



**Phase IA Archaeological Documentary Study**

**123-125 Franklin Avenue, Brooklyn, New York 11205  
Block 1899, Lots 9 and 108 (former Lots 8 and 9)**

**LPC # Board of Standards and Appeals / 13BSA097K**

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## EXECUTIVE SUMMARY

123-125 Franklin Avenue, LLC proposes to construct a four-story residential building on Block 1899, Lots 9 and 108, in Brooklyn, Kings County, New York (Figures 1, 2 and 3). Block 1899 is bounded by Franklin Avenue on the west, Skillman Street on the east, Park Avenue on the north, and Myrtle Avenue on the south. Lots 9 and 108 are located on the east side of Franklin Avenue, between Myrtle and Park Avenues. Lot 9 is 25 feet wide and 100 feet deep. It contains a three-story residence with a one, two, and three-story addition and an attached one-story garage. Lot 108, an L-shaped lot that was created in May 2013 from a portion of former Lots 7 and 8, is 12.5 feet wide on the Franklin Avenue frontage, 37.5 feet wide on the interior of the block, and 123 feet deep on the south side bordering Lot 7. Formerly, Lot 8 included all of Lot 108 as well as an additional 12.5 feet in width, so that both Lots 8 and 9 were 25 feet wide along Franklin Avenue. Lot 108 contains a gated driveway with brick paving and a portion of the one-story garage also on Lot 9.

Due to the need for a zoning variance, project materials were submitted to the New York City Landmarks Preservation Commission (LPC) for review in June 2013. The LPC responded that an archaeological documentary study was required for Lots 9 and 8 (123 and 125 Franklin Avenue, respectively). The LPC did not identify any significant architectural resources (Santucci 2013). A follow up query to LPC personnel clarified that the archaeological documentary study should address potential nineteenth century resources on the property (Daniel Pagano, personal telephone communication with Cece Saunders, 7/11/13). The Area of Potential Effect (APE) for this project includes all of Lots 9 and 108; the remaining portion of former Lot 8 (now part of Lot 7 to the south) will not be affected by this project. 123-125 Franklin Avenue, LLC has retained Historical Perspectives, Inc. (HPI) to complete the required Phase IA Archaeological Documentary Study, which has been prepared to satisfy the requirements of the City Environmental Quality Review (CEQR), and to comply with the standards of the LPC (LPC 2002; CEQR 2012).

The research conducted for this project indicates that the project site has contained a residence since ca. 1846 on the Franklin Avenue side of the property. Early records and historic maps are imprecise as to the house location through the 1860s, with some documents suggesting the house was on the southern side of the project site within historic Lot 8. More likely, however, the house in question is the same one that still exists on the northern side of the project site, on Lot 9 or 123 Franklin Avenue. Although there have been numerous alterations and additions to the building over more than 150 years, there is nothing to indicate that the core of this house could not date to the 1840s.

Due to the irregular dimensions of the project site, the property site includes portions of four former historic lots, two of which fronted Skillman Street. These historic lots were sold as a single unit until the 1890s. Until 1873, the house on Franklin Avenue was the only residence on the four lots, and it is likely that the occupants made informal use of the entire four-lot property. Specifically, it is highly likely that in addition to the rear of Lot 9 where the house is situated, historic Lot 8 (now part of Lot 108) was used by residents on the property as side yard space associated with the house. These former yard spaces are now covered by the additions to the house on Lot 9 and the brick/cobblestone driveway on Lot 108.

The first occupants of the project site were the Starkweather family, who probably moved to the property soon after they purchased it in 1846, and who stayed until ca. 1867. William Starkweather, a native of New York, was a hardware merchant who had a store in Manhattan. Additionally, at various times the Starkweathers rented space in the house to other tenants or families. From ca. 1864-1871, various members of the Colyer family also lived in the house.

In 1873, new owner and part time occupants John Hulse and family moved into the house on Franklin Avenue. Hulse, who also had a farm and house in Orange County, New York, was the one who had the Skillman Street lots developed with four row houses, and who applied to hook the Franklin Avenue house up to municipal sewers for the first time in 1874. Hulse had a stable built at the rear of the project site in 1879, and likely constructed one or more extensions to the main house, albeit undocumented. The Hulse family, along with various tenants during their ownership of the property, lived in the house until 1892, when it was sold.

During the period before municipal water and sewers were available to residents on Franklin Avenue, they would have had to rely on obtaining water from wells or cisterns, one or more of which may have been located on the

project site, as well as privies, which undoubtedly would have been used on the property. Although the Franklin Avenue vicinity was supplied with municipal services by the 1860s, the fact that the house on the property was not hooked up to sewers until 1874 suggests that the residents may have made use of privies or cesspools for a considerably longer period of time. Additionally, nearby archaeological excavations on Kent Street (Greenhouse 1991, 1994) have documented that shaft features often were not completely filled for many years after their use life ended.

Based on this information, HPI concludes that the project site retains a high sensitivity for archaeological resources associated with nineteenth-century occupants of the property. The most common types of resources that may survive are shaft features, including wells, cisterns, and privies. Privies, wells, and cisterns, which are often filled with contemporary refuse related to the dwellings and their occupants, can provide important stratified cultural deposits for the archaeologist and frequently provide the best remains recovered on sites. Masonry and wooden portions of these abandoned and truncated shaft features are often encountered because their deeper and therefore earlier layers remain undisturbed by subsequent construction, and in fact, construction often preserves the lower sections of the features by sealing them beneath structures and fill layers. Adjacent homeowner Charles O'Connor of 127 Franklin Avenue reported that bottles and other historic period artifacts were found during excavation on lots east of the project site, as well as on his own property within the middle of the rear yard, suggesting that similar resources could be found on the project site.

Typically, wells and cisterns were located close to the rear walls of street-fronting buildings or outbuildings, while privies were located furthest from the houses, often along the rear lot lines. Privies and cisterns could be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location. Any of these types of shaft features could be present within the project site. One or more wells or cisterns could exist (possibly in truncated form beneath the approximately five-foot deep basements) near the back or side of the original rectangular footprint of the main house. The rear of the original historic lots, where privies most likely would have been located, is covered by the garage (now converted to living space) that does not appear to have a basement level, and which could have preserved these types of features under the slab floor. Additionally, the brick/cobblestone driveway paving could cap additional shaft features, as well as sheet middens, trash deposits or other features associated with occupation of the house.

Identifying and examining buried features associated with the mid nineteenth century occupation of the project site may reflect the daily activities of the residents and provide insight into cultural behavior at the time of Brooklyn's rapid growth. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

Figure 12 is a map showing areas of the project site that HPI concludes contain historic period archaeological sensitivity.

Based on the conclusions outlined above, HPI recommends that a program of archaeological field testing be undertaken on the project site, within selected locations designated as archaeologically sensitive. This testing, often referred to as Phase IB, would determine the presence or absence of nineteenth-century shaft features and possible yard deposits associated with the former buildings on the property. Due to the limited maneuvering room on the project site and the presence of adjacent residences, the field testing may need to occur in stages. The first stage would involve using a backhoe to remove the brick/cobblestone surface within the Lot 108 portion of the project site to ascertain whether any natural surfaces that may have contained historic period shaft features or yard deposits, still exist on the project site. The second stage would occur after demolition of the existing buildings on the site, using a backhoe to remove any residual overburden or floors of the former buildings to look for additional shaft features in areas now covered by structures.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of the testing protocol (LPC 2002; CEQR 2012). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

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**PHOTOGRAPHS**  
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1. Three-story residence on Lot 9, 123 Franklin Avenue. View looking southeast.
2. Three-story residence on Lot 9, 123 Franklin Avenue on left and driveway on Lot 108 in center. Brown building on right is neighboring 127 Franklin Avenue, which shares the driveway but is not in the Area of Potential Effect. View looking east.
3. Three story addition (background, in red) and one story addition (foreground) to main house on Lot 9, 123 Franklin Avenue. View looking northwest.
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5. One-story with deck addition (left) to main house on Lot 9, 123 Franklin Avenue and one and a half story garage straddling Lots 9 and 108 (right). View looking northeast.
6. One and a half story garage straddling Lots 9 and 108 (left) and brick/cobblestone driveway on Lot 108. Carport (right) is on adjacent Lot 7, 127 Franklin Avenue, which is not in the Area of Potential Effect. View looking northeast.
7. Narrow alley on north side of residence on Lot 9, 123 Franklin Avenue. Doorway at end of alley allows access to rear of residence. View looking east.
8. Brick/cobblestone driveway on Lot 108. Center of gate (left background) marks southern side of lot and project site. View looking northwest toward Franklin Avenue.

## **I. INTRODUCTION**

123-125 Franklin Avenue, LLC proposes to construct a four-story residential building on Block 1899, Lots 9 and 108, in Brooklyn, Kings County, New York (Figures 1, 2 and 3). Block 1899 is bounded by Franklin Avenue on the west, Skillman Street on the east, Park Avenue on the north, and Myrtle Avenue on the south. Lots 9 and 108 are located on the east side of Franklin Avenue, between Myrtle and Park Avenues. Lot 9 is 25 feet wide and 100 feet deep. It contains a three-story residence with a one, two, and three-story addition and an attached one-story garage. Lot 108, an L-shaped lot that was created in May 2013 from a portion of former Lots 7 and 8, is 12.5 feet wide on the Franklin Avenue frontage, 37.5 feet wide on the interior of the block, and 123 feet deep on the south side bordering Lot 7. Formerly, Lot 8 included all of Lot 108 as well as an additional 12.5 feet in width, so that both Lots 8 and 9 were 25 feet wide along Franklin Avenue. Lot 108 contains a gated driveway with brick paving and a portion of the one-story garage also on Lot 9.

Due to the need for a zoning variance, project materials were submitted to the New York City Landmarks Preservation Commission (LPC) for review in June 2013. The LPC responded that an archaeological documentary study was required for Lots 9 and 8 (123 and 125 Franklin Avenue, respectively). The LPC did not identify any significant architectural resources (Santucci 2013). A follow up query to LPC personnel clarified that the archaeological documentary study should address potential nineteenth century resources on the property (Daniel Pagano, personal telephone communication with Cece Saunders, 7/11/13). The Area of Potential Effect (APE) for this project includes all of Lots 9 and 108; the remaining portion of former Lot 8 (now part of Lot 7 to the south) will not be affected by this project.

123-125 Franklin Avenue, LLC has retained Historical Perspectives, Inc. (HPI) to complete the required Phase IA Archaeological Documentary Study, which has been prepared to satisfy the requirements of the City Environmental Quality Review (CEQR), and to comply with the standards of the LPC (LPC 2002; CEQR 2012). The HPI project team consisted of Julie Abell Horn, M.A., R.P.A., who conducted research and wrote the report; Christine Flaherty, M.A., who conducted the site visit, additional research, and prepared the graphics; and Cece Saunders, M.A., R.P.A., who managed the project and provided editorial and interpretive assistance.

## **II. METHODOLOGY**

The present study entailed review of various resources.

- Primary and secondary sources concerning the general history of Brooklyn and specific events associated with the project site and vicinity were reviewed at the Brooklyn Historical Society, the library of HPI, and using online resources.
- Historic maps and photographs were reviewed at the New York Public Library, the Brooklyn Historical Society, the Brooklyn City Clerk's Office, the New York City Municipal Archives, the library of HPI, and using various online websites. These maps and photographs provided an overview of the topography and a chronology of land usage for the project site. A selection of these maps has been reproduced for this report.
- Land records for Block 1899 were reviewed at the Brooklyn Historical Society, focusing on the 19<sup>th</sup> century. A summary of the conveyances are presented in Appendix A.
- Tax assessment records were reviewed at the New York City Municipal Archives. These records include data from 1867-1899 for Brooklyn. Data from these records are included in Appendix A.
- Selected city directories and federal and state census records were reviewed, and are included in Appendix A.
- Department of Building records were reviewed using online resources. The earliest records for the property date to the 1930s and there is no Certificate of Occupancy on file for the buildings at 123 Franklin Avenue, only for the adjacent driveway.
- Information about previously recorded archaeological sites and surveys in the area was compiled from data available at the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), the LPC, and the library of HPI.
- A Phase I Environmental Assessment (EBC 2013), an engineering report concerning the extant structures on the property (Goldstein 2012), and site maps were provided by the project sponsor.



- The homeowner of adjacent Lot 7, 127 Franklin Avenue, was interviewed (Charles O'Connor, personal communication with Christine Flaherty, July 26, 2013).
- Last, a site visit was conducted by Christine Flaherty of HPI on July 17, 2013 to assess any obvious or unrecorded subsurface disturbance (Photographs 1-8; Figure 2).

### **III. CURRENT CONDITIONS AND ENVIRONMENTAL SETTING**

#### **A. Current Conditions**

As noted in the Introduction, the project site consists of two lots, numbered 9 and 108. Lot 9 contains the three-story residence (Photographs 1 and 2) with a one, two, and three-story addition (Photographs 3-5) and a portion of an attached one-story garage (Photographs 5 and 6). The main residence has a full, but relatively shallow basement level, extending ca. 5 feet below the present grade of the lot, so that the basement is partially above ground. The basement walls are constructed of fieldstone with concrete and brick facing. The three-story residence bears evidence of numerous renovations, including the application of the iconic fish scale frame shingles popular at the turn of the twentieth century and which have been painted blue.

Although not accessible at the time of the site visit, the one-story middle unit/addition to the main house also appears to have a basement level, as evidenced by hatch doors visible on the side of the one-story portion of the addition (Photograph 4). The depth and horizontal extent of the basement under the addition is not known. A narrow alley is located on the northern side of the house, connecting to a doorway accessing the rear of the house (Photograph 7). There is a small deck attached to the middle unit/addition to the house.

At the rear of the property, there is a one and a half story building noted on plans as a garage but that currently is used as living space for tenants. This building straddles the eastern end of Lot 9 and the northeastern end of Lot 108 (Photographs 5 and 6). Department of Buildings electronic records note that the garage was converted to living space within the last 15 years. There does not appear to be a basement level to this building.

The remainder of the project site consists of a brick/cobblestone paved driveway, which is used by both the 123-125 Franklin Avenue tenants and the adjacent 127 Franklin Avenue residents (Photographs 7 and 8). The driveway is enclosed by a double gate along Franklin Avenue.

#### **B. Topography and Hydrology**

The project site and vicinity are within a relatively level portion of Brooklyn with minimal change in elevation. One of the earliest topographical maps that indicated elevations (U.S.G.S. 1891) showed the entire site vicinity to be ca. 40 feet above sea level. The earliest available Sanborn map, from 1887 (see Figure 9) indicates the intersection of Franklin and Myrtle Avenues was 43 feet above sea level and the intersection of Franklin and Park Avenues was 31 feet above sea level, with the project site somewhere in between those two numbers. Today, elevations are mapped at ca. 40 feet above sea level (Figure 1), suggesting minimal change in elevation on the property over time. The project site is located approximately 1200 feet south of a former perennial drainage that flowed west into Wallabout Bay near the present Brooklyn Navy Yard.

#### **D. Soils**

According to the soil survey for New York City, the project site falls within soil mapping unit 2, known as "Pavement & buildings, till substratum, 0 to 5 percent slopes" and described as:

Nearly level to gently sloping, highly urbanized areas with more than 80 percent of the surface covered by impervious pavement and buildings, over glacial till; generally located in urban centers (USDA 2005:11).

There have not been any soil borings completed on the project site.

#### IV. BACKGROUND RESEARCH/HISTORICAL OVERVIEW

##### A. Previously Recorded Archaeological Sites

The archaeological site file inventories from the New York State Museum (NYSM) and the NYSOPRHP indicate that several archaeological sites have been recorded within a one-mile radius of the project site. The closest site is the Shaft 21B site on the block bounded by Kent, Willoughby, Myrtle and Franklin Avenues, approximately one block to the southwest of the project site. This site contained two brick and mortar constructed cisterns located at the rear of former houses on the property. Artifacts in the cisterns dated from ca. 1868-1890s. The houses had been hooked up to municipal water and sewer services in the 1860s, but the long range of artifact dates shows that the cisterns continued to be used as trash receptacles decades after their use life ended (HPI 1988; Greenhouse 1991, 1994). The remaining archaeological sites within a one-mile radius of the project site are located at or near the Brooklyn Navy Yard. All of the sites are described in the table, below.

NYSOPRHP Site Number	Site Name/Description	Location	Site Type/Time Period
04701.017142	Shaft 21B	909-911 Kent Ave.	Historic
04701.014975	Naval Hospital Archaeological Site	Brooklyn Navy Yard	Historic
04701.014899	Naval Hospital Cemetery	Brooklyn Navy Yard	Historic
04701.017205	45-53 Clinton Ave., 50 Waverly Ave., Consumer's Biscuit & Manufacturing Co. – 1915	Wallabout Industrial Historic District	Historic
04701.016569	PCI/Admiral's Row Historic Site	Brooklyn Navy Yard	Historic

##### B. Historic Period Summary

The project site originally was within a large 335-acre tract of land purchased by Joris Jansen de Rapalje in 1637 from local Native Americans. This tract was bounded by Wallabout Bay and the drainage that emptied into the bay on the north and east, and the approximate locations of Grant Avenue on the west and Nostrand Avenue on the south. Rapalje, who did not occupy the land until 1655, had his farm near the confluence of the drainage and the bay, near the later Brooklyn Naval Hospital. The interior of the Rapalje tract, including the project site, appears to have been used for farmland or woodland and was not developed during the time the Rapalje family owned the land (Stiles 1884). A map made of the Brooklyn area in 1767 shows that the area including the project site was still undeveloped, with only a few roadways in the general area (Ratzer 1767, Figure 4).

By the early nineteenth century, Rapalje's land had been subdivided into a number of long, narrower tracts oriented north-south and fronting the drainage into Wallabout Bay and what would become known as Flushing Avenue on the north. The project site was within the farm belonging to John Skillman. The Skillman farm was bounded roughly by Bedford Avenue on the east, a line about halfway between Franklin and Kent Avenues on the west, and a line roughly halfway between DeKalb and Lafayette Avenues on the south (Butt 1846, Beers 1874).

In the 1830s, the City of Brooklyn extended its city grid into the project site vicinity, with new streets laid out, including those surrounding the project site. Myrtle Avenue opened in 1835, Skillman Street opened in 1838, Franklin Avenue opened in 1839, and the stretch of Park Avenue from Franklin Avenue to Spencer Street formally opened in 1850 (Dikeman 1870).

The same year that Myrtle Avenue opened, John Skillman's estate was surveyed into building lots on the blocks created by the new street grid (Graves 1835, Figure 5). The lots on Block 1899 all measured 25 feet wide and 100 feet deep. However, due to the irregular dimensions of the modern Lot 9 and 108 property, there are four lots on the Skillman farm map that are wholly or partially included in the project site. Skillman farm map lots 263 and 264 fronted Franklin Avenue and corresponded to historic Lots 8 and 9, respectively. Skillman farm map lots 241 and 242 fronted Skillman Street; the interior portions of these two lots are included in modern Lot 108.

John and Catherine Skillman sold farm map lots 241, 242, 263 and 264 to George Hall in 1835, and George and Mary Hall in turn sold the lots to James Freel that same year (Liber 45/210, Liber 48/218). In 1837, James and Mary Freel sold the Franklin Avenue lots to Albert T. Wells, who owned those two lots for nine years, until 1846, when they were purchased by William R. Starkweather (Liber 69/141, Liber 147/328). Skillman farm map lots 241 and 242 were sold by James and Mary Freel to James Reid in 1837 (Liber 69/227). Although no deed could be found confirming the transaction, it appears that William Starkweather also acquired the Skillman Street lots from Reid, probably around the same time as he bought the Franklin Avenue lots.

Neither Wells nor Reid appears to have ever lived on the project site, according to city directories (Appendix A). However, Wells was a carpenter, and it is possible that he was the one who constructed the original house on the Franklin Avenue side of the project site. Alternately, the house may have been built by new owner William Starkweather soon after he acquired the property in 1846, and who had a hardware store in Manhattan. By at least the late 1840s, Starkweather was listed by city directories on the project site. The 1849 Colton map (Figure 6), the 1849 Sidney map, as well as the subsequent 1852 Conner map, show that by this time, the project site vicinity had been fully gridded with streets. An 1850 Dripps map shows that the project site was still vacant, although the city directory data suggest that in fact there were a number of residences that had been built on the block by this time, including the one occupied on the project site by William Starkweather at least by 1848, according to city directories (Appendix A).

There is some discrepancy as to the location of the original house on the Franklin Avenue side of the project site. Dripps maps from 1856 (Figure 7) and 1869 (Figure 8) suggest that the house was on the southern edge of the project site, corresponding to farm map 263 or historic Lot 8. The earliest city directories that indicate specific addresses (as opposed to general locations, such as Franklin Avenue near Myrtle Avenue) consistently listed residents as living at 125 Franklin Avenue (corresponding to historic Lot 8) rather than 123 Franklin Avenue, the current house address on Lot 9 (Appendix A). However, early mapmakers often were imprecise (overlaying a modern tax map on the early Dripps maps suggests that the Dripps lot boundaries were not drawn accurately along Franklin Avenue). Additionally, nineteenth-century use of addresses frequently was inconsistent, further complicating the issue. For example, in the early 1870s both the 123 and 125 Franklin Avenue addresses were being used, but by the mid-1870s the 125 Franklin Avenue address was no longer listed and the 123 Franklin Avenue was used exclusively. In 1867, the first year tax assessment records are extant for Brooklyn, as well as in all subsequent years through 1899, the house clearly was noted as on the north side of the property, corresponding to Lot 9, its existing location. Until 1873 the remainder of the project site, including the Skillman Street side of the lots, was vacant (Appendix A).

Early tax assessment records note the house on Franklin Avenue as either a two or two and a half story building. Occupants of the house during the 1850s and 1860s, according to federal and state censuses, included William Starkweather, his wife, a number of their children (two in 1850, four in 1855, and six in 1860), and his mother. At times other families lived in the house, such as another hardware store worker and his family in 1850. In 1858 William and Sarah Starkweather sold the lots to Richard D. Lathrop (Liber 575/335), but continued to live on the property for a number of years afterwards. City directories show the Starkweathers stayed on the project site through ca. 1867. Lathrop never lived on the project site; he was a dry goods dealer in New York City who, for a time, appears to have worked next door to Starkweather's hardware store and likely was a business partner. In 1864 a suit against Starkweather, Lathrop, and several others resulted in the property being assigned back to Lathrop (*Brooklyn Daily Eagle* April 6, 1864). However, after Lathrop acquired title to 123 Franklin Avenue, other families were listed as living in the house as well. Residents included members of the Colyer family (ca. 1864-1871) and several different women who were noted as widows (Appendix A).

The next phase of the site history began in ca. 1870, when Lathrop declared bankruptcy, and the project site lots went through a series of conveyances as the property was sold (Appendix A). In 1873, the four lots were purchased by John D. Hulse, who owned the property for the next ca. twenty years (Liber 1131/554). Hulse was a farmer residing in Cornwall, Orange County, New York. It appears that he lived in the 123 Franklin Avenue house but continued to have a second house and spend time in Cornwall, parts of which he also rented (*Brooklyn Daily Eagle* June 7, 1884). Hulse made the first significant changes to the project site after purchasing the land in 1873. He had four houses built on the two lots of the Skillman Street side of the property, each 12.5 feet wide and two stories high. In 1879 he had a two-story stable measuring 20x24 feet built on the project site (*Brooklyn Daily Eagle* October 19,

1879). Additionally, in 1874 Hulse applied for a permit to hook up the 123 Franklin Avenue house to city sewers (Permit Vol. 6, No. 42597). Both municipal water and sewer pipes had been installed during the 1860s in the Franklin Avenue neighborhood, although reports of strong and offensive odors emanating from the streets and sewers suggest that they were not installed well (*Brooklyn Daily Eagle* Oct 13, 1865). During the last quarter of the nineteenth century, the 123 Franklin Avenue house (by the late 1880s noted as three stories high in tax records) was home to the Hulse family, as well as several other tenants at any given time (Appendix A). Hulse advertised to rent the second and third floors on occasion (*Brooklyn Daily Eagle* March 25, 1882). Generally, the houses fronting Skillman Street were each home to a single family. The 1880 Bromley map shows that all of the project site lots were developed except Lot 8. The 1887 Sanborn map (Figure 9) illustrates the layout of the project site lots in more detail after construction of the houses on Skillman Street, the two-story shed on the Skillman Street side of the project site, and the main house at 123 Franklin Avenue and its extensions. Similar conditions are shown on the 1886 Robinson map and the 1898 Ullitz map.

John and Eliza Hulse sold the project site lots in 1892. For the first time, the lots were sold not as a foursome, but in pairs, with the Franklin Avenue lots sold to Catherine Stillman and the Skillman Street lots sold to John Molander (Liber 2138/515, Liber 2138/537). Also, at this time the Franklin Avenue lots officially were expanded to extend twenty feet beyond the original lot line toward Skillman Street, a condition that was informally in place years earlier, according to historic maps. This section of the project site now is part of Lot 108.

During the twentieth century, there were various changes to the additions and rear buildings at 123 Franklin Avenue. The 1904 Sanborn map (Figure 10) shows that the original, narrow one-story addition to the house was either removed or expanded to create a larger one-story addition, and that a second one-story addition had been built in the middle section of the lot. The two-story shed shown on the 1887 Sanborn map had been either replaced or altered to create a one and a half story stable. Similar conditions were shown on the 1918 Sanborn map, but by the 1935 Sanborn update the stable at the rear of Lot 108 had been extended to stretch the entire width of the lot. While the 1947 Sanborn map showed the same conditions as the 1935 edition, the 1950 Sanborn map (Figure 11) indicated that the stable on Lot 108 had been removed. At this time the rear of 123-125 Franklin Avenue, as well as the adjacent 127 Franklin Avenue property was labeled “Beer Case Storage.” After 1950, another structure was built in the location of the former stable and the rear building on the Lot 9 portion of the project site was labeled “A” for automobile garage. That configuration, with a slight gap between the main house additions and the garage, has endured on Sanborn maps through 2007. However, the site inspection as well as current survey maps (Figure 2) show that today there is a large “garage” that has been converted to living quarters covering the rear of Lot 9 and a portion of Lot 108. The gap between the buildings on the Sanborn maps has been eliminated.

## V. CONCLUSIONS

The research conducted for this project indicates that the project site has contained a residence since ca. 1846 on the Franklin Avenue side of the property. Early records and historic maps are imprecise as to the house location through the 1860s, with some documents suggesting the house was on the southern side of the project site within historic Lot 8. More likely, however, the house in question is the same one that still exists on the northern side of the project site, on Lot 9 or 123 Franklin Avenue. Although there have been numerous alterations and additions to the building over more than 150 years, there is nothing to indicate that the core of this house could not date to the 1840s.

Due to the irregular dimensions of the project site, the property site includes portions of four former historic lots, two of which fronted Skillman Street. These historic lots were sold as a single unit until the 1890s. Until 1873, the house on Franklin Avenue was the only residence on the four lots, and it is likely that the occupants made informal use of the entire four-lot property. Specifically, it is highly likely that in addition to the rear of Lot 9 where the house is situated, historic Lot 8 (now part of Lot 108) was used by residents on the property as side yard space associated with the house. These former yard spaces are now covered by the additions to the house on Lot 9 and the brick/cobblestone driveway on Lot 108.

The first occupants of the project site were the Starkweather family, who probably moved to the property soon after they purchased it in 1846, and who stayed until ca. 1867. William Starkweather, a native of New York, was a hardware merchant who had a store in Manhattan. Additionally, at various times the Starkweathers rented space in

the house to other tenants or families. From ca. 1864-1871, various members of the Colyer family also lived in the house.

In 1873, new owner and part time occupants John Hulse and family moved into the house on Franklin Avenue. Hulse, who also had a farm and house in Orange County, New York, was the one who had the Skillman Street lots developed with four row houses, and who applied to hook the Franklin Avenue house up to municipal sewers for the first time in 1874. Hulse had a stable built at the rear of the project site in 1879, and likely constructed one or more extensions to the main house, albeit undocumented. The Hulse family, along with various tenants during their ownership of the property, lived in the house until 1892, when it was sold.

During the period before municipal water and sewers were available to residents on Franklin Avenue, they would have had to rely on obtaining water from wells or cisterns, one or more of which may have been located on the project site, as well as privies, which undoubtedly would have been used on the property. Although the Franklin Avenue vicinity was supplied with municipal services by the 1860s, the fact that the house on the property was not hooked up to sewers until 1874 suggests that the residents may have made use of privies or cesspools for a considerably longer period of time. Additionally, nearby archaeological excavations on Kent Street (Greenhouse 1991, 1994) have documented that shaft features often were not completely filled for many years after their use life ended.

Based on this information, HPI concludes that the project site retains a high sensitivity for archaeological resources associated with nineteenth-century occupants of the property. The most common types of resources that may survive are shaft features, including wells, cisterns, and privies. Privies, wells, and cisterns, which are often filled with contemporary refuse related to the dwellings and their occupants, can provide important stratified cultural deposits for the archaeologist and frequently provide the best remains recovered on sites. Masonry and wooden portions of these abandoned and truncated shaft features are often encountered because their deeper and therefore earlier layers remain undisturbed by subsequent construction, and in fact, construction often preserves the lower sections of the features by sealing them beneath structures and fill layers. Adjacent homeowner Charles O'Connor of 127 Franklin Avenue reported that bottles and other historic period artifacts were found during excavation on lots east of the project site, as well as on his own property within the middle of the rear yard, suggesting that similar resources could be found on the project site.

Typically, wells and cisterns were located close to the rear walls of street-fronting buildings or outbuildings, while privies were located furthest from the houses, often along the rear lot lines. Privies and cisterns could be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location. Any of these types of shaft features could be present within the project site. One or more wells or cisterns could exist (possibly in truncated form beneath the approximately five-foot deep basements) near the back or side of the original rectangular footprint of the main house. The rear of the original historic lots, where privies most likely would have been located, is covered by the garage (now converted to living space) that does not appear to have a basement level, and which could have preserved these types of features under the slab floor. Additionally, the brick/cobblestone driveway paving could cap additional shaft features, as well as sheet middens, trash deposits or other features associated with occupation of the house.

Identifying and examining buried features associated with the mid nineteenth century occupation of the project site may reflect the daily activities of the residents and provide insight into cultural behavior at the time of Brooklyn's rapid growth. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

Figure 12 is a map showing areas of the project site that HPI concludes contain historic period archaeological sensitivity.

## **VI. RECOMMENDATIONS**

Based on the conclusions outlined above, HPI recommends that a program of archaeological field testing be undertaken on the project site, within selected locations designated as archaeologically sensitive. This testing, often referred to as Phase IB, would determine the presence or absence of nineteenth-century shaft features and possible yard deposits associated with the former buildings on the property. Due to the limited maneuvering room on the project site and the presence of adjacent residences, the field testing may need to occur in stages. The first stage would involve using a backhoe to remove the brick/cobblestone surface within the Lot 108 portion of the project site to ascertain whether any natural surfaces that may have contained historic period shaft features or yard deposits, still exist on the project site. The second stage would occur after demolition of the existing buildings on the site, using a backhoe to remove any residual overburden or floors of the former buildings to look for additional shaft features in areas now covered by structures.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of the testing protocol (LPC 2002; CEQR 2012). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

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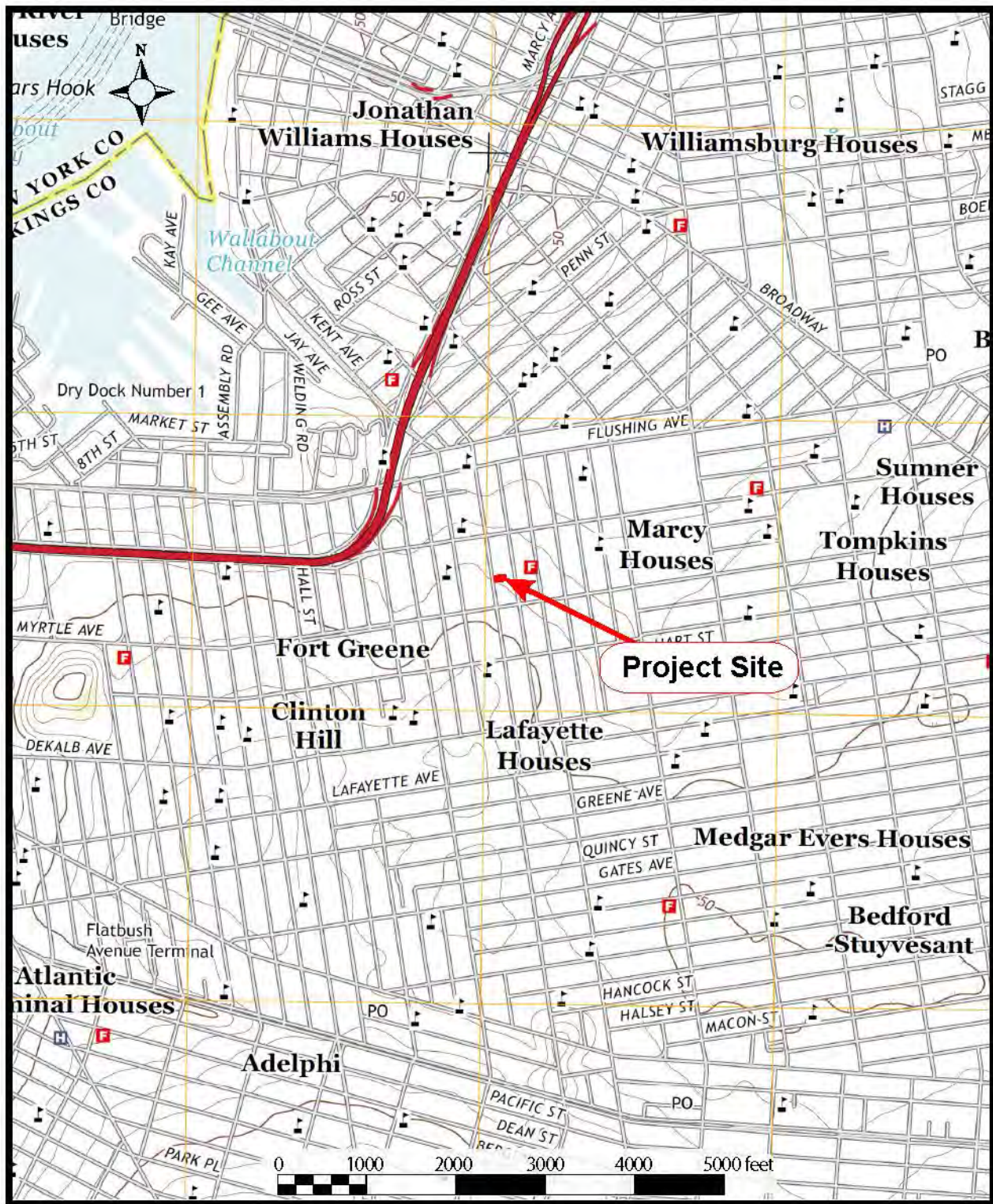
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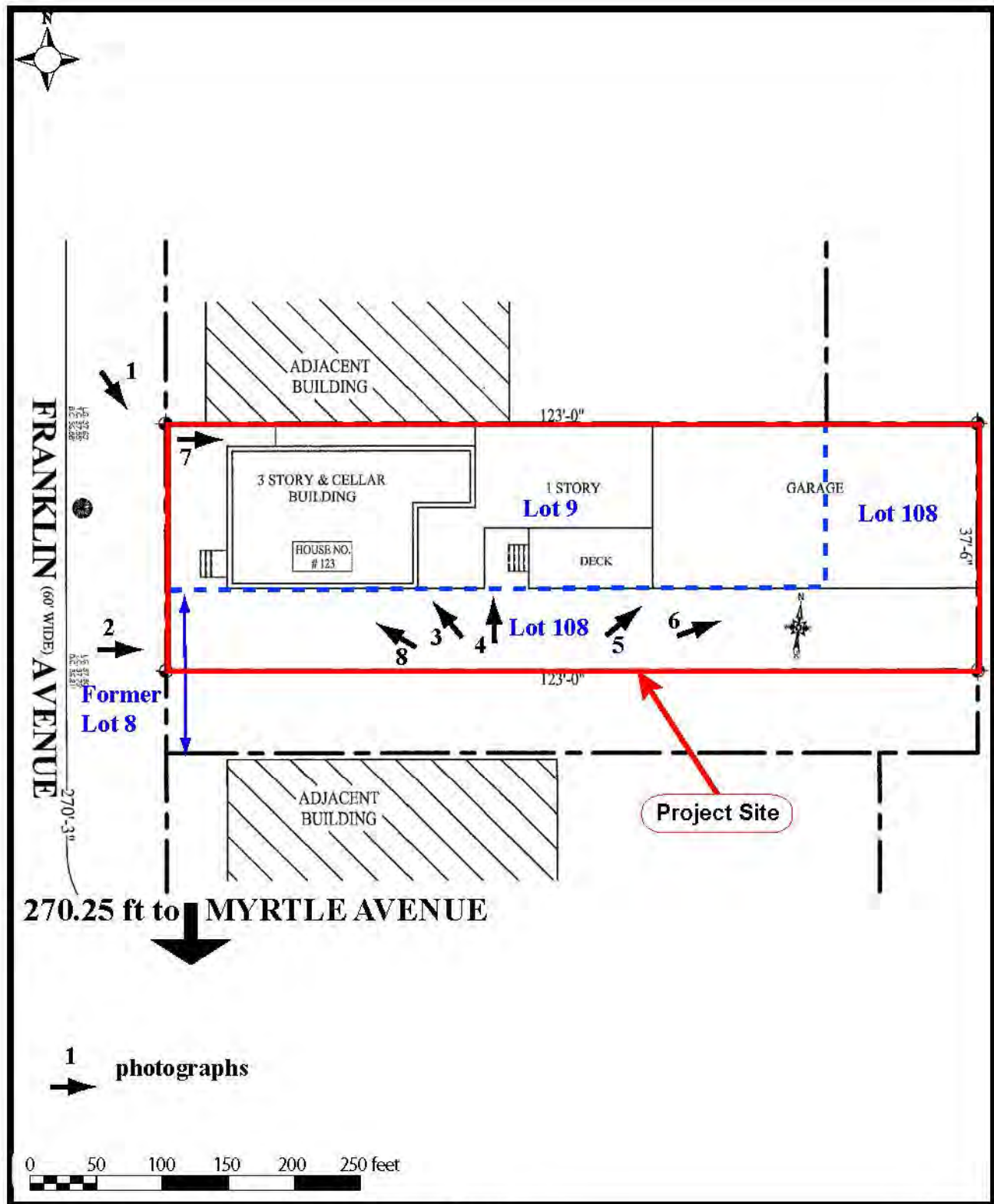


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Figure 1: Project site on *Brooklyn, N.Y. 7.5 Minute Quadrangle* (U.S.G.S. 2013).

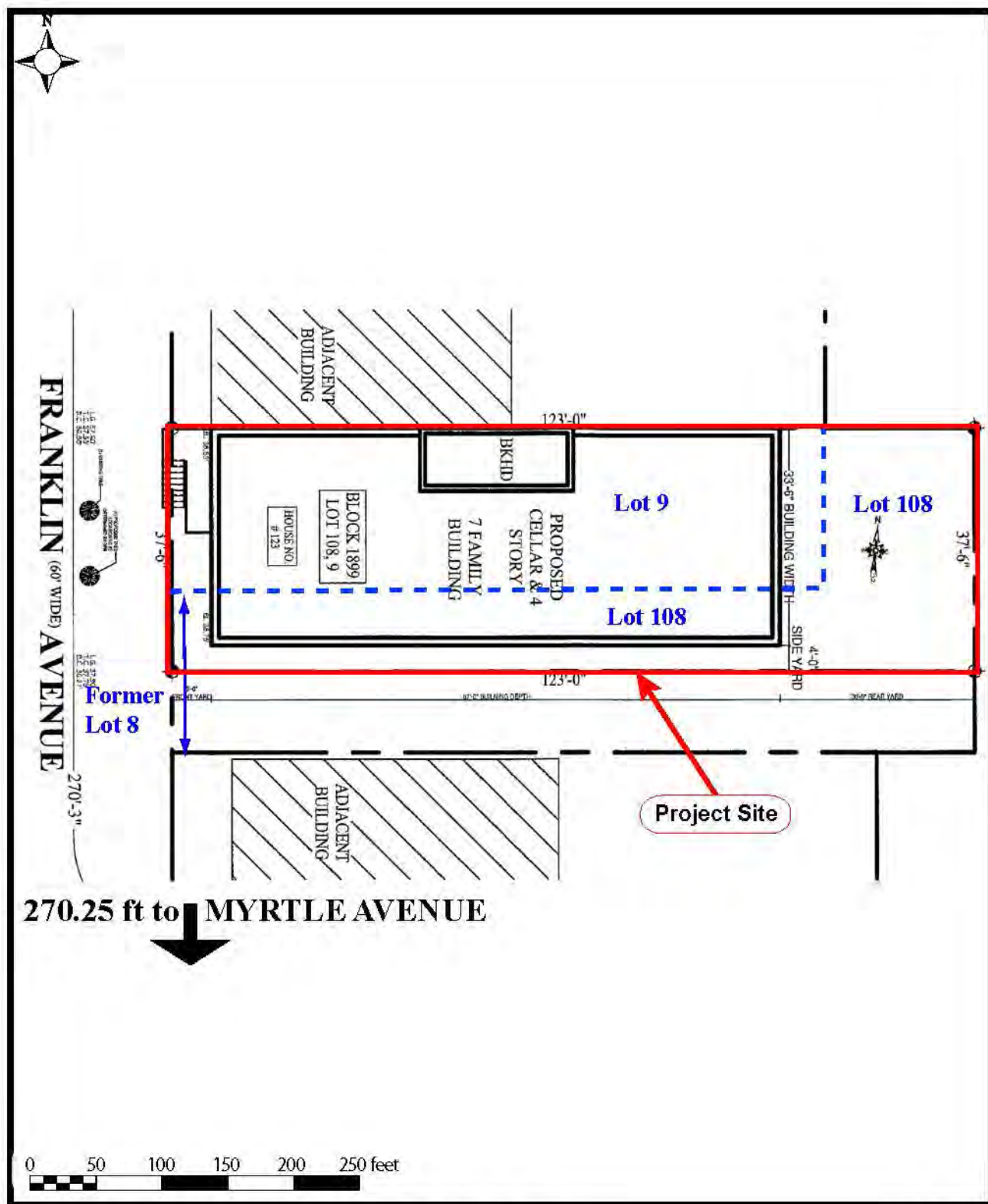




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Figure 2: Project site showing existing conditions and photograph locations (Holden 2013).

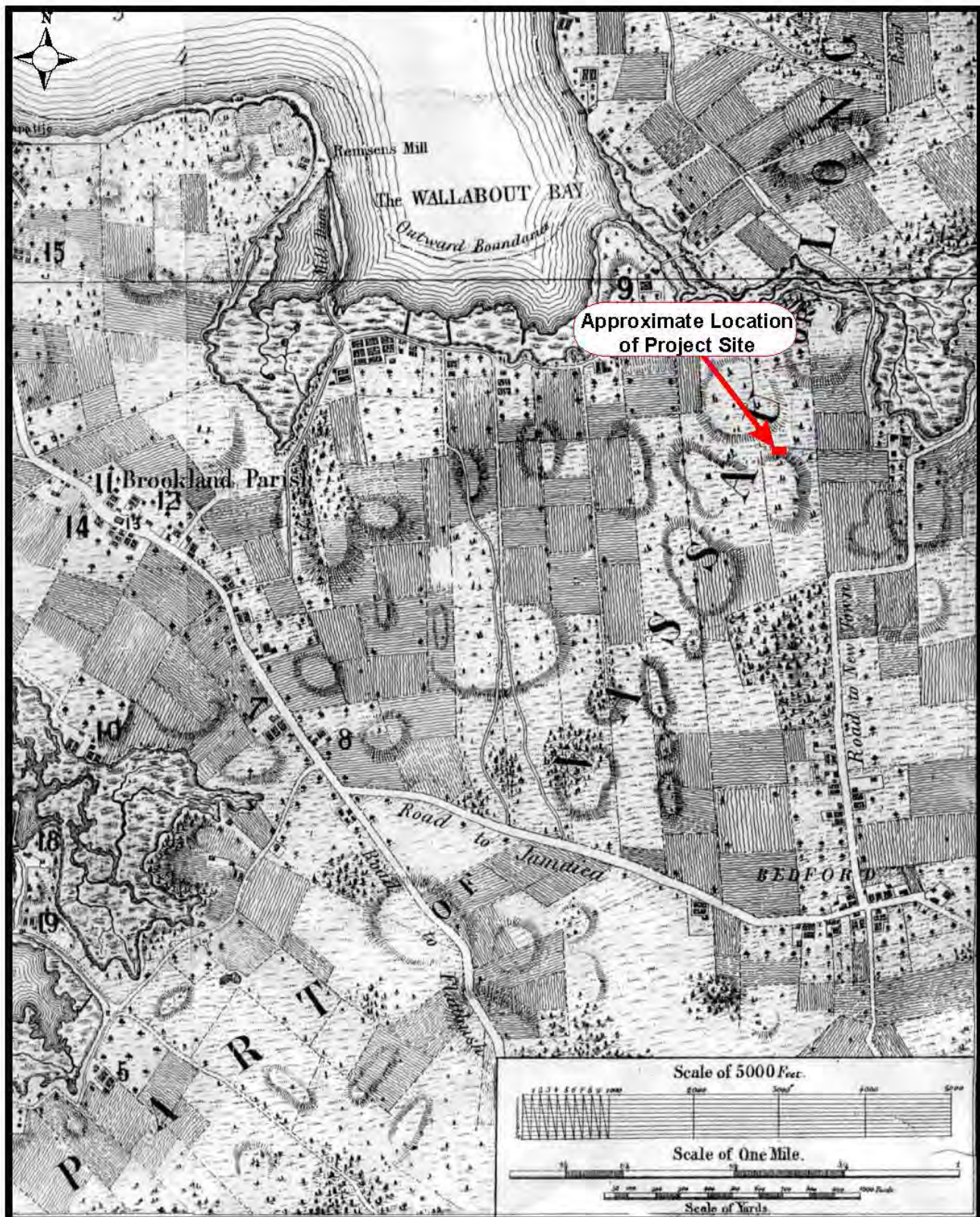


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Figure 3: Project site showing proposed plans (Holden 2013).



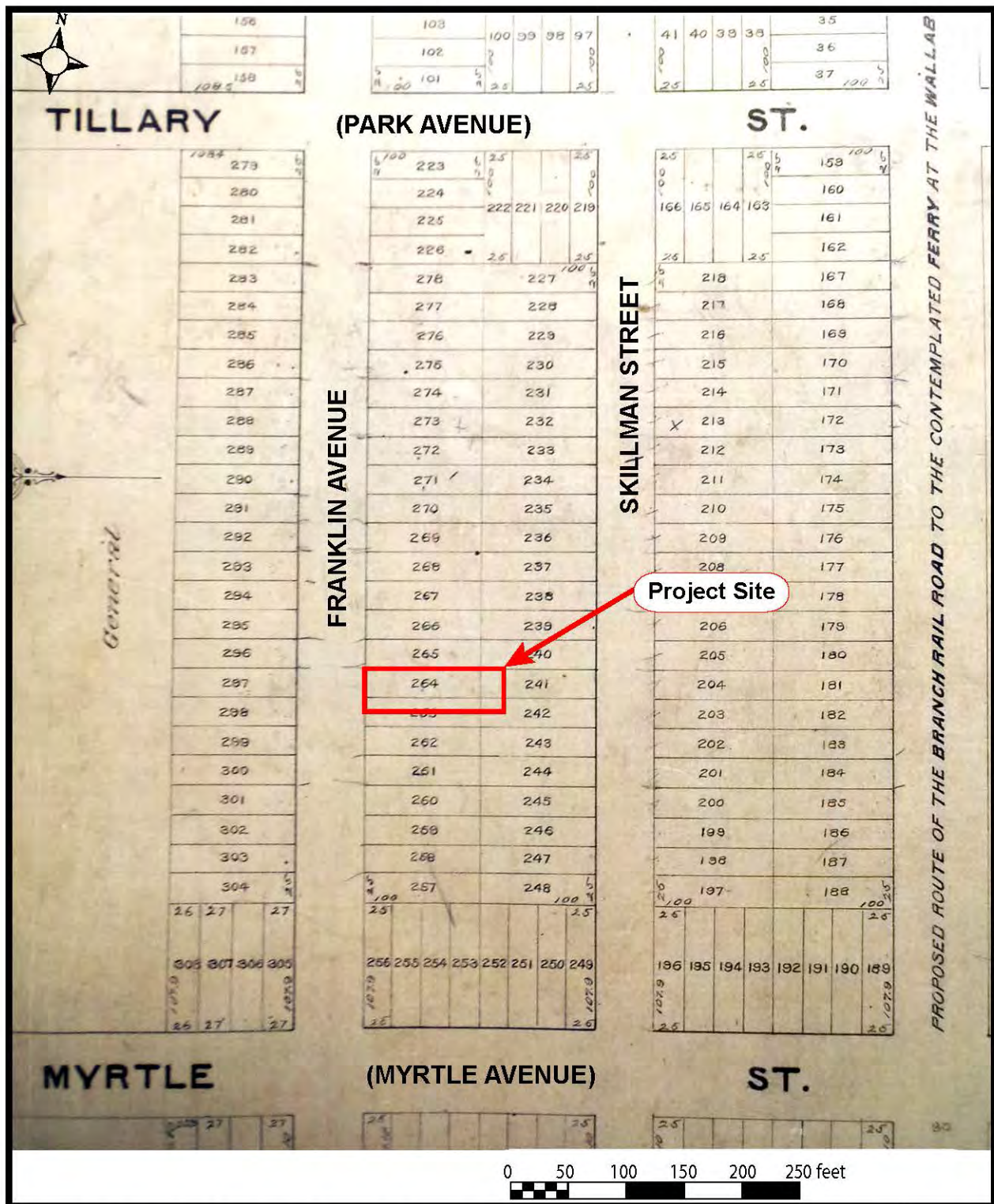


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Figure 4: Project Site on *Plan of the Town of Brooklyn and part of Long Island* (Ratzer 1767).





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**Figure 5: Project Site on Map of Valuable Property Situate in the Seventh Ward of the City of Brooklyn Lately Belonging to John Skillman Esq<sup>re</sup> (Graves 1835).**



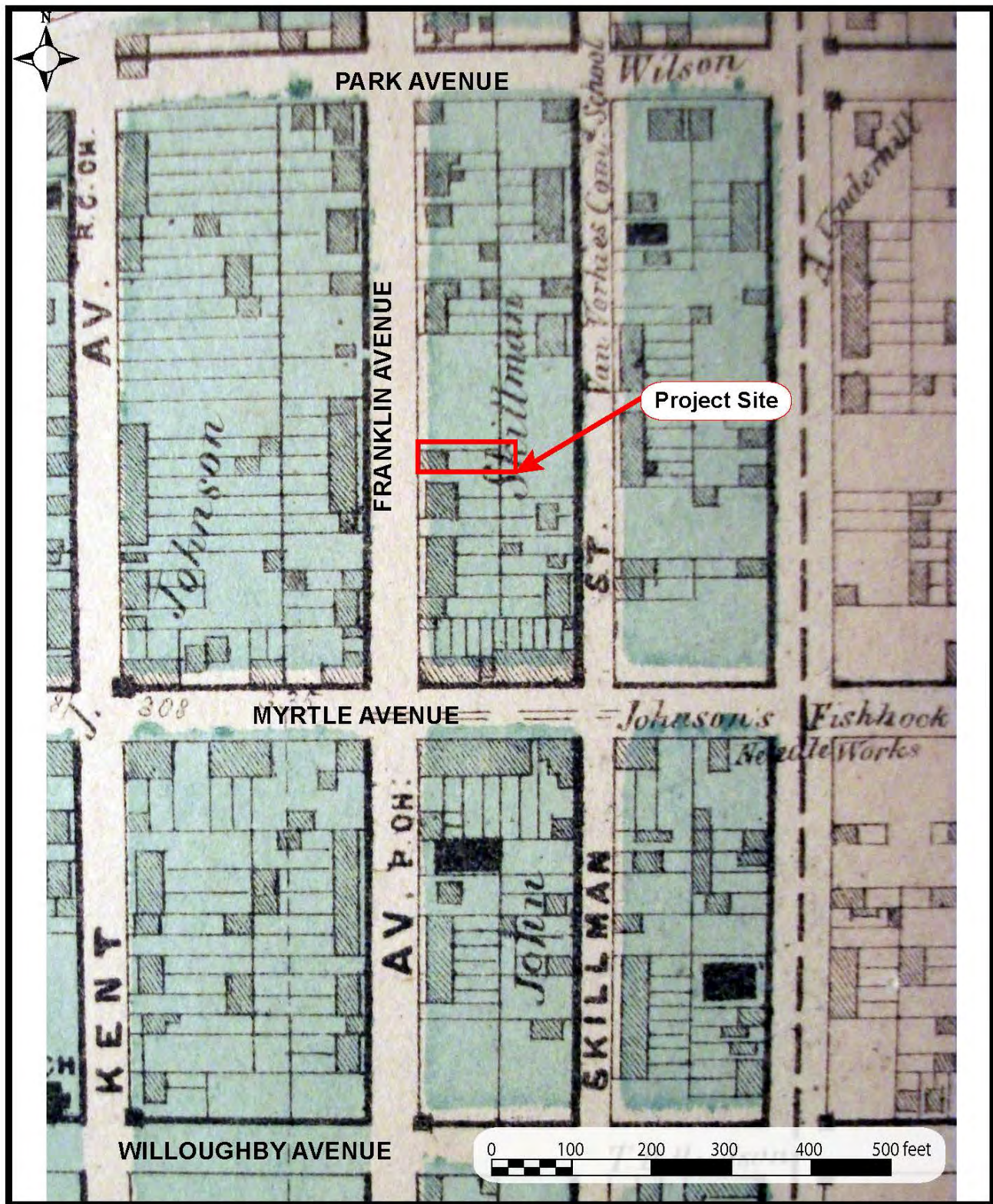


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Figure 6: Project Site on *Map of the City of Brooklyn* (Colton 1849).





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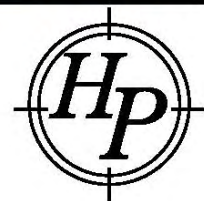


Figure 7: Project Site on *Map of the City of Brooklyn* (Dripps 1856).



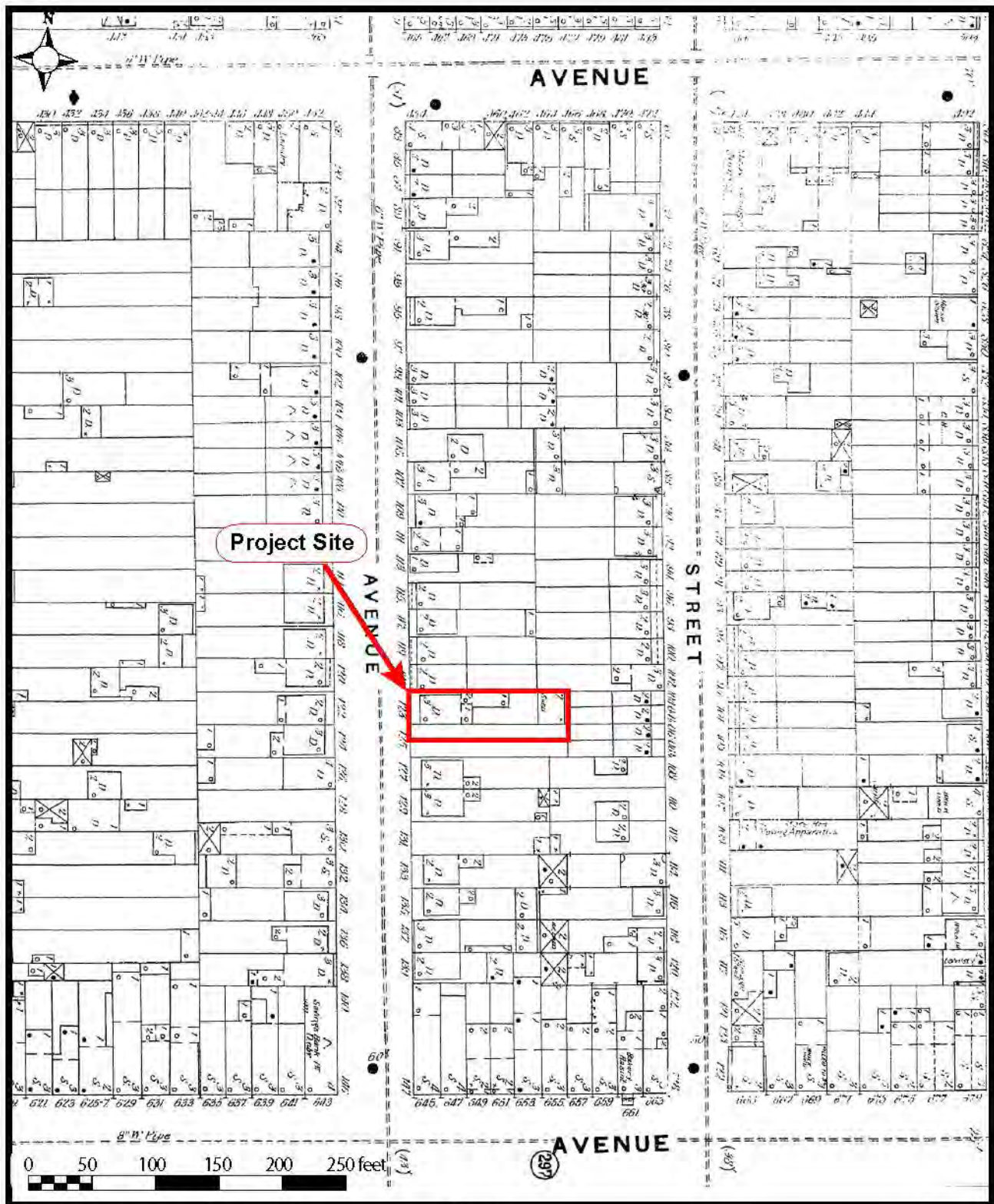


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Figure 8: Project Site on *Map of the City of Brooklyn* (Dripps 1869).

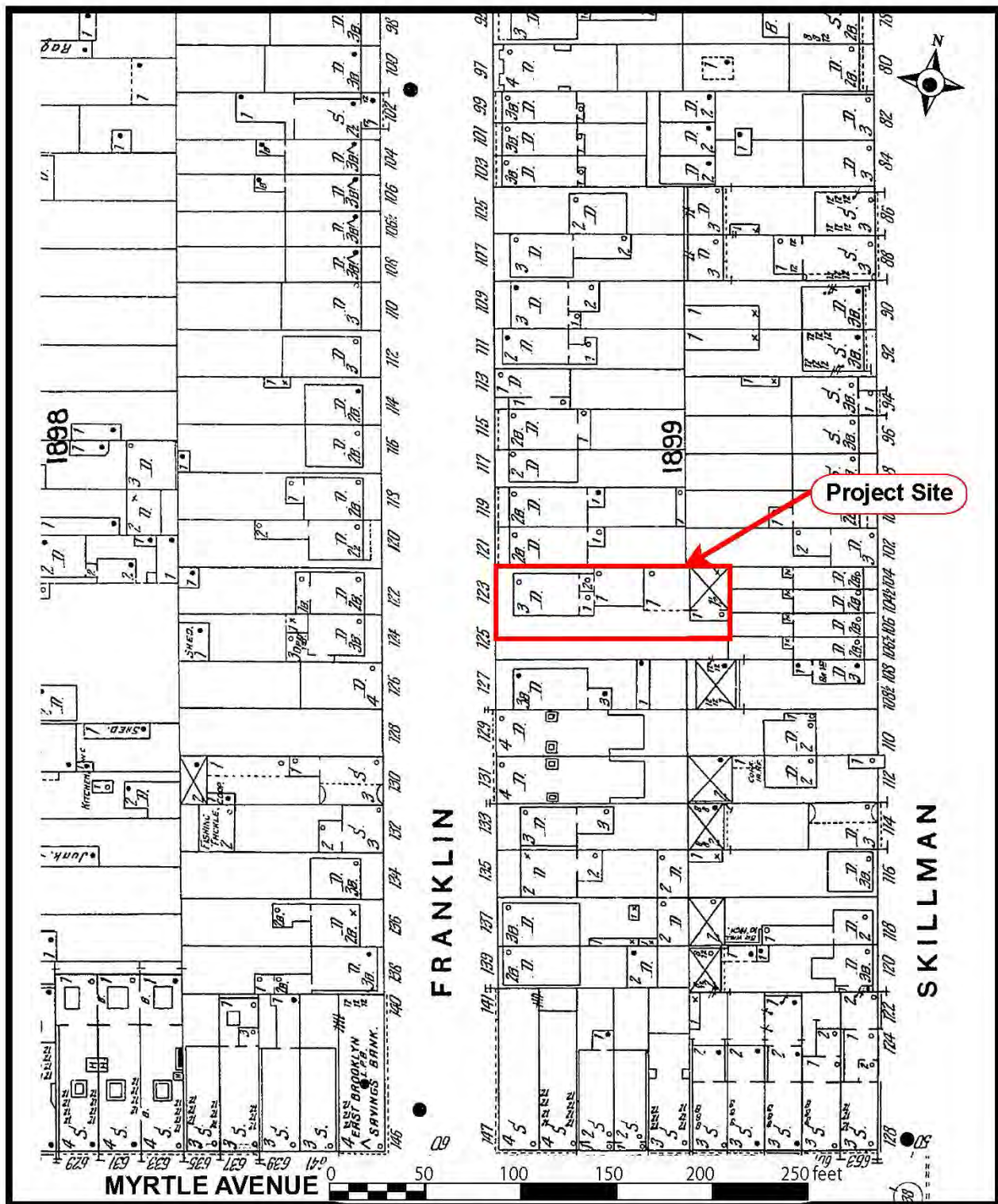




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**Figure 9: Project Site on Insurance Maps of the Borough of Brooklyn (Sanborn 1887).**

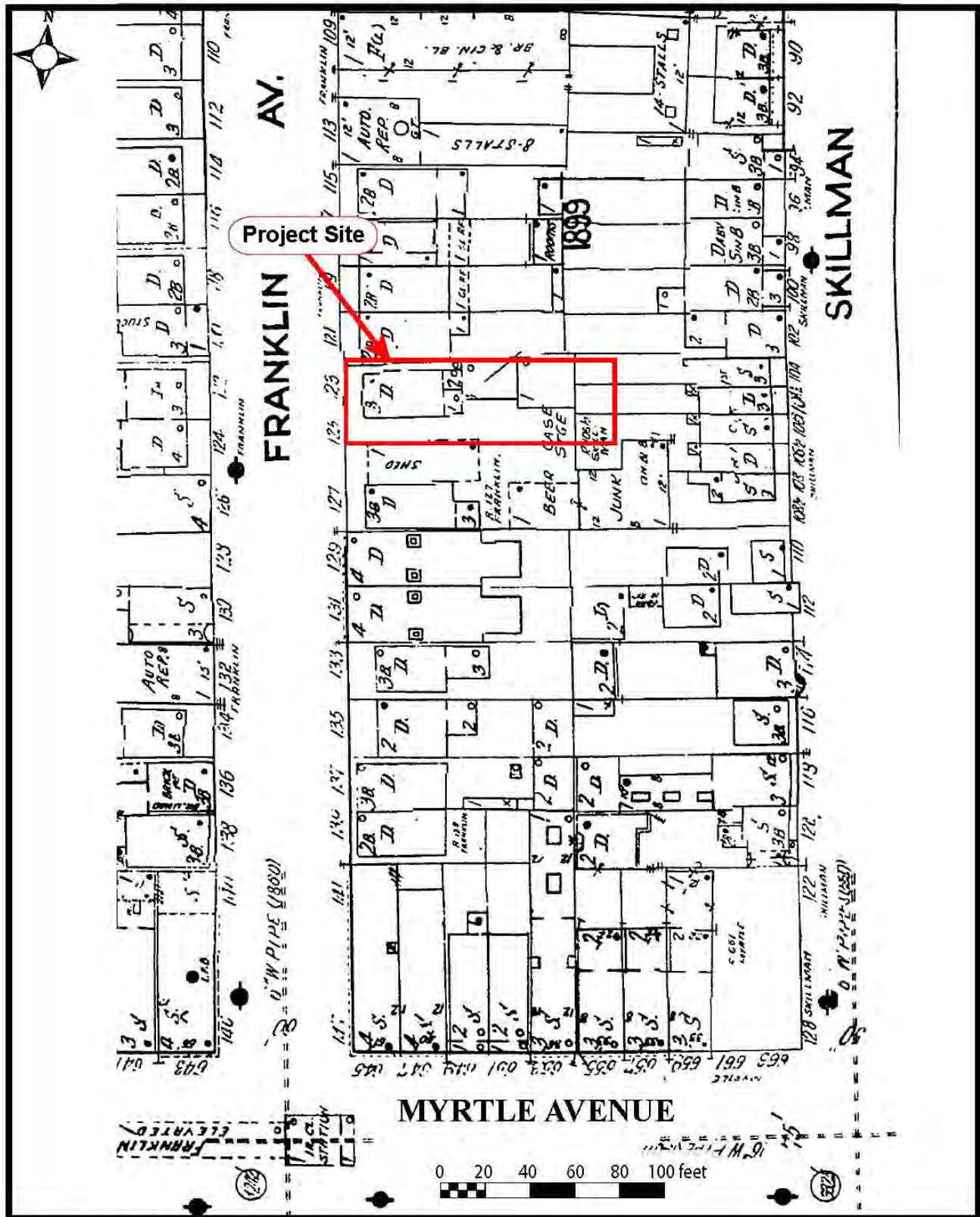


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Figure 10: Project Site on *Insurance Maps of the Borough of Brooklyn* (Sanborn 1904).





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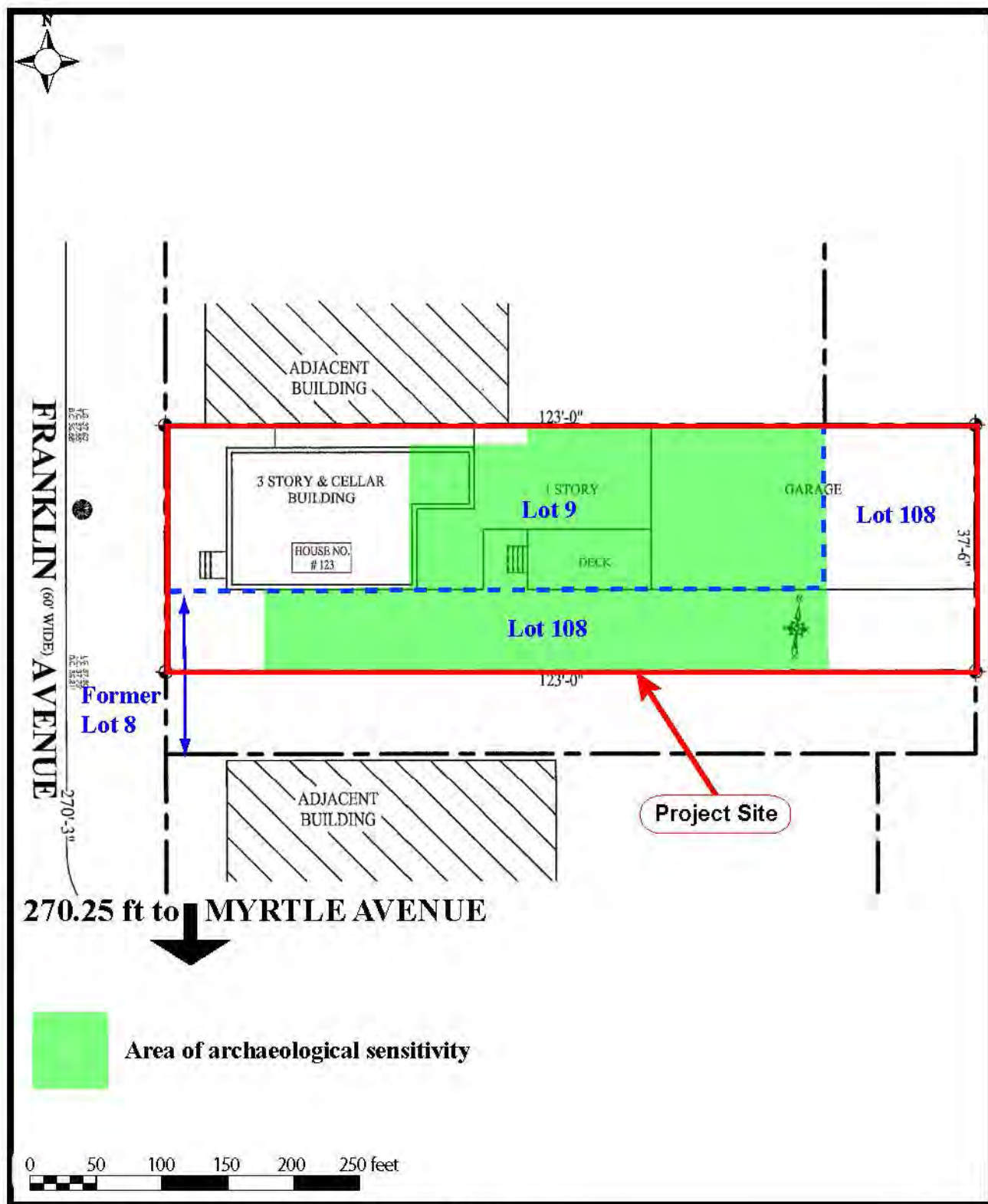
123-125 Franklin Avenue

Brooklyn, New York 11205

Block 1899, Lots 9 and 108



Figure 11: Project Site on *Insurance Maps of the Borough of Brooklyn* (Sanborn 1950).



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Figure 12: Project site showing locations of archaeological sensitivity (HPI and Holden 2013).





Photograph 1: Three-story residence on Lot 9, 123 Franklin Avenue. View looking southeast.





Photograph 2: Three-story residence on Lot 9, 123 Franklin Avenue on left and driveway on Lot 108 in center. Brown building on right is neighboring 127 Franklin Avenue, which shares the driveway but is not in the Area of Potential Effect. View looking east.





Photograph 3: Three story addition (background, in red) and one story addition (foreground) to main house on Lot 9, 123 Franklin Avenue. View looking northwest.





Photograph 4: One-story addition (foreground) to main house on Lot 9, 123 Franklin Avenue. Note basement hatch door in center of building. Brick/cobblestone driveway in foreground is Lot 108. View looking north.





Photograph 5: One-story with deck addition (left) to main house on Lot 9, 123 Franklin Avenue and one and a half story garage straddling Lots 9 and 108 (right). View looking northeast.





Photograph 6: One and a half story garage straddling Lots 9 and 108 (left) and brick/cobblestone driveway on Lot 108. Carport (right) is on adjacent Lot 7, 127 Franklin Avenue, which is not in the Area of Potential Effect. View looking northeast.



Photograph 7: Narrow alley on north side of residence on Lot 9, 123 Franklin Avenue. Doorway at end of alley allows access to rear of residence. View looking east.





Photograph 8: Brick/cobblestone driveway on Lot 108. Center of gate (left background) marks southern side of lot and project site. View looking northwest toward Franklin Avenue.

## APPENDIX A: INDIVIDUAL LOT HISTORIES

**Block 1899, Lots 8 and 9, 123-125 Franklin, Skillman Map Lots 263, 264, and part of Lots 241 and 242, Wards 32 and 33 (1867-1872), Wards 42 and 43 (1873-1892), Ward 77 (1892-1899)**

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1/10/1835	John and Catherine Skillman	George Hall				Liber 45/210
3/9/1835	George and Mary Hall	James Freel				Liber 48/218
3/22/1837	James and Mary Freel	Albert T Wells				Liber 69/141, Lots 263 and 264
1840			Albert T. Wells, Carll near Myrtle (off project site)			
5/11/1846	Albert T and Eliza R Wells	Wm R Starkwether				Liber 147/328
1848/49			Wm R. Starkwater, Franklin n. Myrtle			
1850				William Starkweather, 30, hardware store, wife, 2 children, mother, unrelated woman; John Harman, hardware store, 22, wife, child, mother		Shown as undeveloped on Dripps 1850 map
1855				William Starkweather, 35, hardware, wife, 4 children, servant, mother		
1856			Starkweather William R. hardware, 217 Pearl, N. Y. h. Franklin av. n. Myrtle av.			
1860				William Starkweather, 40, merchant, wife, 6 children, mother		
5/28/1862 Made 1/7/1858	William R and Sarah Starkweather	Richard D Lathrop	Starkweather William R. h. Franklin av. n. Myrtle av.			Liber 575/335
4/20/1864	Jacob I Bergen, referee	Richard D Lathrop	Colyer, Israel, livery, Myrtle av., h. 125 Franklin av., Starkweather William R. hardware, 20 Cortlandt, N. Y. h. Franklin av. n. Myrtle av.			Liber 628/270, Foreclosure
1865			William Starkweather, hardware, h. 125 Franklin av.			

## APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1867-1868					R.D. Lathrop, undeveloped Ward 32 value is \$600, 2 story house on Ward 33 value is \$1600	
1867			William R. Starkweather, h. Franklin av. n. Myrtle av.; Abijel Jane, wid. h 125 Franklin av.; Colyer Charles, clerk, h 125 Franklin av.; Colyer Edna, wid. h 125 Franklin av.			
1868			Starkweather no longer listed on site; Collyer Edna. wid. h 125 Franklin av.; Holms Abigail, wid. h 125 Franklin av.			
1869			Colyer Edna. wid. h 125 Franklin av., Helmns Abigail, h 125 Franklin av.		R.D. Lathrop, undeveloped Ward 32 value is \$700, 2 story house on Ward 33 value is \$2000	
1870-1872					R.D. Lathrop, undeveloped Ward 32 value is \$700, 2 ½ story house with basement on Ward 33 value is \$2000	
4/18/1870	James Dwight (Register in Bankruptcy) Richard D Lathrop (bankrupt)	Richard Warren, Assignee of Richard D Lathrop		Edna Colyer, 50, 2 grown children		Liber 943/314 (notation: same as 628/270)
3/20/1871	Quit-claim Richard D and Annie D Lathrop	Abel Bennett	Colyer Edna, wid. h 125 Franklin av. Darby William G. coppersmith, 16 Water, h 123 Franklin av., Cobb, Samuel, shipmaster, h. 123 Franklin av.			Liber 987/31
3/20/1871	Richard Warren (Assig. of) Richard D Lathrop (bankrupt)	Abel Bennett				Liber 987/33



## APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
6/26/1872	Abel and Eugenia Bennett	Charlotte R Hawkins (wife of Rube)	Colyer family has moved off the property to 160 Franklin Avenue			Liber 1057/383
11/5/1873	Charlotte R and J. Rube Hawkins	John D Hulse				Liber 1131/554
1873-1875					J.D. Hulse, undeveloped Ward 42 value is \$700, 2 ½ story house with basement on Ward 43 value is \$2000	
1875			Hulse John D. farmer, h 123 Franklin av. (first year listed on property)	Can't find John Hulse in Brooklyn, NY		
1876-1879					J.D. Hulse, undeveloped Ward 42 value is \$700, 2 ½ story house on Ward 43 value is \$2000	Stable in rear noted, 2 ½ story with basement house, crossed out and 3-story written
1879-1883					J.D. Hulse, undeveloped Ward 42 value is \$700, 2 ½ story house on Ward 43 value is \$2200	
1880			Hulse John D. farmer, h 123 Franklin av.; Travis, William, carpenter, h. 123 Franklin av.	123 Franklin: John Hulse, 58, wife, daughter, 2 grandchildren; William Cunningham, 50, blacksmith, wife, son 125 Franklin: Edward Levey, 46, laborer, wife, 2 children, boarder; Margaret Nichols, 45, son		
1883-1884			Puff, John, clerk, h. 123 Franklin av.		J.D. Hulse, undeveloped Ward 42 value is \$700, 2 ½ story house on Ward 43 value is \$2200	
1883-1886					J.D. Hulse, undeveloped Ward 42 value is \$700, 2 ½ story house on Ward 43 value is \$2500	
1887-1891			1889-1891, Hulse John D. farmer, h 123 Franklin av.		J.D. Hulse, undeveloped Ward 42 value is \$700, 3-story house on Ward 43 value is \$2500	

## APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1892					Catherine A. Stillman, value of new Ward 77 (former Wards 42, 43 and parts of 19 and 20) is \$3600	Western end of lots fronting Skillman Street became part of new Ward 77 fronting Franklin Avenue.
9/29/1892	John D and Eliza A Hulse	Catherine A Stillman				Liber 2138/515, Lots 263 and 264
1893-1899					Catherine A. Stillman, value of Ward 77 is \$3600	
1900				123 Franklin: Kate Stellman, 64; John Stellman, 33, truckman, wife, 2 children; Josephine Neise, 67, 2 children		

**Block 1899, former Lots 54 and 56, former 104, 104 ½, 106 and 106 ½ Skillman Street, Skillman Map part of Lots 241 and 242, Wards 16 and 17 (1867-1872), Wards 19 and 20 (1873-1892), Wards 78-81 (1892-1899)**

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1835-1892	Same as Lots 8 and 9	Same as Lots 8 and 9				
1867-1872					Same ownership as Lots 8 and 9, no development	Total value of unimproved lots ranged from \$400 (1867) to \$500 (1872)
1873-1892					Same ownership as Lots 8 and 9, four two-story houses built in 1873, each 12.5 feet wide	Total value of houses ranged from \$3200 (1873) to \$4800 (1892)
1880				104: Andrew Conklin, 44, Works in Factory, wife, daughter 104 ½ : George Butt, 53, Ship Carpenter, wife, 11 children and grandchildren, 1 boarder 106: Peter Brett, 60, Provision Merchant, wife, 5 children 106 ½ : William Kreps, 45, Designer, wife, 3 children and sister-in-law		
9/29/1892	John D and Eliza A Hulse	John Molander (part of premises as in 1131/534)				Liber 2138/537, Lots 241 and 242

## APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1892					John Molander owns northern half and two houses, Hannah E. Stooss owns southern half and two houses	Western end of lots became part of new Ward 77 fronting Franklin Avenue; Skillman Street lots truncated.
1893-1895					John Molander owns northern half and two houses, Hannah E. Stooss owns southern half and two houses	Each house valued at \$1100
1896-1899					Rosalie A. Lynch owns northern half and two houses, Clara Childs owns southern half and two houses	Each house valued at \$1100
1900				104: Harriet Bonner, 57, black, laundress, 4 children 104 ½ :Thomas Norton, 68, blacksmith, wife, 3 children; Thomas Norton, 25, leatherworker, wife, daughter, brother-in-law 106: Hugh Woolf, 37, black, cook, wife, 4 children, 3 boarders 106 ½ : May Johnson, 55, housekeeper, son		