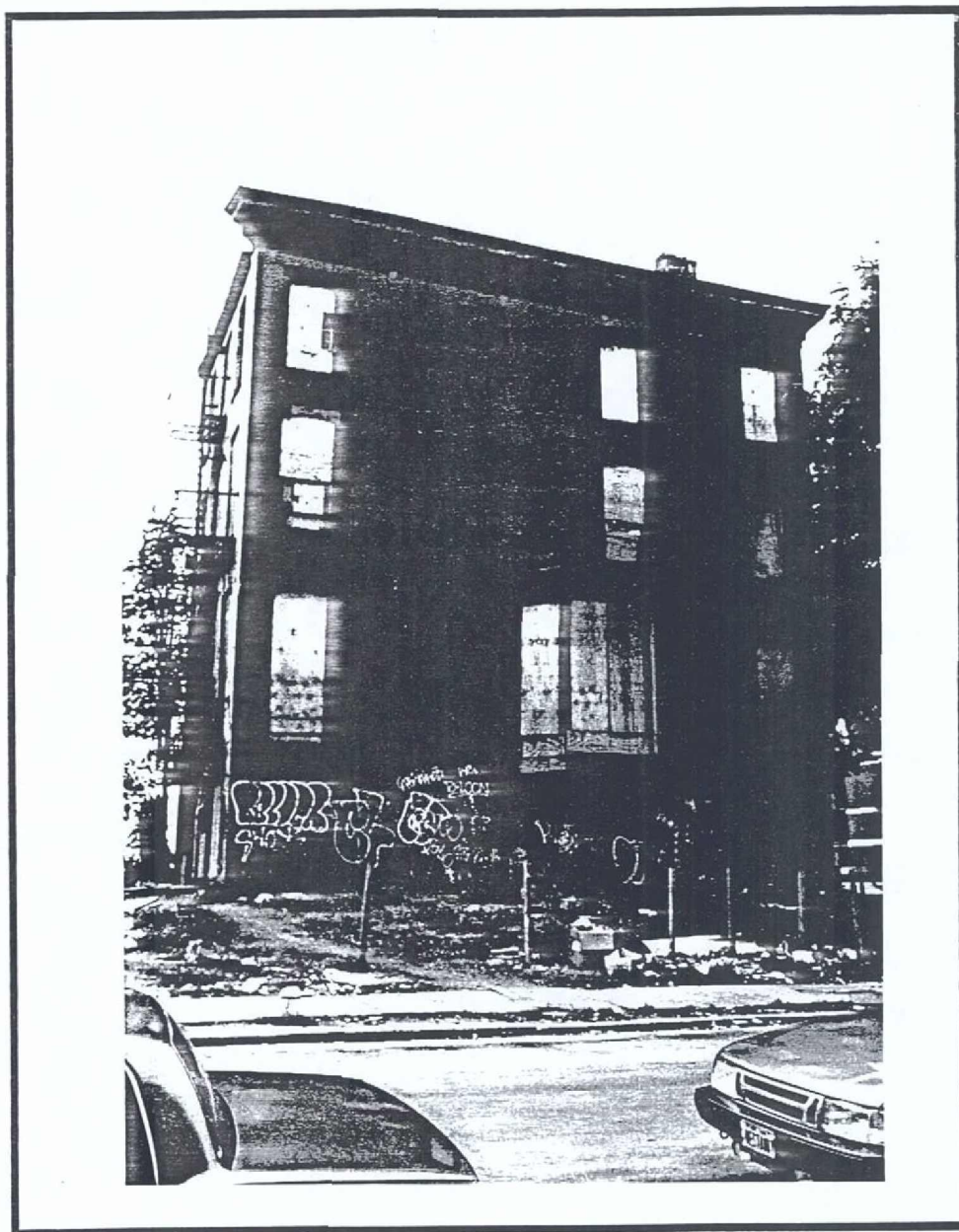


Photo 1: 459 Tompkins Avenue (Block 1852, Lot 10). This building is a typical Italianate rowhouse with three stories above a raised basement (ground floor). Originally one of nine, today it stands alone on the southeast corner of Tompkins Avenue and Macon Street. The building is abandoned and derelict. The project sponsor proposed to demolish this building. Although it was identified as a structure that was eligible for nomination to the State and National Register of Historic Places as part of an expanded Stuyvesant Heights Historic District (letter dated March 29, 1995), it has recently been determined by OPRHP (letter dated August 29, 1995) that its present condition makes it ineligible for inclusion.

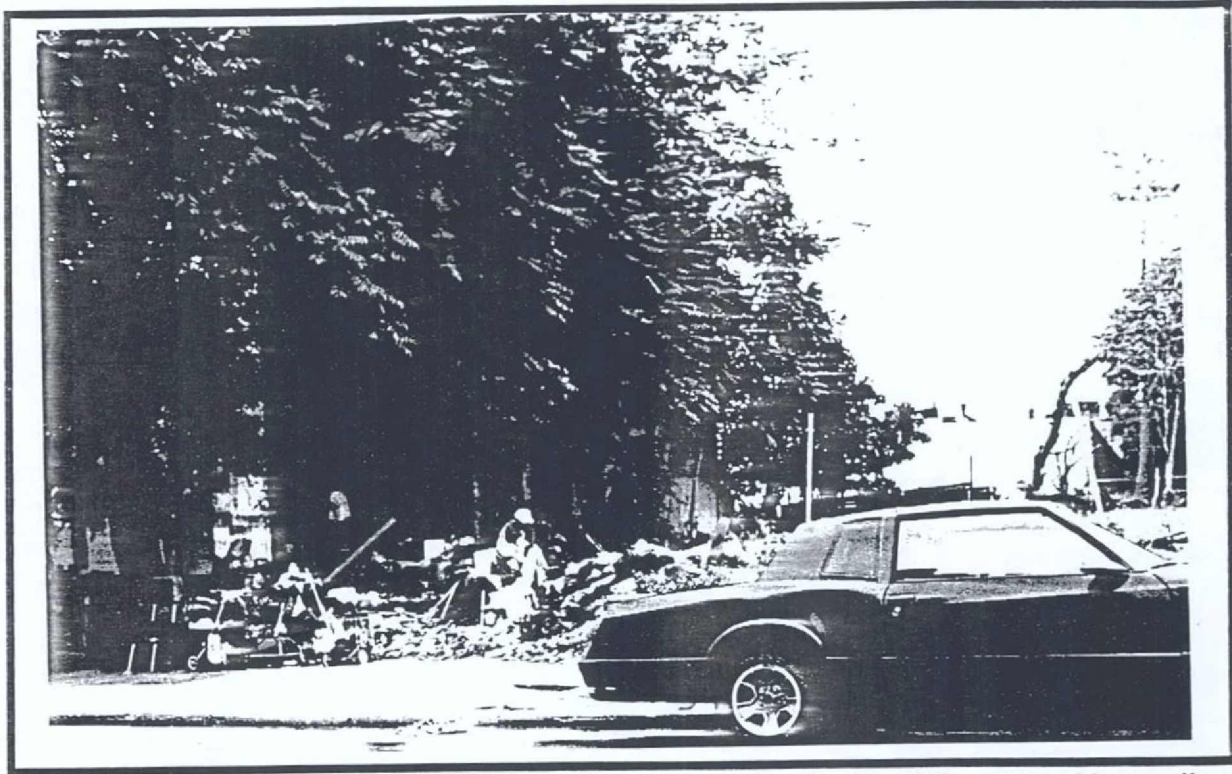


Photo 2: 459 Tompkins Avenue (Block 1852, Lot 10). The facade is obscured by an ailanthus tree. A retaining wall supports the yard which is raised above the grade of the sidewalk.

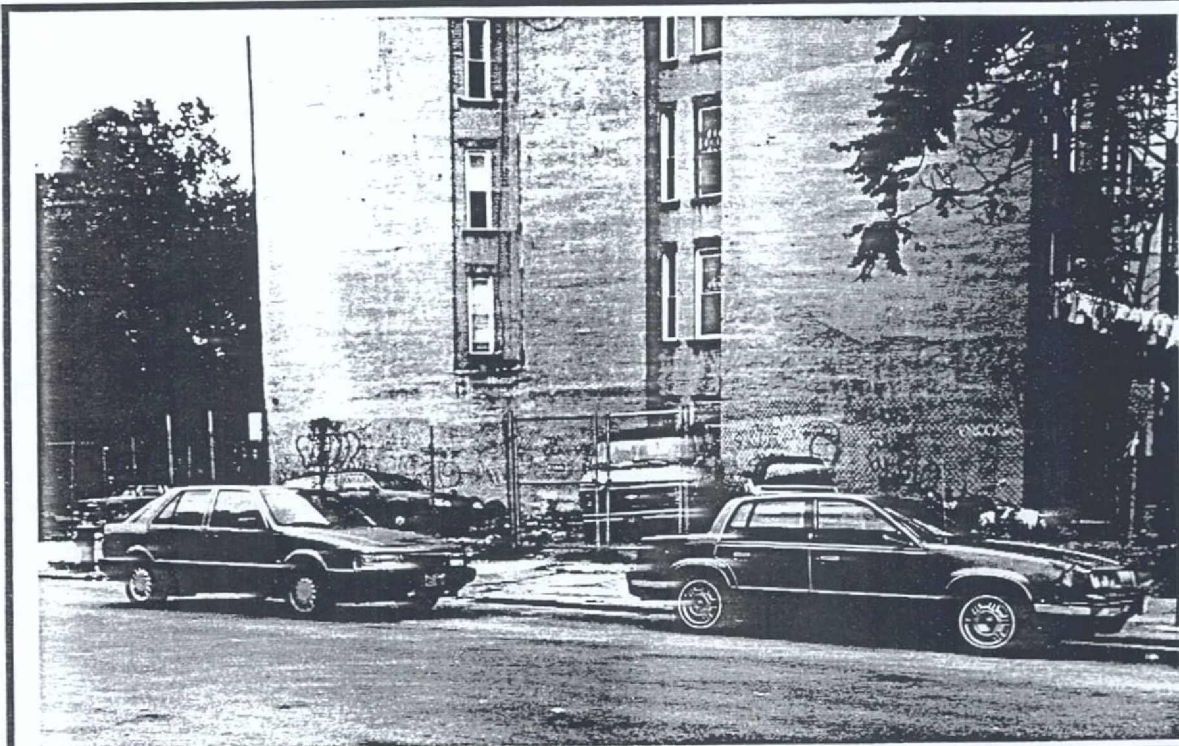


Photo 3: 457 Tompkins Avenue (Block 1846, Lot 1). Vacant lot is used as impromptu parking lot.

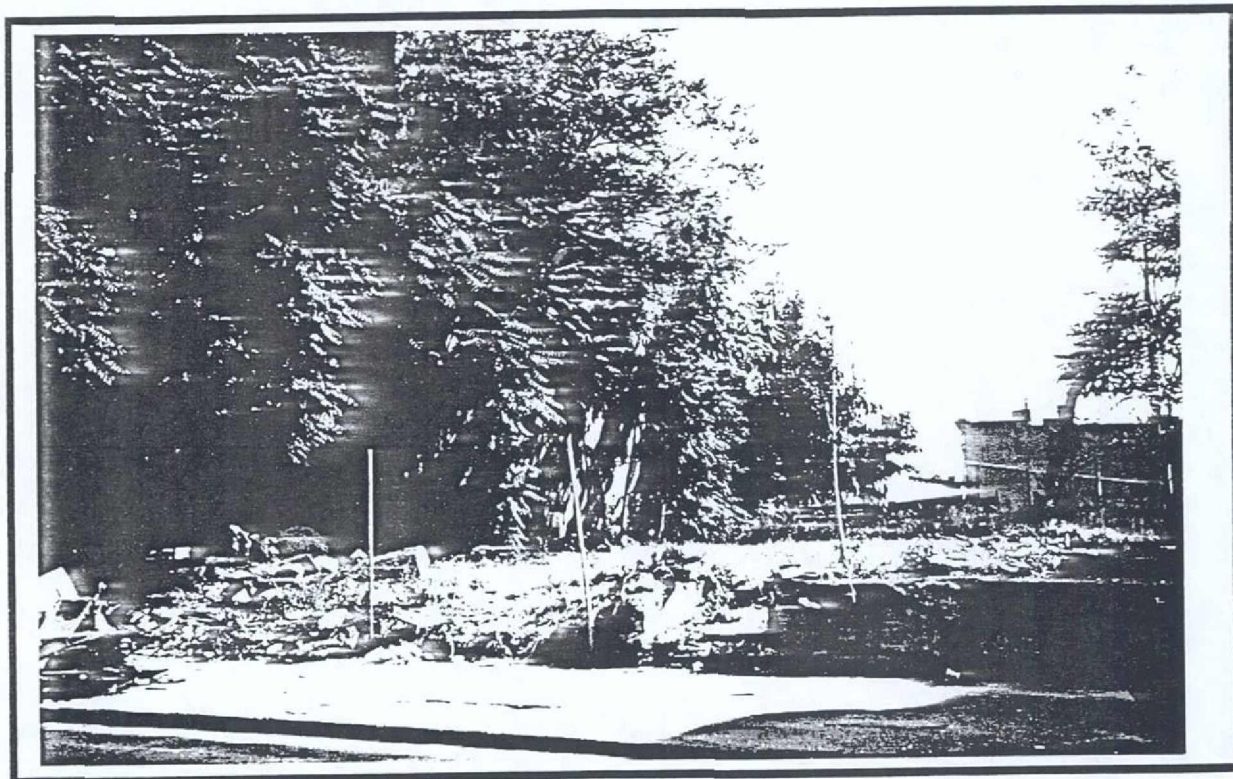


Photo 4: 461-465 Tompkins Avenue (Block 1852, Lot 9-11). Buildings have been demolished. Front steps from sidewalk seen in center of photo with retaining wall that supports the front yards of the former buildings.

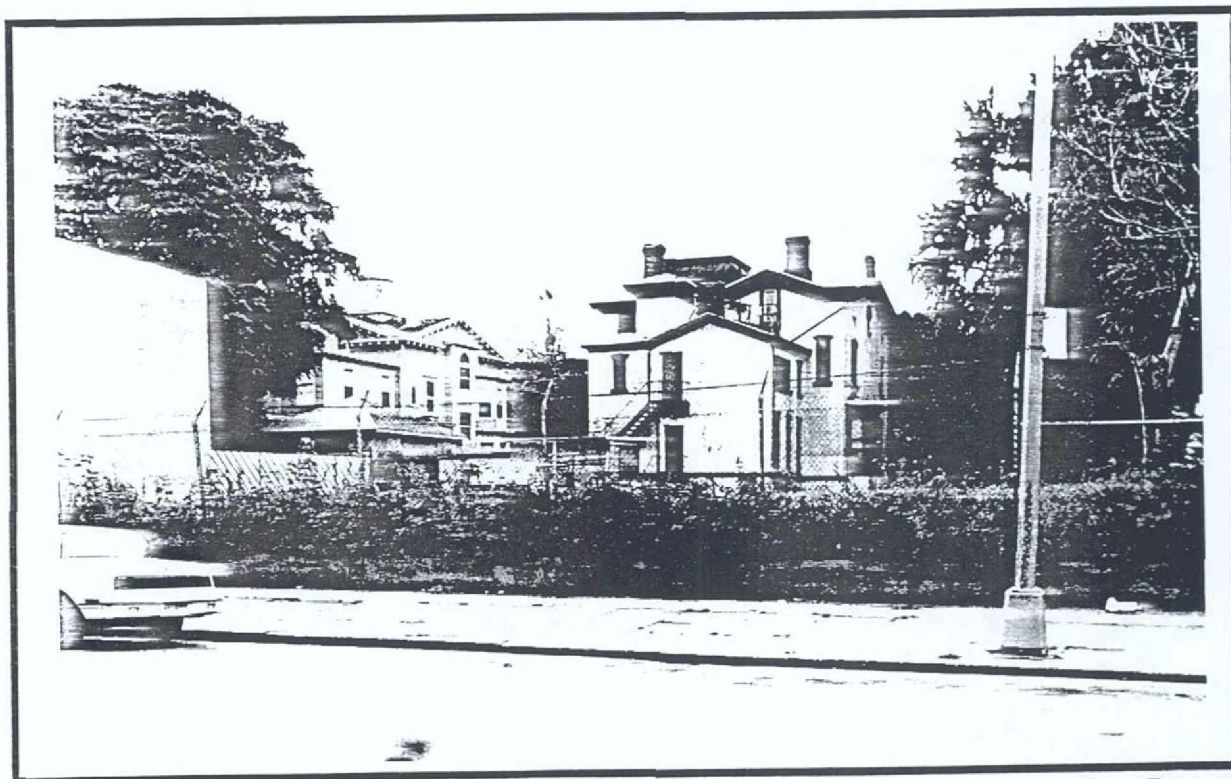


Photo 5: 200 Macon Street (Block 1852, Rear part of Lot 12). Vacant mown lot. Rear of 87 McDonough Street (former McMahon House/Mutual Hospital).

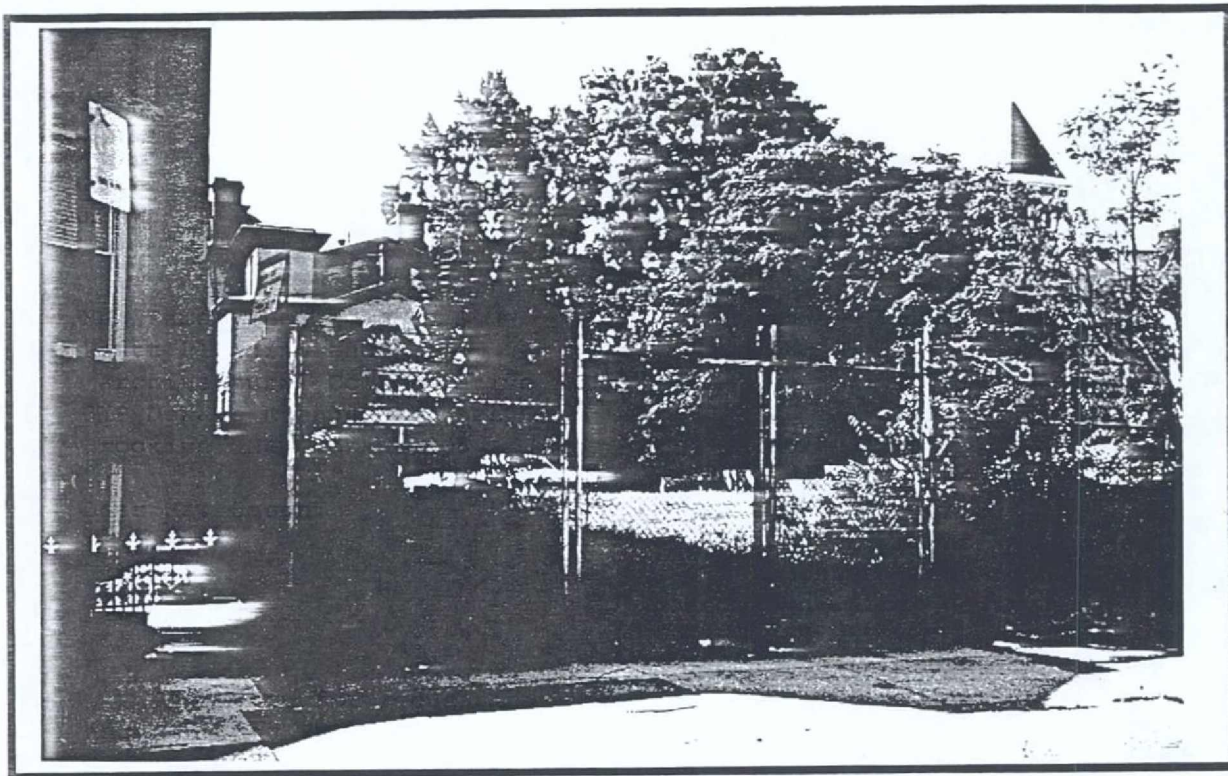


Photo 6: 200 Macon Street. (Block 1852. Rear part of Lot 12). Mown lot enclosed by cyclone fencing is at a grade above that of sidewalk. Low retaining wall along property line.

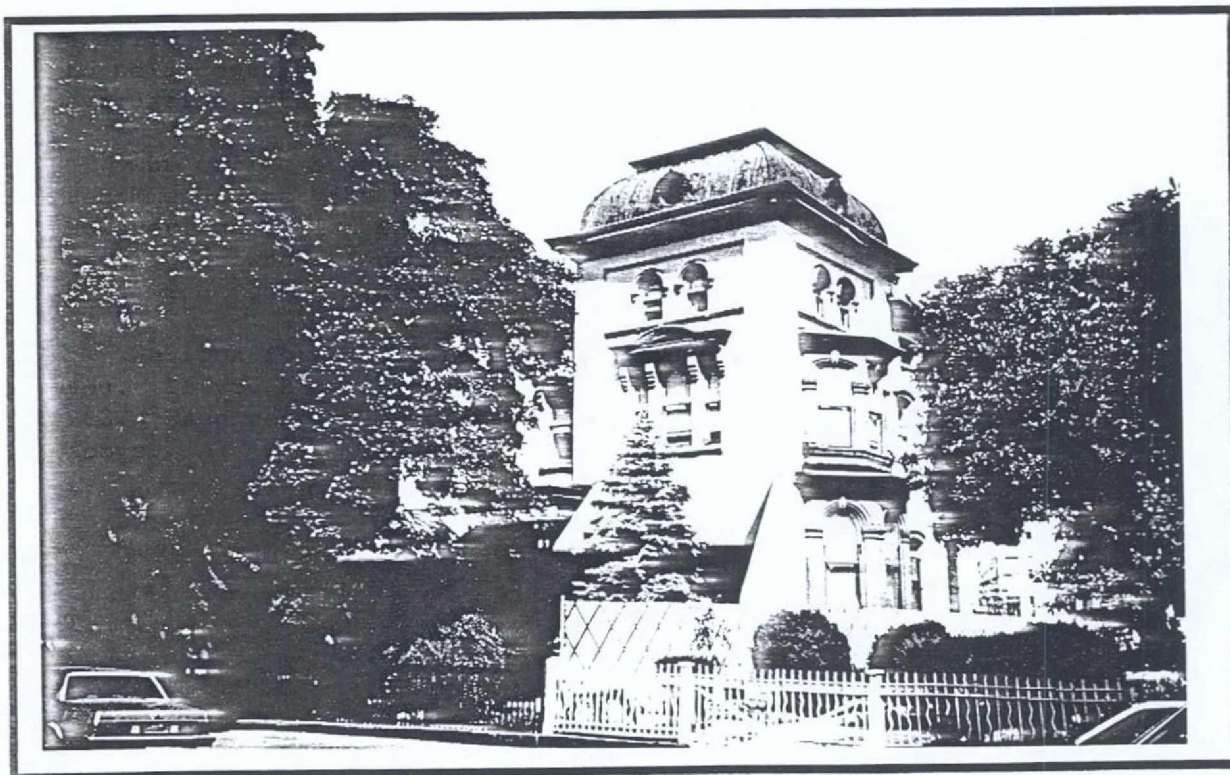


Photo 7: 87 McDonough Street. (Block 1852. Lot 12). Built by Charles C. Butts, c. 1863. Italianate style stucco with brownstone trim. Complex porches and extensions. Presently a private club, was formerly Mutual Hospital.

APPENDIX E

CORRESPONDENCE

1 of 2 Attachments

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
100 Old Slip, New York, NY 10005 (212) 487-6800

ENVIRONMENTAL REVIEW

DGS/MCFA-K

11/09/94

PROJECT NUMBER

DATE RECEIVED

The Following Properties Possess ~~Architectural~~ or Archaeological Significance:

457 TOMPKINS AVE

COMMENTS: An archaeological documentary study is required as there is potential for the recovery of remains from 19th c occupation.

459 TOMPKINS AVE

COMMENTS: An archaeological documentary study is required as there is potential for recovery of remains from 19th c occupation.

461 TOMPKINS AVE

COMMENTS: An archaeological documentary study is required as there is potential for the recovery of remains from 19thc occupation.

463 TOMPKINS AVE

COMMENTS: An archaeological documentary study is required as there is potential for the recovery of remains from 19thc occupation.

465 TOMPKINS AVE

COMMENTS: An archaeological documentary study is required as there is potential for the recovery of remains from 19th c occupation.

467 TOMPKINS AVE

COMMENTS: An archaeological documentary study is required as there is potential for the recovery of remains from the 19th c occupation.

200 MACON ST

COMMENTS: An archaeological documentary study is required as there is potential for the recovery of remains of historic occupation and the recovery of remains from Native American occupation.

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
100 Old Slip, New York, NY 10005 (212) 487-6800

ENVIRONMENTAL REVIEW

DGS/MCFA-K
PROJECT NUMBER

11/09/94

DATE RECEIVED

SIGNATURE

02/28/95

DATE _____



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

~~John K. Dawson~~
~~Commissioner~~
Bernadette Castro
Commissioner

March 29, 1995

Ms. Pamela Basch
Pratt Planning and
Architectural Collaborative
379 DeKalb Avenue, Steuben Hall
Brooklyn, New York 11205

Dear Ms. Basch:

Re: MCFFA
Bedford Stuyvesant Family Health Center
457 Tompkins Avenue/185-209 Macon St.
Brooklyn, Kings County
95PR0539

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have begun to review the project in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09.

The proposed site for construction of the new health center is within the State and National Register-listed Stuyvesant Heights Historic District and its eligible expansion. We consider the rowhouse at 459 Tompkins Avenue to be a contributing component of this historic district (resource evaluation attached).

Our office strongly supports infill construction at this site, and recommends that the rowhouse be adaptively reused as part of this project. However, we will need to review plans to assess the impact of this project upon the rowhouse and historic district in general. We would be happy to meet with you to discuss appropriate infill construction and adaptive reuse.

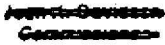
We look forward to receiving project plans and/or meeting with you. If you have any questions, please call me at (518) 237-8643, extension 283. When responding please refer to the Project Review (PR) number noted above.

Sincerely,

John E. Auwaerter
Program Analyst
Field Services Bureau

attachment: resource evaluation

cc: Jack Homkow, MCFFA
G. Santucci, NYC LPC



518-237-8643

 printed on recycled paper



Bernadette Castro
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

August 29, 1995

Joan Byron, RA
Pratt Planning and
Architectural Collaborative
279 DeKalb Avenue, 5th Floor
Brooklyn, New York 11205

Dear Ms. Byron:

Re: MCFFA
Bedford Stuyvesant Family Health Center
457 Tompkins Avenue/185-209 Macon St.
Brooklyn, Kings County
95PR0339

Thank you for your conditions and reuse assessment of the rowhouse at 457 Tompkins Avenue. We have reviewed this submission in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09.

In conjunction with your assessment, Peter Shaver of our office visited the site last week to assess the historic integrity of the area and 457 Tompkins Avenue in particular. It appears that the locally-proposed expansion of the Stuyvesant Heights Historic District on Macon Street (encompassing the project area) does not meet the criteria for listing on the State or National Registers of Historic Places. It is also our opinion that the rowhouse at 457 Tompkins Avenue does not individually meet the National Register criteria.

Therefore, our office is no longer concerned with removal of the rowhouse at 457 Tompkins Avenue. The project area is, however, still adjacent to the Stuyvesant Heights Historic District and across from a potential historic district on the south side of Macon Street (block 1851), and we remain concerned with the impact of this project upon these districts. We therefore continue to request, as noted in our previous letter, project plans and specifications in order to assess project impacts.

Our office also concurs with the recommendation of the New York City Landmarks Preservation Commission that an archeological survey of the project site is warranted.

We look forward to receiving project plans and the archeological survey. Please let the project architects know that we would be happy to provide design guidance or other technical assistance if necessary.

Ms. Joan Byron
August 29, 1995
Page 2

I can be reached at (518) 237-8643, extension 283, with any questions you may have. Thank you again for your thoughtful consideration of this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Auwaerter".

John Auwaerter
Program Analyst
Field Services Bureau

cc: Jack Homkow, MCFPA
Gina Santucci, NYC LPC

ADDENDUM

**Stage 1A Literature Review and Archaeological and Historic
Sensitivity Potential
for**

Block 1846. Lot 1 and Block 1852. Lot 6-10 & Part of Lot 12.

**~~457 Tompkins Avenue & 459-467 Tompkins Avenue.~~
Bedford-Stuyvesant. Borough of Brooklyn. Kings County, New York.**

Prepared For:

Pratt Planning & Architectural Collaborative
379 DeKalb Avenue
Brooklyn, New York 11205

Prepared By:

CITY/SCAPE: Cultural Resource Consultants
726 Carroll Street
Brooklyn, New York 11215

January 1996

ADDENDUM

Stage 1A Archaeological and Historic Sensitivity Potential Block 1846. Lot 1 and Block 1852. Lot 6-10 and Part of Lot 12.

**457 Tompkins Avenue & 459-467 Tompkins Avenue
Borough of Brooklyn. Kings County, NY.**

The information presented contains material in support of the Stage 1A Archaeological and Historic Sensitivity Evaluation submitted to the New York City Landmarks Preservation Commission in October 1995. At the request of the NYC LPC tax assessment records located at the New York City Municipal Archives were examined to determine whether they supported the conclusions of the Stage 1A document that none of the lots within the impact area possessed the potential to yield historic archaeological remains consisting primarily of privies and cisterns associated with the dwellings formerly located on the lots.

The information gathered and the conclusions reached are outlined in the table entitled: Analysis of Potential to Yield Historic Archaeological Materials from Privies and/or Cisterns.

As part of the original investigation, historic maps and atlases including the project area were examined. The earliest map located that includes buildings is dated 1888. That map indicates that in that year, the five row houses identified as 459-467 Tompkins Avenue and the building located at 459 Tompkins Avenue had been built. No structure is shown on the rear portion of Lot 12 (200 Macon Street), but information gathered from the land use records and tax assessment documents indicate that a stable was located on this portion of the property.

Real estate records on file at the Brooklyn Historical Society indicate that 459-467 Tompkins Avenue were built in 1870-71. According to records located at the Brooklyn Sewer Department, these building were connected to the sewer in 1871 -- presumably at the completion of construction. If this is the case, then both water and sewer lines were available by that date and there is no reason to believe that pre-existing privies or cisterns existed within the project area. The same records were reviewed for the property located on Macon Street. It appears that a stable was built here by 1873. At approximately the same time, a connection to the sewer line was made, making it unlikely that a privy was associated with the stable. Although the description of the building corresponds with the other row houses located on Tompkins Avenue, it is possible that 457 Tompkins Avenue may have been built prior to 1870-71. It was connected to the sewer in 1871, but some potential for pre-existing privies and/or cisterns may exist. However, this lot (although owned by the project sponsor) will not be impacted by the proposed project.

The earliest tax assessment records available for Block 1846 and 1852 date from 1873. At that time Lot 6-10 were each assessed at \$7000.00. Lot 1 was also assessed at \$7000.00. The rear part of Lot 12 contained four lots (Lot 38-41). Lot 38-40 were assessed at \$600.00 each. Lot 41 (containing the stable) was assessed at \$1200.00. Tax assessment records include the names of owners, lot numbers, the assessment and occasional remarks. The tax assessment records for Block 1846 and 1852 in 1873-76 and 1877-1881 are presented in tabular form below. The block numbers located within the project area changed at least two times (Block 28 & 29 became Block 1846 & 1852) The lot numbers also were changed (Lot 34 and Lot 35-43 became Lot 1 and Lot 6-10 & Part of 12). Although there were some slight changes in the house numbers, the most recent *house numbers* for the buildings that formerly stood within the project area are included on the two tables to assist in identifying the lots correctly.

In conclusion, the information gathered indicates that, with the possible exception of the structures located on Lot 1 and Lot 12, all the buildings located within the project area were built in 1870-71 and immediately connected to the sewer lines. While it is possible that the structures on Lot 1 and Lot 12 were somewhat earlier, it is a matter of a year or so, not decades. Both these structures were connected to the sewer at approximately the same time as the other buildings, i.e. 1871. The tax assessment records indicate that these were substantial structures, while the information obtained from the census data (beginning in 1880) indicate that the residents of the buildings were variously employed as a starch agent, stationer, grocer, bank clerk and so forth. Nearly all had a least one servant living in the house. This information suggests a middle class standard of living, that would have included indoor plumbing if it were available, as it was.

In short, it would appear that none of the buildings located within the area that will be impacted by the project would have had either privies or cisterns associated with them. The one building (457 Tompkins Avenue) that may have been built prior to 1870-71 will not be impacted by the proposed project. In view of this conclusion, no further investigation of the proposed project area is recommended.

ANALYSIS OF POTENTIAL TO YIELD HISTORIC ARCHAEOLOGICAL MATERIAL FROM PRIVIES AND/OR CISTERNS

Lot Number	House Number	Ward Map Number (1873)	Date Built	Connect to Sewer	Description 1873 & Assessment	Potential to yield historic archaeological material
Block 1852 Lot 10	459 Tompkins	Block 29 Lot 39	1870-71	1871	3 story brick \$7000	Sewer connected at time of construction No privies or cisterns expected
Block 1852 Lot 9	461 Tompkins	Block 29 Lot 38	1870-71	1871	3 story brick \$7000	Sewer connected at time of construction No privies or cisterns expected
Block 1852 Lot 8	463 Tompkins	Block 29 Lot 37	1870-71	1871	3 story brick \$7000	Sewer connected at time of construction No privies or cisterns expected
Block 1852 Lot 7	465 Tompkins	Block 29 Lot 36	1870-71	1871	3 story brick \$7000	Sewer connected at time of construction No privies or cisterns expected
Block 1852 Lot 6	467 Tompkins	Block 29 Block 35	1870-71	1871	3 story brick \$7000	Sewer connected at time of construction No privies or cisterns expected
Block 1852 Rear part of Lot 12	200 Macon	Block 29 Lot 38-41	Stable: by 1873	after 1871	Stable Lot 38-40: \$600 each Lot 41: \$1200	Possible foundation of stable Dimensions and use of structure known No privies or cisterns expected
Block 1846 Lot 1	459 Tompkins	Block 28 Lot 34	c. 1870	1871	3 story brick \$7000	Sewer connected c. 1871 May have contained earlier structure Lot will not be impacted by project No investigation recommended

ANNUAL RECORD OF ASSESSED VALUATION OF REAL ESTATE
23RD WARD - BLOCK 28. LOT 34 & BLOCK 29. LOT 35-42.
1873-1876

Owner	House Number *	Details	Ward Map Number	1873	1874	1875	1876	Remarks
W. H. Ely	459 Tompkins	3 story Brick	Block 29 Lot 39	7000	8500	none	none	
W. H. Ely	461 Tompkins	3 story Brick	Block 29 Lot 38	7000	8500	none	none	
W. H. Ely	463 Tompkins	3 story Brick	Block 29 Lot 37	7000	8500	none	none	
W. H. Ely	465 Tompkins	3 story Brick	Block 29 Lot 36	7000	8500	none	nonr	
W. H. Ely	467 Tompkins	3 story Brick	Block 29 Lot 35	7000	8500	nonr	nonr	
William Clark	200 Macon	Stable on Lot 41	Block 29 Lot 38-41	Lot 38-40: @ 600 each Lot 41: 1200	Lot 38-40 @ 600 each Lot 41 @ 1600	none	none	
J. McDonald	457 Tompkins	3 story Brick	Block 28 Lot 34	7000	8500	none	none	

* At this date, no house numbers given. They are included here to assist in identification.

ANNUAL RECORD OF ASSESSED VALUATION OF REAL ESTATE
23RD WARD - BLOCK 28, LOT 34 & BLOCK 29, LOT 35-43.
1877-1881

Owner	Street Number	Details	Ward Map Number	1877	1878	1879	1880	1881	Remarks
"F.C. B." virtually illegible	459 Tompkins	20-x 40 3 story	Block 29 Lot 39	6500	6300	6300	6300 6000	5500	
"F.C. B." virtually illegible	461 Tompkins	20-x 40 3 story	Block 29 Lot 38	6500	6300	6300	6300 6000	5500	
"F.C. B." virtually illegible	463 Tompkins	20-x 40 3 story	Block 29 Lot 37	6500	6300	6300	6300 6000	5500	
"F.C. B." virtually illegible	465 Tompkins	20-x 40 3 story	Block 29 Lot 36	6500	6300	6300	6300 6000	5500	
Logan Fay	467 Tompkins	20-x 40 3 story	Block 29 Lot 35	6500	6300	6300	6300 6000	5500	
William Clark/ Catherine A. McMahan	Macon Street Lots	Stable on Lot 43 *	Block 29 Lot 40-43 Lot 43: Stable	Lot 40-42 @ 600 Lot 43 @ 1600	Lot 40- 42: 600 Lot 43: \$1600				
Daniel McDonald	457 Tompkins	22 x 26	Block 28 Lot 34	3800	3800	3800	3800	4400	

Printed Page 108-113 in Assessment Book.

* The lots associated with the Clark/McMahon property were renumbered. In 1873 stable located on Lot 41, which became Lot 43 by 1877.