

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)
AND
SUPPLEMENTAL STUDIES TO THE EAS

**Phase IA Archaeological
Documentary Study
142-150 South Portland Avenue
Rezoning**

142-150 South Portland Avenue
Brooklyn, NY 11217

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EXECUTIVE SUMMARY

The Applicant, Metropolitan Development Group (MDG) Design and Construction in collaboration with the Hanson Place Seventh-Day Adventist Church, seeks a zoning map amendment to rezone portions of Brooklyn Block 2003, Lots 19, 29, 30, 31, 32, 33, 34, and 37 from a R7A zoning district to a R8A zoning district. This rezoning is necessary to facilitate the development of a mixed residential and community facility building at 142-150 South Portland Avenue, the footprint of present-day Block 2003, Lot 37, which is under the control of the Applicant.

The Applicant is proposing the new development for Block 2003, Lot 37 as a new 13-story and cellar mixed residential and community facility building at 142-150 South Portland Avenue. The building will house the Church on the ground floor with additional community space in the cellar and approximately 100 housing units on the upper floors. The proposed development site is currently occupied by a three-story community facility and Church. The dimensions of the proposed development are approximately 120 feet by 100 feet.

The proposed zoning map amendment is a discretionary public action, which is subject to the City Environmental Quality Review Act (CEQR) as an Unlisted Action. Pursuant to the CEQR guidelines, the New York City Landmarks Preservation Commission (LPC) was consulted about the potential effects of the Proposed Actions on cultural resources. The LPC requested a Phase IA archaeological documentary study be completed for all the Block 2003 lots that lie within the rezoning project area, not just Lot 37. Therefore, in compliance with the LPC Environmental Review, the archaeological APE for this documentary study has been defined as the footprints of eight lots on one block, and corresponds to the entire South Portland Avenue rezoning project area.

The primary objective of this Phase IA archaeological documentary study is to evaluate the archaeological sensitivity of areas within the APE that may be subject to ground disturbance through development currently proposed, or with the potential for future development. The study provides an assessment of the potential for encountering intact, significant archaeological resources that may be National Register eligible on the Proposed Site (Lot 37) and Potential Sites (Lots 19, Lots 29-33 and Lot 34).

The results of the research conducted for this documentary study have indicated that intact archaeological features or deposits associated with the 19th century residential occupation of the lots may be present within the rezoning project area. Figure ES-1 depicts areas of archaeological sensitivity identified within the rezoning project area through this Phase IA documentary study.

- Lot 37 – The western 40-50 feet of the backyard areas of 142 South Portland Avenue (comprised of 142, 144 and 146 South Portland Avenue, former Block 2003 Lots 37 to 39), associated with dwellings built between 1855 and 1860, possess archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.

The backyard areas of 150 South Portland Avenue (comprised of 148, 150 and 152 South Portland Avenue, former Block 2003 Lot 40 to 42) associated with dwellings built between 1860 and 1869, possess moderate archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.

- Lot 34 – The western 40-50 feet of the backyard area of 140 South Portland Avenue (now the southern extension of land associated with 80 Hanson Place), associated with a dwelling built between 1855 and 1860, possess archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.
- Lot 33 – The southern 40 feet of the backyard area at 76 Hanson Place, built between 1855 and 1860, possesses archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.
- Lot 32 – The southern 40 feet of the backyard area at 74 Hanson Place, built between 1855 and 1860, possesses archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.
- Lot 31 – The southern 40 feet of the backyard area at 72 Hanson Place, built between 1855 and 1860, possesses archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.
- Lot 30 – The southern 50 feet of the backyard area at 70 Hanson Place, built between 1850 and 1860, possesses archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.
- Lot 19 – The back yard area, or portions of the back yard area, of nine former residential lots built between 1855 and 1860 have potential to contain intact archaeological resources associated with mid-19th century occupations:
 - The rear 20 feet of 139 and 141 South Elliott Place (former Block 2003 Lots 25 and 24);
 - The rear 60 – 70 feet of 143 South Elliott Place (former Block 2003 Lot 23);
 - The rear 50 feet of 145 and 147 South Elliott Place (former Block 2003 Lots 22 and 21) ;
 - The rear 55 feet of 149 and 151 South Elliott Place (former Block 2003 Lots 20 and 19);
 - The western approximately 15 feet and rear 25 feet of 153 South Elliott Place (former Block 2003 Lot 18);
 - The rear 25 feet of 155 South Elliott Place (former Block 2003 Lot 17).

Prior to implementation of project actions associated with the Applicant's property on at 142-150 South Portland Avenue (Lot 37), additional archaeological survey is recommended. Phase IB subsurface testing should be conducted to identify the presence or absence of anticipated buried archaeological features and/or resources within the rear portion of present-day Lot 37.

As the ground surface across the former lots that comprise present-day Lot 37 may be compacted or graded, and because some of these features, if present, could extend several feet below ground, mechanical excavation of test trenches in the rear of Lot 37 is the recommended survey method to identify potential features.

Should ground disturbing activities be proposed at some future date for lots within the South Portland Avenue rezoning project area, but outside the footprint of Lot 37, additional archaeological survey is recommended for portions of lots determined to possess the potential for intact resources. These areas are shown on Figure ES-1. As recommended for Lot 37, Phase IB mechanical excavation of test trenches to look for shaft features or other archaeological resources should be conducted prior to the initiation of construction activities on any of the sensitive lots.

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1 INTRODUCTION

The rezoning project area is located in the Fort Greene neighborhood of Brooklyn, part of Community Board 2 and served by the New York City Police Department's 88th Precinct. Fort Greene is located at the foot of the Manhattan Bridge in northwest Brooklyn.

The immediate neighborhood is a mix of various uses, styles, and time periods. They include major transportation hubs for the Long Island Railroad and the Metropolitan Transportation Authority's (MTA) subway system; mid-19th century townhouses, dating to the areas development from farmland to middle-class community; religious institutions; a cultural and arts district; professional and residential buildings from the first half of the 20th century; and some small, but mostly large-scale residential, commercial and retail center developments associated with 20th Century urban renewal activities.

The rezoning project is confined to the northern portion of present-day Block 2003, which is bounded on the north by Hanson Place, on the east by South Portland Avenue, on the south by Academy Park Place, and on the west by South Elliott Place (Figure 1-1).

1.1 Project Description

The applicant, Metropolitan Development Group (MDG) Design and Construction in collaboration with the Hanson Place Seventh-Day Adventist Church, seeks a zoning map amendment to rezone portions of Brooklyn Block 2003, Lots 19, 29, 30, 31, 32, 33, 34, and 37 from a R7A zoning district to a R8A zoning district. This rezoning is necessary to facilitate the development of a mixed residential and community facility building at 142-150 South Portland Avenue, the footprint of present-day Block 2003, Lot 37, which is under the control of the applicant (Figure 1-2).

The applicant is also seeking a zoning map amendment establishing a C2-4 commercial overlay on property bounded by Hanson Place to the north, South Portland Avenue to the east, a line 100 feet southerly of Hanson Place to the south, and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34 as well as a zoning map amendment to extend the Special Downtown Brooklyn District (SDBD) coterminous with Lot 37. In addition, the applicant is requesting a text amendment to Zoning Resolution (ZR) Article X to show the boundaries of the extended SDBD on the maps.

The applicant is also seeking a text amendment of ZR Appendix F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Brooklyn Community District 2 to establish Block 2003, Lot 37 as a Mandatory Housing (MH) Area mapped with MH Option 1 and Option 2.

The applicant is proposing the new development for Block 2003, Lot 37 as a new 13-story and cellar mixed residential and community facility building at 142-150 South Portland Avenue. The building will house the Church on the ground floor with additional community space in the cellar and approximately

100 housing units on the upper floors. The proposed development site is currently occupied by a three-story community facility and Church. The dimensions of the proposed development are approximately 120 feet by 100 feet (Figure 1-2).

1.2 Regulatory Framework

The proposed zoning map amendment is a discretionary public action, which is subject to the City Environmental Quality Review Act (CEQR) as an Unlisted Action. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment, including cultural resources.

This report provides the results of a Phase IA Archaeological Assessment of the rezoning project area in compliance with CEQR. The primary objective of the assessment is to determine the potential for encountering National Register-eligible archaeological resources in areas of proposed ground disturbance associated with proposed project actions, and actions that may be proposed in the future.

1.3 Project History

Pursuant to the CEQR guidelines, the New York City Landmarks Preservation Commission (LPC) was consulted about the potential effects of the Proposed Actions on cultural resources. AECOM, on behalf of the applicant, MDG, sent a consultation package on February 27, 2017 to the LPC for review.

The LPC Environmental Review response to the consultation package, dated March 10, 2017, recommended that an archaeological documentary study be completed to assess the potential for these lots to contain significant archaeological resources (Appendix B). In the Comments section, LPC further stated: “We recommend that this study consider the potential significance of these properties in comparison to projects completed in the vicinity, and the potential for these properties to present new information that expands on existing studies. We also note that the study should document when these properties were linked to public water and sewer and therefore the likelihood that intact privies and cisterns may be on these properties.” (Santucci 2017). Figure 1-3 depicts the rezoning project area lots by address number.

According to the LPC Environmental Review the following blocks and lots (BBL) are properties with archaeological significance:

- Address: 62 Hanson Place; BBL: 3020030019 (Block 2003, Lot 19)
- Address: 68 Hanson Place; BBL: 3020030029 (Block 2003, Lot 29)
- Address: 70 Hanson Place; BBL: 3020030030 (Block 2003, Lot 30)
- Address: 72 Hanson Place; BBL: 3020030031 (Block 2003, Lot 31)
- Address: 74 Hanson Place; BBL: 3020030032 (Block 2003, Lot 32)
- Address: 76 Hanson Place; BBL: 3020030033 (Block 2003, Lot 33)

- Address: 142 South Portland Avenue; BBL: 3030030037 (Block 2003, Lot 37)
- Address: 78 Hanson Place; BBL: 3020030034 (Block 2003, Lot 34)

The eight lots comprise the entire rezoning project area. The LPC also noted that there are no architectural concerns for the blocks and lots that comprise the rezoning project area.

This assessment of archaeological sensitivity has been developed through the completion of a reconnaissance walkover/windshield survey of the rezoning project area and vicinity, and background documentary, archival, and cartographic research. No subsurface testing has been conducted.

1.4 Project Actions

The Applicant proposes the following actions:

1. A zoning map amendment changing from an R7A to an R8A zoning district property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 235 feet southerly of Hanson Place, a line midway between South Portland Avenue and South Elliott Place, a line 275 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, Lots 19, 29-34, and 37 (the rezoning project area”).
 2. A zoning map amendment establishing a C2-4 zoning district on property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 100 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34.
 3. A zoning map amendment to extend the Special Downtown Brooklyn District (“SDBD”) coterminous with the rezoning project area.
 4. A text amendment to Zoning Resolution (“ZR”) Article X to show the boundaries of the extended SDBD on the maps and impose a 95 ft. height limitation on buildings fronting on South Portland Avenue within an R8A district located beyond 205 feet south from Hanson Place (ZR § 101-22).
 5. A text amendment of ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 2, Brooklyn to establish the rezoning project area as a Mandatory Inclusionary Housing (“MIH”) Area mapped with MIH Option 1 and Option 2.
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1.5 Area of Potential Effect (APE)

The traditional APE for archaeological resources is composed of two components: the horizontal APE may be defined as the footprint of proposed ground disturbance; and the vertical APE may be defined as

the depth to which such ground disturbance is anticipated to extend. For the purposes of this assessment, areas of potential ground disturbance outside the footprint of the proposed development on Lot 37, but within the rezoning area, have also been considered.

As the proposed actions would induce development that could result in ground disturbance through the construction of buildings and installation of associated subsurface infrastructure on discrete blocks/lots outside the footprint of Lot 37, but within the rezoning project area, the project has the potential to result in impacts to archaeological resources that may be present. These archaeological resources may be previously identified archaeological sites or potential archaeological sites.

Based on the LPC Environmental Review, the archaeological APE has been defined as the footprints of eight lots on one block, and corresponds to the entire rezoning project area (Figure 1-2).

It is noted that in depth archival research of Deed, Census, and City Directory data was conducted for the six former lots that comprise present-day Lot 37. Proposed development of Lot 37, the Applicant owned portion of Block 2003, will create subsurface ground disturbance, and has the potential to impact archaeological resources that may be present.

1.6 Objectives and General Methodology

The primary objective of the Phase IA archaeological documentary study is to evaluate the archaeological sensitivity of areas within the APE that may be subject to ground disturbance through development currently proposed, or with the potential for future development. The study provides an assessment of the potential for encountering intact, significant archaeological resources that may be National Register eligible. In the case of the South Portland Avenue Rezoning Project, these areas include the Proposed Site (Lot 37) and Potential Sites (Lots 19, Lots 29-33 and Lot 34).

2 SURVEY METHODS

Completion of this documentary study involved archival, documentary, cartographic, and photographic research, a site reconnaissance walkover of the rezoning project area, and the analysis of all collected information.

The present chapter discusses the methods employed in the various levels of work effort necessary to accomplish the study objectives.

2.1 Site Reconnaissance Walkover

A site reconnaissance walkover and visual survey of the rezoning project area and environs was conducted prior to the initiation of detailed background research. The walkover was concerned with documenting existing conditions across the project area through observation, field notes, photography, and project map notations. The documented conditions included the following:

- Location, condition, and extent of known resources (if any).
- Past and current land uses.
- Topography, vegetation, and hydrology.
- Nature and extent of historic and modern ground disturbance.
- Evidence of prehistoric and/or historic activity (if any).

It is noted that, except for Lot 37, the rezoning project lots are currently active private properties that are not under the control of the Applicant. In such cases, an effort was made to view the project lots from publicly accessible positions. In addition, the buildings on Lot 37 that front South Portland Avenue are currently in use and there was no evident access to the backyard areas from the street. The backyards of the former lots that comprise present-day Lot 37 were viewed from South Elliott Place and Hanson Place. Recent aerial photographs were also utilized to assist in observation of conditions in the backyard area.

At the request of the LPC, a second walkover was conducted on October 26, 2017 to view existing conditions in the backyard areas of Lot 37. Chapter 4.3.1 discusses both walkovers.

2.2 Background Research Methods

Background research was conducted in order to assess the archaeological potential of the South Portland Avenue rezoning project area with regard to prehistoric and historic resources. Documentary research has included a literature review of relevant primary and secondary sources, both published and archival. Research was conducted to understand the environmental and cultural history of the rezoning project area and environs.

The cartographic research has included a review of historic era through modern maps and atlases to document land use of the rezoning project area through time. Comparisons between historic and modern topographic maps can, for example, show past modifications to the physical environment of the project area and environs such as cut and fill episodes, alterations to drainage systems, and/or grading activities associated with historic and recent transportation improvements or other developments, which may have affected the potential for survival of archaeological resources.

The photographic research has included review of 20th and 21st century aerial photographs of the rezoning project area to document the changing land use through time. When combined with the cartographic information, it is possible to develop a more accurate picture of the development history of the project area.

An archaeological site file search for previously identified sites registered with the New York State Historic Preservation Office (SHPO), the New York State Museum (NYSM), and the New York City Landmarks Preservation Commission (LPC) within the archaeological APE and a one-quarter-mile radius of the rezoning project area was conducted using the SHPO's Cultural Resources Information Services (CRIS) website. Previously conducted survey reports relevant to the current project area were also downloaded from CRIS.

Additional archival research was conducted at the following repositories and accessed online as follows:

- The Brooklyn Historical Society, 128 Pierrepont Street, Brooklyn, NY, 11201.
- The New York Public Library, Digital Collections, available at: <https://digitalcollections.nypl.org/>.
- Brooklyn Public Library, available at: <https://www.bklynlibrary.org/>
- Ancestry.com.
- Bureau of Water & Sewer Operations, 250 Livingston Street, Rm 809, Brooklyn, NY 11201
- New York City Department of Finance, Office of the City Register, 210 Joralemon Street, Brooklyn, NY 11201.
- Automated City Register Information System (ACRIS), maintained by the New York City Department of Finance, Office of the City Register, available at: <http://a836-acris.nyc.gov/CP/LookUp/Index>
- Department of Buildings, 210 Joralemon Street, Brooklyn, NY 11201.

3 PREHISTORIC AND HISTORIC OVERVIEW

3.1 Surficial Geology

Brooklyn lies within the glaciated portion of the Atlantic Coastal Plain. The most recent glacial stage of the Pleistocene Era was the Wisconsin, which resulted in the deposition of two terminal moraines across the length of Long Island. The furthest advance of the Wisconsin glaciation deposited the Ronkonkoma moraine as it retreated; the moraine extends from Montauk Point on the east, to the East River on the west. A subsequent advance of the ice during the Wisconsin deposited the second, more recent Harbor Hill moraine, across Long Island. In the eastern portion of Long Island, this later moraine was deposited north of the Ronkonkoma moraine. To the west, the Harbor Hill moraine overrode the Ronkonkoma moraine. Both moraines are represented by the high ground running across the center of Long Island south of Flushing Meadows Park. The moraine reaches a height of almost two hundred feet above sea level in some parts of Brooklyn and Queens (Schuberth 1968).

As the Wisconsin glaciers began their final retreat from the New York City area circa 15,000 years before present (BP), the terminal moraine deposited blocked the mouths of several streams, forming natural dams. The meltwaters from the retreating glacier became trapped by these natural dams, resulting in the creation of several glacial lakes across the region. The blocking of the Hudson River at the Narrows resulted in the creation of two connected glacial lakes in the New York City area, Lake Hudson and Lake Flushing.

North of the moraine, the complex rising and subsidence of the coastal plain, relieved of its glacial burden, as well as the rising sea level caused by the volume of melting ice, created a coastline of embayed rivers or estuaries, with extensive marshy tracts, which stabilized approximately 3,000 years ago (Schuberth 1968). South of the moraine, the meltwaters deposited a large outwash plain which covers much of present-day Brooklyn.

3.2 Pre-Settlement Landscape

Daniel Denton, a Long Islander, wrote an essay, *A Brief Description of New York*, which was published in England in 1670, in which he describes the favorable conditions to be found across the project area portion of the colony (Geismar 1996). His essay was most likely meant to encourage settlement by the English, and offers a vivid picture of the natural beauty and richness of the area.

Denton writes of the variety of pelt animals to be found, the rich stands of timber, the streams and bays teeming with fish, and the rich, fertile soil. He enumerates the potential for growing all varieties of fruits, grains, and herbs common in England, as well as tobacco and hemp. While commenting on the agricultural potential of Long Island, Denton also mentions the potential for raising imported domestic animals, and also lists the variety of indigenous wild animals available including deer, bear, wolves, foxes, raccoons, otters, muskrats, and skunks. He also mentions the diversity of wild fowl available,

including turkeys, heath hens, quails, partridges, pigeons, cranes, several types of geese, brants, ducks, teal, and “diverse others,” including song birds (Geismar 1996:19).

Denton’s essay describes the richness of resources to be found in 17th century western Long Island, resources that would have been exploited by pre-contact Native American groups as well as the early European settlers.

3.3 Prehistoric Overview

A description of Native Americans living on Long Island during the mid-17th century recorded Denton illustrates a community in continual movement during the course of the year. Denton (1670, reprinted 1902) noted the use of hunting and fishing, with game including fowl, venison, possum, raccoon and turtle. He also reported cultivation of corn, with women planting and tending the crop. Their structures were moveable tents, which could be relocated close to their farming, hunting and fishing grounds as necessary. Denton also noted their use of currency marked by black and white periwinkle shells.

Denton recorded a drastic decrease in the population of these communities since English settlement occurred on the island. Where he had once known of six towns, there were now two small villages. This change was attributed to conflict with other Native American groups, and disease (Denton 1670: 45).

The archaeological and ethnographic record has demonstrated that Native Americans utilized Brooklyn's resources for thousands of years (Bolton 1922 and 1934; Denton 1670 [1902]; Furman 1874; Stiles 1870).

Early-20th century work by Reginald Pelham Bolton recorded numerous sites, including two in western Brooklyn (Bolton 1934, Sites 67 and 117). The Werpos site was a settlement, believed to be a possible refuge of the former inhabitants of the Werpos village in Manhattan, which was vacated after the sale of the land. The second site, Merechawik, was an important village where a local sachem lived. These sites were located approximately one-mile to the southwest and one-mile to the northwest of the South Portland Avenue Project Area, respectively.

Bolton also noted that groups cultivated corn crop in large tracts of upland fields, but lived and camped near the shore and other watercourses (Bolton 1922). Gabriel Furman reported sites where shellfish were harvested, as evidenced by clam and oyster shell middens recorded along the Brooklyn waterfronts (Furman 1874).

Bolton also tried to retrace former Native American paths within those used by later European colonists (i.e. Kings Highway), thus showing how and which areas were connected by these groups. He noted that when the “actual course becomes traceable...their systematic purpose becomes recognizable.” (Bolton 1922:130-131).

What are now Atlantic, Flatbush, and Fifth Avenues were once the approximate routes of Native American trails - improved upon by early colonists and turned into formal roads and later turnpikes

(Bolton 1934; Grumet 1981:70). James A. Kelly, the Borough of Brooklyn Historian during the mid-20th century, created a map that superimposes some of these Native American trails onto the modern street grid (Figure 3-1). These main paths merged in the vicinity of the rezoning project area, originating from outlying areas and terminating at the East River near what is now Fulton Street (Bolton 1934:62).

3.4 Historic Overview

The Fort Greene neighborhood is named for Nathaniel Greene, a colonial general during the American Revolution, who supervised the construction of Fort Putnam in 1776 on a hill overlooking Wallabout Bay. The fort survived the Battle of Long Island, but was abandoned by colonial forces during Washington's retreat (Figure 3-2) (Jackson 1995).

Nearby Wallabout Bay was the mooring site of the now infamous British prison ships during the American Revolution where 11,500 prisoners died due to overcrowding, contaminated water, starvation, and disease. The remains of these prisoners were unceremoniously dumped into trenches along the riverbank and periodically washed ashore. Several efforts were made to erect a permanent monument and crypt to house the remains of these prisoners that had washed ashore. In 1867, Frederick Law Olmstead and Calvert Vaux designed Washington Park, a 30-acre expanse of land with cobblestone walkways under chestnut trees, which was later renamed Fort Greene Park. It was not until 1908; however, that a rather austere Doric style column designed by McKim, Mead and White and named the Prison Ship Martyr's Monument was erected in the park (Jackson 1995). The project area lies to the south of Fort Greene Park.

The area to the south of Fort Greene Park was predominantly rural during the 17th and 18th centuries. Roads did traverse the area, but as late as 1840, all public highways were dirt roads (HPI 2006:7). The Flatbush Road, later the Flatbush Turnpike, once ran roughly parallel to present-day Flatbush Avenue. It was first laid out as part of the Ferry Road, and improved during the early 18th century as part of the Kings Highway. The Kings Highway forked, with one branch leading to Jamaica (the Jamaica Road and later Turnpike) and the other leading to Flatbush. The Jamaica Road (now the approximate route of Atlantic Avenue) was at one point a Plank Road. Both the Flatbush Road and the Jamaica Road were part of the original Ferry Road which terminated at the ferry landing at the foot of Fulton Street in the Village of Brooklyn. Although these roads were laid out in the early 18th century, both the Flatbush and Jamaica Roads were not turned into turnpikes until the 1850s (HPI 2006:7).

Brooklyn, or Breuckelen as the Dutch called it was initially settled in the 1630s and 1640s by Walloon and Dutch farmers who settled near the shoreline north of the Fort Greene neighborhood. The settlement grew slowly into a village until the early 19th century when regular ferry service was initiated between Manhattan and Brooklyn. This made it possible for Manhattan businessmen to live in Brooklyn, and commute from their homes to their places of business. As a result, Brooklyn Heights saw very rapid residential development during the 1830s, and shortly afterward, the same development spread eastward and southward. By the 1850s the present-day neighborhoods of Brooklyn Heights, Cobble Hill, and Boerum Hill had experienced substantial development. Closer to the project area, the farms in the Fort

Greene area were in large part subdivided for development between 1840 and 1860. The subdivisions were followed by the construction of townhouses, which continued into the 1880s. By 1890, the Fort Greene neighborhood had been nearly completely developed and new development was spreading along the fringes of the neighborhood (Dolkart 1978).

The earliest landholders of the South Portland Avenue rezoning project area were the Van Couwenhoven (later Cowenhoven) family. In 1647 the Dutch West India Company allotted them a patent in the “second tier” of land grants in what would become known as Brooklyn.

The land was farmed by several generations of Cowenhovens, who lived in “a large, heavy building of the Dutch type, with humpbacked roof, shaded by enormous willow and fronting south” on the Flatbush Turnpike (Stiles 1869:134 in JMA 1995:6). Figure 3-3 depicts the approximate location of the Cowenhoven house on the east side of Flatbush Avenue to the north of the Road to Jamaica (Ratzer 1767).

Towards the end of the 18th century, John Cowenhoven was conveyed parcels of land which included the South Portland Avenue rezoning project area (JMA 1995:7). His son, also named John, inherited 130 acres of this land in 1808 (IBID). In 1823, John Cowenhoven and his wife conveyed the land to a board of trustees in order to organize the sale of the land (Liber 13:526 in JMA 1995:7). Figure 3-4 overlays the boundaries of the homestead (identified on the map under the name *Nicholas Cowenhoven*) onto the later 19th century street grid. This initial board did not advance the sale of the land, which led to the creation of a new board of trustees in 1844. The Cowenhoven Homestead (or Estate), as it was known, was immediately surveyed and subdivided into 450 lots of varying sizes (Ludlam 1844 in JMA 1995:7, 9). Present-day Block 2003, the South Portland Avenue rezoning project area, was part of this subdivision.

Detailed histories for the lots comprising the rezoning project area on present-day Block 2003 are presented in Chapter 4.4.

4 RESULTS

4.1 Previously Identified Archaeological Sites

In order to determine presence of previously identified archaeological sites on or within the rezoning project area vicinity, the Cultural Resource Information System (CRIS) maintained by the New York State Office of Parks, Recreation and Historic Preservation (SHPO), was queried. Archaeological site forms and survey reports for previous projects located within a one-quarter mile radius surrounding the current project area were reviewed to help develop a context for archaeological sensitivity and potential for encountering intact resources within the current project area.

Over the past several decades, a number of surveys have been conducted in the vicinity of the rezoning project area in association with urban renewal plans, including housing, commercial and retail developments, and an arena. Some of these surveys involved subsurface investigations on nearby blocks. Disturbed subsurface conditions were noted for many of the project areas; however, some backyards on nearby blocks did include intact soils where historic-period shaft features were identified and reported. The results of the CRIS search, including a discussion of previously identified sites followed by a discussion of relevant archaeological surveys is presented below.

4.1.1 Previously Identified Prehistoric Sites

The search in CRIS found there are no prehistoric sites located on or within one-quarter mile of the project area boundary. The project area is located within an Area of Archaeological Sensitivity, marked by a large gray circle, or stippled area that extends beyond the current project area boundary. The area of sensitivity is associated with a prehistoric site identified by Gabriel Furman during the early part of the 19th century and recorded in the SHPO files as New York State Museum (NYSM) Site #3606 (ACP Kings 2, ACP Kings No#). The site was identified on a “barren sand hill in 1826 covered with (burned) stones, 1.5-4 [feet] DBS layer of ashes, clay pipes, coarse pottery, arrowheads” and has been interpreted to be evidence of a prehistoric camp and village, in an area roughly one-half mile to the south of the current project area (Furman 1875:98 in Parker 1922).

4.1.2 Previously Identified Historic Sites

The search in CRIS found one historic site within one-quarter mile of the project area. The Atlantic Terminal Historic Site (SHPO Site number A04701.013923), is located approximately 650 feet to the southeast of the current project area, in the former backyard areas of several mid-19th century dwellings that once fronted Cumberland Street and Carlton Avenue. (Note: CRIS mapping inaccurately depicts this site on South Portland Avenue, south of the current project area; however the site form and survey reports show that the correct location of this site is three blocks to the east).

This site was identified in 1995 through a Phase II archaeological survey conducted by John Milner Associates (JMA) for the Atlantic Terminal Urban Renewal Area project (JMA 1995). The site yielded

domestic artifacts and buried brick and stone-lined shaft features (cisterns and privies) associated with the mid-19th century occupation of seven dwellings along Cumberland Street and Carlton Avenue. The National Register-eligibility of this site is currently undetermined.

4.2 Previously Conducted Surveys

4.2.1 Atlantic Terminal Urban Renewal Area

In 1985, Historical Perspectives, Inc. completed the *Phase IA Archaeological Impact Report for the Atlantic Terminal and Brooklyn Center Projects, Brooklyn, New York*. This survey was prepared in response to urban renewal plans to develop the 24-acre Atlantic Terminal parcel and the nearby Brooklyn Center parcel, the latter having a potential of 1.2 million square feet of office space. The proposed development involved demolition of existing structures and construction of mixed-use spaces, including low-rise housing, office buildings, and other recreational and retail spaces, in close proximity to major transportation hubs.

The Phase IA report involved extensive research to describe the prehistory and history of the project area and determine the potential for archaeological remains to be present. The presence of Native American paths crossing through the project area was noted, as was the possibility that the area could have been utilized in the prehistoric period for other activities, such as farming or possibly even a small, temporary habitation. However, based on subsequent development of the area from the Colonial Period through the late 20th Century, it was concluded that the project area did not have the potential to contain significant archaeological remains dating to the prehistoric period.

The historic context section of the 1985 Phase IA report highlighted several events from the historic period within the project area vicinity. Revolutionary War activity occurred in this portion of Brooklyn, however, the lack of documented encampments or battles in the project area suggested a lack of potential for significant archaeological remains to be identified. From as early as the 17th century through the early- to mid-19th centuries the project area had been utilized as farmland. The presence of associated farm and homestead buildings, as well as a tavern dating to the 18th century, was noted in the project area. However, subsequent development in the area, including mid-19th century subdivision and development of former farm tracts, construction of the Atlantic Terminal project for the LIRR at the turn of the 20th century, and the later widening of the railroad tunnel in the 20th century, would have destroyed any significant remains. It was concluded that the project area likely did not contain significant archaeological resources dating to these periods. Regarding potential archaeological remains associated with residential development in the late-19th and early-20th centuries, it was suggested that similar resources would be present, and remain protected, within properties of the two nearby historic districts (Fort Greene Historic District and Brooklyn Academy of Music Historic District).

The HPI 1985 report concluded that any potential archaeological remains within the project area would have been destroyed by construction. Development of the project area was concluded to have no impact on significant archaeological remains, and no further archaeological work was recommended.

During construction activities associated with Phase I of the Atlantic Center Housing Construction Project, numerous shaft features associated with former mid-19th century dwellings were uncovered in the northern portion of Block 2006, between Cumberland Street and Carlton Avenue (JMA 1995:1, 24). Following this discovery, in an effort to protect potentially significant archaeological resources, an agreement was made between the Department of Housing Preservation and Development (HPD) and the LPC in order to facilitate an additional, topic-intensive archaeological survey of the project area.

In 1995, *A Phase IA Second Level Topic-Intensive Documentary Study for the Atlantic Terminal Urban Renewal Area, Brooklyn, New York*, was prepared by Rebecca Yamin, Reginald H. Pitts, Robert Fitts, and Claudia Milne (JMA 1995). This report described the potential for archaeological features associated with mid-19th residential lots to be present within yet-undeveloped/undisturbed portions of the project area. The report also noted the research potential of associated archaeological data to provide insight into middle-class lifestyles during this period of Brooklyn's history (JMA 1995).

The JMA 1995 report noted that water and sewer service was not available to the area until the 1860s (water ca. 1861 and sewer between 1860 and 1868). Therefore the report concluded that the backyards of dwellings constructed by 1860 (based on historic mapping), prior to connection to these services, were sensitive for the presence of shaft features such as cisterns and privies. As these public services were likely to have been connected to the properties soon after they were made available, if shaft features were identified, they could provide a snapshot of the area's activities within a tightly controlled period of time. The potential for other domestic features to be present and intact, including trash pits, sheet middens, and former yard surfaces, was also noted.

The JMA 1995 report recommended subsurface testing through machine-excavated trenches in order to identify intact features. The testing plan took into account the location of shaft features that had been accidentally uncovered during construction on similar mid-19th century house lots to the north of Block 2006, and subsequently disturbed through unauthorized excavations in 1994 (JMA 1995:24). Noting that uncovered cisterns "appeared to be located no more than six (6) to ten (10) feet behind new construction," the testing plan recommended excavation of 30-foot long, north-south oriented, trenches through the center of the lots, in the rear yard areas, close to the original 19th century dwellings. As the former house lots were 20-foot wide, this method would allow testing to span two adjacent lots within a single trench.

Testing was also recommended near the rear property lines of the lots, where privies were likely to be located. As project actions did not call for disturbance of those areas, the testing plan recommended excavation of only a small number of east-west oriented trenches on either side of the rear property lines in order to determine the line of privies and thereby allow them to be protected during construction (JMA 1995:34).

While testing was originally recommended across a sample of 17 historic lots, following consultation between project clients, LPC, and JMA, it was agreed that exploratory testing would be limited to 12 historic lots, all located on Block 2006 (Milner 1996:1).

In October 1995, JMA commenced subsurface exploratory testing of the 12 historic lots. This was immediately followed by a data recovery effort. All of the former house lots subject to testing and data

recovery for the project had once contained dwellings built by 1860 and were connected to the sewer system between 1860 and 1868. Rebecca Yamin and Robert Fitts presented the results of these two field efforts in the 1996 report *The Archeology of Domesticity in Victorian Brooklyn: Exploratory Testing and Data Recovery at Block 2006 of the Atlantic Terminal Urban Renewal Area, Brooklyn, New York*.

Excavation of test trenches identified two disturbed and four undisturbed cisterns, four privies, five post-holes, and 3 standing walls. Data recovery fully excavated seven of the features and located and sampled an additional three features (including trash pits and an additional privy) (JMA 1996:36, 43-44).

The cistern features were located within an area approximately 5 to 15 feet behind the rear of the 19th-century dwellings. Constructed of brick, with mortar-lined walls and floor, the cisterns were from five to seven feet in diameter and five to eight-foot-deep. The floors of the cisterns were broken, a common practice following abandonment of the water-collection system, to allow for proper drainage.

The privy features were identified near the rear property lines. These circular shaft features were constructed of stone, and were approximately four to six-feet in diameter and eight to nine-foot-deep.

It was determined that most of the households within the project area had back-filled their cisterns and privies soon after plumbing was installed in their homes. Following abandonment of their original uses, the holes were used as receptacles for garbage and furnace waste, providing an inexpensive and convenient way to dispose of such items prior to the availability of public garbage removal in Brooklyn (JMA 1996:44). The report concluded that as the fill from these shaft features was “primary refuse associated with the inhabitants of the respective lots, the recovered artifacts can provide detailed information on middle-class life in Victorian Brooklyn” (JMA 1996:45).

4.2.2 Atlantic Yards Redevelopment Area

In 2006, Faline Schneiderman-Fox of Historical Perspectives, Inc. (HPI) prepared *Stage IA Archaeological Documentary Study, Atlantic Yards Arena and Redevelopment Project* for AKRF (HPI 2006). The Atlantic Yards Redevelopment Area is located approximately 500 feet south of the current project area, on the south side of Atlantic Avenue. A number of lots within 8 different blocks were assessed for archaeological sensitivity. The potential for mid-to late-19th century shaft features was noted and testing was recommended on several lots within two blocks (Block 1119, Lot 1, and Block 1127, Lots 48, 50, 55 and 56); one of these lots was also noted to have the potential to contain mid-18th to mid-19th features (Block 1127, Lot 48) (URS 2010:1.1).

Phase IB testing was conducted by URS, and carried out in two separate fieldwork episodes -2007 and 2010- due to the presence of standing structures during the first investigation.

The 2007 survey, *Phase IB Archaeological Investigations for Atlantic Yards Arena and Redevelopment Project, Block 1119, Lot 1 and Block 1127, Lots 55 and 56*, was prepared by Alyssa Loorya of URS for Forest City Ratner Companies, developers of the project area. The goal of the survey was to determine the presence of shaft features associated with mid- to late-19th century residential development within the area of archaeological potential. The subsurface testing plan involved use of backhoe excavated trenches.

Block 1119, Lot 1 was comprised of several consolidated lots, on which once stood mid-19th century dwellings, a coal yard and carriage factory, a gas station, and car rental agency. A ground penetrating radar (GPR) survey was conducted in the area of the former gas station to identify possible buried gas or oil tanks. The GPR survey identified possible shaft anomalies; however trenching within that portion of the project area, as well as within other sensitive areas of the lot, did not find evidence of intact deposits or features.

The mid-19th century dwellings on Block 1127, Lots 55 and 56, had recently been demolished. The rear of these yards had been determined unlikely to have intact features due to later building construction in these areas; the mid-section of the property, more directly behind former 19th century dwellings, was tested for the presence of shaft features, in particular, cisterns. Foundation remains of former dwellings were encountered; however no intact deposits or features were encountered.

Subsurface testing did not identify intact archaeological deposits or features and no further work was recommended for this portion of the project area.

The remaining parcels, were surveyed by Loorya in 2010, and reported in *Phase IB Archaeological Testing, Atlantic Yards Arena and Redevelopment Project, Blocks 1127, Lots 48 and 50, Brooklyn, New York* (URS 2010). This survey involved excavation of a small number of shovel test pits and machine-excavated trenches.

The project area had been determined sensitive for the presence of mid-19th century shaft features associated with former dwellings; it was also sensitive for features associated with a dwelling dating to ca. 1839, and possibly as early as 1766/1767 (URS 2010:1.5).

Testing found disturbed subsurface conditions across the project area, with modern construction debris extending beyond seven feet below the surface. No intact archaeological deposits or features were identified and no further work was recommended.

4.2.3 29 Flatbush Disposition

In 2008, Celia Bergoffen completed two Phase IA survey reports for two adjacent lots (Lot 19 and Lot 40) in Downtown Brooklyn. The surveys involved background research to determine archaeological sensitivity and site visits to document existing conditions. The surveys were prepared for Philip Habib & Associates in preparation for the sale of the City-owned Lot 40 and its merger with the adjacent Lot 19, owned by 29 Flatbush, LLC, in order to construct a 41-story residential building with ground-floor retail and parking on both lots.

In May 2008, the first report was completed for the smaller Lot 40, *29 Flatbush Avenue Disposition, Block 2106 Lot 40 – Brooklyn, New York, Phase IA Archaeological Assessment*, and in June 2008, the second report was completed for the larger Lot 19, *29 Flatbush Avenue Disposition, Block 2106 Lot 19 – Brooklyn, New York, Phase IA Archaeological Assessment*.

Historical cartographic analysis noted the presence of a brick structure on the lot in 1855 (Perris). Bergoffen noted that while it was possible the potable water needs of the mid-19th occupants were met by the use of a public cistern, she concluded that the lot would have required a privy. An addition to the rear of the building was later constructed, and remains visible in the field through during the site walkover suggested this structure may have had an unfinished and possibly shallow cellar. It was suggested that construction of this addition likely disturbed any potential remains of a privy in the rear of the yard. In addition, more recent trenching activity conducted in the former yard area of the property would have destroyed any truncated features. It was therefore concluded that the project area was not sensitive for potential archaeological remains.

Cartographic analysis again noted the presence of structures on the lot by 1855 (Perris). As discussed with Lot 40, above, residential properties from this period would have contained privies, and possibly cisterns. At the end of the 19th century the Orpheum Theater was constructed on the property, encompassing almost the entirety of the lot and including a foundation that extended at least three feet below grade.

4.3 Project Area Walkover

A walkover of the rezoning project area was conducted August 10, 2017. A second walkover was conducted on October 26, 2017 in order to better observe the backyard areas of Lot 37. Generally, the topography of the project block and vicinity slopes upwardly to the northeast. The upward slope of the land seems more pronounced along South Elliott Street, visible in the construction of a stepped-brick property wall along the side of 62 Hanson Place. The land along South Elliott Street, within Lot 19, was several feet lower in elevation than that along Hanson Place and South Portland Avenue.

The 8 lots that comprise the project area include a variety of land uses and building types. These include a church and associated community facility, two professional buildings built in the 1920s and bookending several vacant lots, yard areas, and paved and unpaved parking lots. Below is a detailed discussion of the project area walkover by lot, beginning with the rezoning project Applicant's property at 142-150 South Portland Avenue (Lot 37), then continuing in a counter-clock-wise direction towards the properties on Hanson Place (Lots 34-29, 19) and South Elliott Street (Lot 19).

4.3.1 Lot 37

The Applicant's property is located at 142-150 South Portland Avenue. The building at this address appears to be comprised of two physically connected structures, with varying heights, unified by a white façade (Photo 1). The northern structure is shorter, 2-story in height, and extends slightly further east along the sidewalk line, while the southern structure is a taller, 3-story structure (Photo 2). Both buildings have a ground/lower level. These buildings provide housing and food distribution services to the community in association with the Hanson Place Seventh-Day Adventist (SDA) Church, a New York City and National Historic Landmark located outside of and east of the project area at 88 Hanson Place (Photo 3). A sign noting the association with the Hanson Place SDA Church is visible above the entrance of the northern structure. The southern building is marked with the street address 150 South Portland Avenue (Photo 2).

The southern structure occupies the street addresses 148, 150 and 152 South Portland Avenue (Block 2003, former Lots 40, 41 and 42). Just south of the project area, a row of 2 ½-story, mid-19th century brick dwellings is visible (Photo 4). A view of the row houses adjacent to the community facility at 150 South Portland Avenue suggests that this structure may be comprised of three similar row houses, renovated, refaced and repurposed to meet the needs of 20th century occupants of the property. Despite the white facing at 150 South Portland Avenue, the façade of the row houses and this structure are relatively flush with one another. Also, examination of the window-lines on the lower, first, second, and top floors of these buildings suggests similar construction. Though the community facility at 150 South Portland Avenue has a full third floor level (as compared to the adjacent 2 ½-story row houses), this may be a later improvement to the earlier structures. Further evidence that the structures within and adjacent to the south of the project area may have a common date of construction is found in a property deed from 1980, where the maintenance of a shared fire protection sprinkler system between 150 and 154 South Portland Avenue, is discussed (Reel 1170, Page 1710); however, it is also possible that the sprinkler system is a later addition to the buildings.

The northern structure occupies the street addresses 142, 144 and 146 South Portland Avenue (Block 2003, former Lots 37, 38 and 39). It is not clear if this structure is the result of renovations to the ca. 1860 dwellings or a completely new structure built within the same footprint. Tall windows along the street (eastern) side of this structure suggest it is a 1-story building with a high/vaulted ceiling and a lower/basement level, the roofline extending as far as the second floor of the 3-story structure to the south (150 South Portland Avenue). However, a view of the back (western side) of the structure suggests more variation to the levels within the building (Photo 5). Windows located near the northern end of the structure depict two floors above the lower level, while two larger windows and a large doorway to the south mimic the view from the street, suggesting the southern (or at least central) portion of the structure is a vaulted 1-story above the lower level. Along the back of the structure there are also three lower-level (or ground floor) doors leading out to the yard; the location of these doors, seems to demarcate the rear entrance of the three dwellings that once occupied the space, supporting the idea that the current structure may have utilized at least some of the frame of the ca. 1860s buildings.

The yard areas behind the structures at 142-150 South Portland Avenue are open to one another, essentially creating a 120-foot wide backyard, with different activity areas. Tall, vegetation-covered, chain link fences bound the northern and western sides of the yard; a lower chain link fence bounds it to the south, separating it from the residential property at 154 South Portland Avenue. The ground surface of the backyard at 142-150 South Portland Avenue is the same grade as the adjoining residential lots to the south.

At the ground level, there are six doors leading from the buildings into the backyard, three along the northern structure (noted earlier) and three along the southern structure (Photo 5 and Photo 6). The yard is also accessible from a first floor balcony, which runs the length of the northern structure, via a metal staircase at the north end of the yard (Photo 5). An awning extends from the base of the balcony, stretching approximately five feet over the yard. The area below the awning appears to function as outdoor work and storage space for the food kitchen located on the lower level of the building (Photo 7).

Large, cement-covered stone pavers cover the ground surface extending approximately 12 feet from the back of buildings at 142-150 South Portland Avenue, and provide a path along the northern and western

sides of the yard. Three grates/ metal doors were noted directly behind the southern structure, providing access to what appeared at least in one spot to be a stone-lined cellar area under the building (behind former address 148 South Portland Avenue) (Photo 6); similar features were not noted behind the northern structure.

Much of the northern half of the yard is covered by a large swath of artificial turf, providing a softer play surface where a slide now stands; another piece of play equipment was noted off to the southeast side of the yard, likely removed from this area and temporarily being stored there (Photo 7). A low, white wooden fence provides a boundary between this artificial turf play area and the work area behind the northern building. The stone pavers are present around the western and southern sides of the artificial turf space, and at one point may have also extended across this area.

The stone pavers extend further south and west towards an approximately 15 by 8-foot-wide white gazebo (Photo 8). The gazebo is in the western-central portion of the yard, behind former 148 South Portland Avenue. Small wooden support posts were visible below the structure.

The southern half of the yard is occupied by a large cement pad; the overall shape of the pad is somewhat square, with a long, rectangular section set at a southeasterly angle and flanked by two semi-circles running through the middle of it (Photo 9). A flag pole stands in the eastern end of the pad.

Two utility poles were noted along the rear line of the yard, one behind former 146 and the other behind former 152 South Portland Avenue.

Two long, narrow vegetable garden beds were noted in the yard, one along the southern perimeter and the other to the north of the artificial turf play area. Garden beds, approximately 4-feet wide, also lined the northern and western edges of the yard, behind the stone pavers. Vegetation in these beds was mainly low growing plants and vines extending up the fences. However, one large-diameter tree was noted near the fenceline behind former 146 South Portland Avenue.

The southwestern corner of the property, at the edge of the concrete pad, appears to be a temporary storage area containing discarded debris, such as old wood, e-waste material (old televisions, etc.) and propane tanks, neatly ordered along a short section of chain link fence (Photo 9). The exact function of this fence section is unclear; it is on the same angle as the rectangular-shaped section of the concrete pad, both of which lead to the southwest corner of the yard.

Several gates were noticed along the fencelines leading to adjoining properties. One gate provided access to 154 South Portland Avenue to the south. In the western “party wall” chain link fence, a gate was noted at the southwest corner of the yard, opening onto the southern end of Lot 19. However, the ground surface in the adjacent portion of Lot 19 was approximately 6 feet below the grade of Lot 37. It is not clear when this significant change in grade occurred. Remnants of a ladder or staircase between the two lots at this gate were not noted, but a large cement wall along the eastern edge of Lot 19 (perhaps a retaining wall) may have obscured/removed any evidence.

Further to the north along this western fenceline two staircases, now blocked off, were noted leading from Lot 37 down to the lower grade of Lot 19. In the vicinity of these staircases, the grade change between the two lots was approximately 4 feet. The larger set of stairs, approximately 12-feet-wide, was behind the gazebo, and blocked off by low fencing and neatly stacked wood (Photo 10). The second, narrower set of

stairs was at the north end of the “party wall” fenceline; it was also blocked off by low fencing, but was filled with soil and several small trees were growing out of the stairwell, suggesting it may have gone out of use earlier than the larger staircase to the south (Photo 11). While vegetation and fencing covered much of these stairs from view within Lot 37, a view east towards Lot 19 and Lot 37 from midblock on South Elliott Street provided a better view of the stairs behind the gazebo (Photo 12). The stairs appeared to be constructed of bluestone, and to be part of a north-south oriented stone wall, marking the eastern end of Lot 19. The stone wall is roughly 4-feet-high, capped with bluestone and white metal rails, and may have also served as a retaining wall between the two grades. The period of construction and exact purpose of this staircase is unclear, but it seems likely that it could date to the mid-20th century when the Seamen of Norway owned Lot 19 and the Seamen of Sweden owned Lot 37, providing a place for sailors to rest while in port.

No evidence of former outbuildings or subsurface features was noted during the walkover. In addition, no areas of significant subsurface disturbance (i.e., drainage, etc.) were noted.

4.3.2 Lot 34

The southwest corner of Hanson Place and South Portland Avenue is occupied by 80 Hanson Place, an 8-story brick building (Photo 13). Built in the 1920s, it still bears the title of “Professional Building,” engraved in the stone archway above the entrance. The building is 40-feet-wide along Hanson Place and extends 90 feet along South Portland Avenue (occupying Block 2003, former Lots 34 and 35). It remains a mixed-use building. The first floor of the building is currently occupied by the Museum of Contemporary African Diasporan Arts (MoCADA), their signage visible on the exterior of the building. A CitiBike station is located east of the building along South Portland Avenue.

This property is currently in use and all photographs and field observations were taken from publicly accessible spaces. Lot 34 extends another approximately 20 feet south of the building and then 100 feet to the west, parallel to Hanson Place (occupying Block 2003, former Lot 36). Within this area south of the Professional Building there is a narrow, roughly 15-foot-wide paved driveway accessible from South Portland Avenue. The rear of the approximately 20-foot-deep driveway is marked by a fence.

North of the driveway is a roughly 5-foot-wide ramp attached to and running along the south side of the Professional Building. The ramp extends westerly past a gate at the north end of the driveway fenceline. The remainder of the lot, which extends for another approximately 80 feet past the fence, is at least partially overgrown with vegetation, including trees and vines visible from the street along South Portland Avenue and Hanson Place (Photos 14 and 15). However, evidence of possible subsurface disturbance or surface or subsurface features could not be ascertained at this time as a clear view of the parcel was not available.

4.3.3 Lots 33, 32, 31 and 30

These four lots, spanning an 80 foot section of Hanson Place, are situated between the Professional Building at 80 Hanson Place (to the east) and the paved parking lot and building at 62 Hanson Place (to the west) (Photo 14). All photographs and field observations were taken from publicly accessible spaces.

All four lots are currently vacant. From east to west, the street addresses of these four lots are 76, 74, 72 and 70 Hanson Place (Lots 33, 32, 31 and 30, respectively). The outline of a now-demolished mid-19th century, 3-story dwelling that once occupied Lot 33 is visible along the exterior brick wall of 80 Hanson Place (Photo 14).

The street side of these lots is marked by a continuous chain link fence (Photo 14). A pedestrian gate on Lot 31 provides access to all four lots, as there are no north-south oriented fences separating the 20-foot wide lots from one another.

The ground surface across the lots is graded gravel, through which some vegetation is beginning to emerge (Photo 15). Concrete pavers extend through the center of this four vacant lot parcel, within Lots 32 and 31; the pavers closest to the street are embellished with broken fragments of ceramic (Photo 15). This path is associated with a flea market that operated on Lots 32 and 31 ca. 2011. A water meter cover is visible at the ground surface within Lot 31, approximately five feet south of the chain link fence and to the east of the concrete path (Photo 15). A wooden utility pole was also noted in the northwest corner of Lot 31 (Photo 14).

Lots 33, 32, and 31 are 95-feet-deep, while Lot 30 is 100-feet-deep. The southern boundary of these lots is marked by a variety of fence styles, including chain link and plywood, much of it overgrown and obscured by vegetation growing in the southwesterly portion of Lot 34 (Photo 15). Denser areas of vegetation were noted in the south of Lot 31 and southwest of Lot 30; this may suggest the presence of below ground features in these areas.

4.3.4 Lot 29

This lot is situated adjacent to and west of the four vacant lots discussed above. The street address of this lot is 68 Hanson Place. Lot 29 encompasses the eastern half of a paved parking lot utilized by 62 Hanson Place (Photo 16). The western half of the parking lot is part of Lot 19 (Block 2003, former Lot 28). Both Lot 29 and Lot 19 are owned by The Salvation Army.

A high metal fence and gate mark the north end of the parking lot. Just past the gate a manhole is visible in the western (Lot 19) half of the parking lot, likely associated with sewer and storm water drainage improvements undertaken by the Salvation Army on Lots 19 and 29 ca. 2008 (Salvation Army, proposal for storm and sewer system, CRFN 2008000389002, on ACRIS). Several cars were parked along the eastern half of the parking lot, possibly obscuring subsurface drainage (or other utility) disturbances within Lot 29. The level of subsurface disturbance that may have occurred within Lot 29 in association with this work is not clear.

The eastern boundary of Lot 29 is marked by a chain link fence, separating it from the four vacant lots. The south and southwestern ends of the lot are adjacent to one-story extensions of 62 Hanson Place. A large storage container bin is also visible at the south end of the lot.

4.3.5 Lot 19

The southeastern corner of Hanson Place and South Elliott Street is occupied by 62 Hanson Place (Photo 17). The main entrance of this 12-story building, built in the 1920s (Hyde 1929), is located on the western side of the building, along South Elliott Street. Lot 19 is owned by The Salvation Army.

As noted in the description of Lot 29 above, immediately east of the building is a paved parking lot (Photo 16); the western portion of the parking lot is part of Lot 19 (this area is Block 2003, former Lot 28). At the rear of this area stands a one-story extension of 62 Hanson Place; while not clear if this part of the structure contains a basement level, its construction likely either heavily disturbed or covered former backyard shaft features (i.e. cisterns or privies) that may have been present in association with ca. 1855 (Perris) residences on former Lot 28. It is possible that such shaft features may be present to the north of this structure.

A manhole was noted at the northern end of this parking lot, likely associated with sewer and storm water drainage improvements undertaken by The Salvation Army ca. 2008. The vertical and horizontal extent of subsurface disturbance across this area in association with these utility improvements is unclear.

At the south end of the building is a 3-story addition built ca. 2008, as well as an elevated patio constructed to the east of this addition (Photos 18 and 19). Past the addition is a backyard. A large lawn takes up most of this area, with a cement pathway extending from the addition along the north and then east sides of the lawn. The western, or street, side of the backyard is marked by a stepped brick wall, approximately 7-feet-tall and capped with cement. A symbol depicting two crossed anchors topped by a small circle, constructed of concrete or stone inlaid into this section of the brick wall, is visible from the street side (Photo 20); this symbol is likely associated with the Seamen of Norway, Inc., an organization that owned the property in the mid-20th century prior, to its sale to The Salvation Army.

The eastern end of the lot within the backyard is marked by a rough-cut, mortared stone wall, approximately 4-feet-high and capped with blue stone, and topped with white metal rails (see Photo 12). Note, this is the same stone wall (and associated features) discussed earlier in the description of Lot 37. This eastern boundary marks the edge of the historic residential lots that fronted South Elliott Street and South Portland Avenue beginning in the mid-19th century. Vegetation behind this wall appears to obscure a high chain link fence, likely erected at the rear of Lot 37 (142-150 South Portland Avenue). The stone wall may be a remnant of a “party wall,” erected to separate the yards of residential properties backing up against one another; it may also have been constructed as a retaining wall at some point (JMA 1995).

Within this stone wall, approximately 20 feet from the south end of the backyard, there is a defunct staircase, comprised of at least 6 bluestone steps, leading up to the east side of the property line party wall, connecting Lot 19 to Lot 37. A section of vegetation covered chain link fence blocked the top of the steps.

This bluestone staircase connected lot(s) fronting South Elliott Street with one on South Portland Avenue. It is situated in the vicinity of 149/151 South Elliott Street (Block 2003, former Lots 20 and 19, respectively), backing up to 150/152 South Portland Avenue (Block 2003, former Lots 41 and 42, respectively). As early as 1887 (Sanborn) a roughly 20-foot-by-15-foot frame outbuilding is depicted along the rear line of 150 South Portland Avenue; this may be associated with the bluestone staircase.

However, it seems more likely that that the staircase may be associated with the mid-20th century use of Lot 19 by the Seamen of Norway and Lot 37 by the Seamen of Sweden, where they provided housing for sailors at port and may have combined resources at these facilities. It is unclear at this time when the stone wall and staircase were constructed and what their exact function was intended to be.

The south end of the backyard area is lined with mature trees. The entire rear yard is enclosed; a brick wall extends along its west and south boundaries. The brick wall lining the South Elliott Place side of the backyard extends easterly behind the line of trees, marking the southern edge of the yard. The cement path that leads through the backyard ends at an opening on the east side of this wall, where four brick and cement steps provide access to the lower-lying parking area at the south end of Lot 19.

This southern parking area is approximately two feet lower than the backyard area to the north. It is not clear what these differences in elevation are the result of, although they do seem to follow the natural slope of the land upwards to the northeast. It is possible that the backyard to the north of the brick wall may be higher due to landscaping activities associated with mid-20th century occupation of the property. The lower-elevation in the parking area may also be the result of 20th century grading for construction of a 1-story structure, razed sometime after 2013 (Google Street View October 2013; November 2016). The elevation of this portion of the block in the mid-19th century, when these former residential lots were first developed, is also not known.

Looking north from the parking area towards the backyard, there are notable differences in the southern side of the brick perimeter wall. This side of the wall bears a cement façade, crumbling in areas to expose the underlying brick. In addition to the different façade, three courses of cinderblocks are visible below the cement-faced brick wall (Photos 21 and 22). These underlying courses of cinderblock may provide evidence that the area to the north was raised in elevation during construction of the backyard.

Two brick pillars spaced approximately three feet apart stand along the south side of this wall, just east of the brick and cement stairway noted earlier (Photo 22). These pillars are the same height as the brick and cinder block wall to the west, and are also capped with cement; however they appear to be comprised of brick only (no cinder block). These brick pillars are similar to those situated along the stepped section of perimeter wall, to the west of the backyard. A section of wall behind (north of) these two pillars extends easterly to the eastern end of the lot and is in line with the brick and cinder block wall west of the stairs. However, upon closer inspection, this section of wall appears to be constructed entirely of cinderblock (no brick). This suggests that it was been constructed separately from the brick and cinder block perimeter wall to the west. The two brick pillars may mark a former entranceway between the two yards, which was later blocked when the area's function or layout was changed.

As noted above, this southernmost portion of Lot 19 (former Block 2003, Lots 17, 18 and 19) is currently utilized as a parking area, separated from the sidewalk by a tall chain link fence and gate (Photo 23). A small storage container near the sidewalk and basketball hoop near the rear were also noted (Photo 22). The east end of this area is marked by a high concrete wall with drainage holes, ranging in height from approximately 11 feet at its southern end to about 7 feet at its northern end, following the natural slope of the topography (Photo 22).

Additional evidence of 20th century occupation of this area was also noted in the uneven nature of the ground surface (Photo 23). The northern half of this area, comprised of weathered pavement, stood

adjacent to an uneven, compacted gravel surface to the south. This is the location of a former structure, razed sometime after 2013, as noted above.

The south end of this area, and of Lot 19, is marked by two segments of roughly joined wall approximately 6-feet-high and topped with a chain link fence (Photo 24). The older, western half of the wall is comprised of cement-covered stone/brick, and is approximately 40-feet-long; the more recently built, eastern half of the wall is comprised of sections of concrete. It is not clear when the older section of wall dates to. It may be associated with the former 1-story 20th-century structure or with the mid-19th century residential building on the parcel. These segments of wall separate Lot 19 from the large residential development to the south (161 South Elliott Place), built as part of the urban renewal plans for the neighborhood (Photo 17) and outside the current rezoning project area.

4.4 Development History of Project Lots

4.4.1 Documentary Research in Prior Surveys

The earliest landholders within the project area were the Van Couwenhoven (later Cowenhoven) family. In 1647 the Dutch West India Company allotted them a patent in the “second tier” of land grants in what would become known as Brooklyn; the first tier of patents were located along the waterfront of the East River by an established ferry service, while the second tier patents were located inland of these (Stiles 1869 in JMA 1995).

Later maps depict the area occupied by the Cowenhoven homestead, described as stretching roughly from Fort Greene Park west to the present intersection of Fulton, Rockwell and Lafayette Streets; then south and west to the intersection of Atlantic and Flatbush Avenues at Fort Greene Place; thence southeast on Atlantic Avenue to Fulton (Figure 4-1) (JMA 1995:6). The land was farmed by several generations of Cowenhovens, who lived in a house that once stood east of Flatbush Avenue and north of the intersection of Fort Greene Place and Atlantic Avenue (Stiles 1869:134 in JMA 1995:6) (see Figure 3-2). The home was demolished around the time of the Civil War, and later development at this location included construction of a meat packing plant (Hyde 1915 in JMA 1995:6).

Towards the end of the 18th century, John Cowenhoven was conveyed parcels of land that included the current project area (JMA 1995:7). In 1808, his son, also named John, inherited 130 acres of this land (ibid). He resided in the family home and farmed the land until 1823, at which point he and his wife conveyed the land to a board of trustees in order to organize the sale of the land (Liber 13:526 in JMA 1995:7). This initial board did not advance the sale of the land, which led to the creation of a new board of trustees in 1844. The Cowenhoven Homestead (or Estate), was immediately surveyed and subdivided into 450 lots of varying sizes (Ludlam 1844 in JMA 1995:7, 9).

There was, however, a rather uniform size to the lots along the north-south oriented streets, as well as those fronting Hanson Place (then called University Place) in the vicinity of the project area. The Ludlam survey depicts many of these lots as 25 feet wide by 100 feet deep. Many of the blocks were 200-feet wide, creating a north-south oriented “center boundary line” where the rear of the lots fronting side streets

such as South Portland Avenue (then called simply Portland Avenue) and South Elliott Place (then called Hampden Street) met, and these boundary lines were sometimes marked by a physical “party wall” (JMA 1995:9). Within the South Portland Avenue project area there were approximately 20 lots (numbered 302 to 306 on South Portland Avenue, 349 to 356 on Hanson Place, and 341 to 348 on South Elliott Place). Figure 4-1 depicts the lots in the vicinity of the project area (Ludlam 1844 in HPI 1985: Figure 32).

By 1850, sporadic development is depicted within the Cowenhoven Homestead lots along Atlantic Avenue and along the blocks to the east of the project area, including the east side of South Portland Avenue (Dripps 1850, as reproduced in HPI 1985: Figure 15). The majority of the block, including the project area, remained undeveloped at this time. However, over the next five years, residential development began in the northwest corner of Block 2003, in an area lying within the South Portland project area (Perris 1855). The block, along with the surrounding neighborhood, continued to develop at a rapid pace during this period. A discussion of development within the project area is presented below by current lot number, following the subchapter on block and number changes.

4.4.2 Block and Lot Designations Through Time

The block and lot numbers within the rezoning project area have changed over time, and are worth noting, prior to a lot-specific discussion below. The rezoning project area is currently comprised of eight lots on Block 2003 (Lots 19, 29, 30-33, 34, and 37). When the project area was developed in the mid-19th century as part of a middle class suburban neighborhood, it was divided into mostly residential lots, roughly 20-by-100-foot in size. Figure 4-2 presents an 1877 map depicting the lot lines that would persist across the project area from the 1860s through the 1920s, and for some lots through the mid-20th century (Perris 1860; Dripps 1869; Guzman 1877; Hyde 1920, 1929).

Today, some of the lots fronting Hanson Place are the same size as when they were first developed (Lots 29 through 33). Others are much larger (Lots 19, 34 and 37) the result of continual consolidation of the original residential lots into larger parcels to meet the changing needs of the neighborhood.

Table 4-1 depicts the changing block and lot numbers over time, and also includes the addresses associated with the lots at the maximum state of division (ca. late 1860s through the 1920s), before consolidations began.

Table 4-1

Block and Lot Number Designations Through Time with Addresses

| Current Block 2003 Lot Number | Previous Block 2003 Lot Number | Historic Blocks 46/167 Lot Number | Address |
|--|---|--|--|
| 19 | 28 | 8 | 66 Hanson Pl |
| | 27 | 9 | 64 Hanson Pl |
| | 26 | 10 | 62 Hanson Pl |
| | | | 137 S Elliott (rear of 62 Hanson Pl) |
| | 25 | 11 | 139 S Elliott Pl |
| | 24 | 12 | 141 S Elliott Pl |
| | 23 | 13 | 143 S Elliott Pl |
| | 22 | 14 | 145 S Elliott Pl |
| | 21 | 15 | 147 S Elliott Pl |
| | 20 | 16 | 149 S Elliott Pl |
| | 19 | 17 | 151 S Elliott Pl |
| | 18 | 18 | 153 S Elliott Pl |
| 17 | 19 | 155 S Elliott Pl | |
| 29 | 29 | 7 | 68 Hanson Pl |
| 30 | 30 | 6 | 70 Hanson Pl |
| 31 | 31 | 5 | 72 Hanson Pl |
| 32 | 32 | 4 | 74 Hanson Pl |
| 33 | 33 | 3 | 76 Hanson Pl |
| 34 | 34 | 2 | 78 Hanson Pl |
| | 35 | 1 | 80 Hanson Pl |
| | | | 138 S Portland Ave (rear of 80 Hanson Pl) |
| 36 | 66 | 140 S Portland Ave | |
| 37 | 42 | 60 | 152 S Portland Ave |
| | 41 | 61 | 150 S Portland Ave |
| | 40 | 62 | 148 S Portland Ave |
| | 39 | 63 | 146 S Portland Ave |
| | 38 | 64 | 144 S Portland Ave |
| | 37 | 65 | 142 S Portland Ave |

The earliest block number was Block 46, which persisted until at least 1880 (Hopkins). By 1886, the block was renumbered as Block 167 (Robinson 1886), a number which appears again in the Bromley 1893 Atlas, and likely continued in use until ca. 1898 (Ullitz). The lots were numbered from 1 to 66, beginning in the northeast corner of the block and continuing in a counterclockwise direction around the block. The lot numbers within the project area remained consistent between these two block-renumbering episodes (Table 4-1). During this time, the project area was comprised of 26 separate residential lots, including Lots 1 through 10 along Hanson Place, Lots 11 through 19 along South Elliott Place, and Lots 60 through 66 along South Portland Avenue.

The final redesignation of the block as Block 2003 appears to be associated with the 1898 municipal consolidation of New York City that led to the creation of the Borough of Brooklyn. A map of the newly minted borough depicts Block 2003 in bold lettering, and also includes in italicized print 167 and 46 (the latter noted as old) as the “block numbers of map on file at the assessor’s office.” There is some discrepancy in the late-19th century mapping regarding the timing of this number change, as an 1887 Sanborn map is the first to depict Block 2003, while the 1893 Bromley still holds the designation of 167. While it is possible the 1893 map number may have been out-of-date, perhaps it is more likely that the block number on the Sanborn reflects an unreferenced later update to the mapping. Despite this discrepancy, it seems safe to assume that the current block number was in use by the end of the 19th century. All subsequent Hyde Atlas’s (1904, 1920, 1929) depict Block 2003, with the earliest two (1904, 1920) referring parenthetically to the previous block number 167.

When the current block number first appeared on the 1898 atlas map, the lot numbers associated with Blocks 46 and 167 were still shown. This further suggests that the change in block number was new at this time. By 1904 (Hyde), the lot numbers were updated, with Lots 1 to 72, beginning in the southwest of the block and continuing in a clockwise direction. Within the project area, the lots were renumbered as the following: Lots 26 to 35 on Hanson Place, Lots 17 to 25 along South Elliott Place, and Lots 36 to 42 along South Portland Avenue.

By the mid-20th century, many of the former residential lots had been consolidated, particularly along South Elliott Place and to a lesser degree along South Portland Avenue. Figure 4-3 depicts the lot lines as they appear today reflected on an earlier tax parcel map (ACRIS 1957).

4.4.3 Cartographic Analysis Results by Lot

A history of the development of the rezoning project area lots is presented below, organized by current lot number. This section is based on cartographic and photographic analysis, limited review of 20th century deeds available on-line through ACRIS, and information gleaned from local histories and archaeological survey reports associated with nearby project areas. The following historic atlas maps helped to depict the development, or lack thereof, across the project area; some are included as figures.

- William Perris’s 1855 and 1860 *Maps of the City of Brooklyn* (Figures 4-4 and 4-5)
- Mathew Dripps’s 1869 *Map of Brooklyn and Vicinity* (Figure 4-6)
- G.M. Hopkins, Co. 1880 *Detailed Estate and Old Farm Line Atlas of the City of Brooklyn*
- *Robinson’s Atlas of the City of Brooklyn* 1886

- Sanborn Fire Insurance Company 1887 (Figure 4-7), 1904, 1915 and 1939 (*Figure 4-11*) *Fire Insurance Maps of the Borough of Brooklyn*
- Bromley's 1893 *Atlas of the City of Brooklyn*
- Hugo Ullitz's 1898 *Atlas of the Brooklyn Borough of the City of New York* (Figure 4-8)
- E.B. Hyde & Co.'s 1904 (Figure 4-9), 1920 and 1929 (Figure 4-10) *Atlas of the Borough of Brooklyn*

4.4.3.1 Lot 37

This large lot is the result of the consolidation of six former residential lots that were first developed between 1855 and 1869. The lots were consolidated during the 20th century.

While some portions of the project area were developed by 1855 (Figure 4-4), the earliest development on Lot 37 occurred between 1855 and 1860, when three dwellings were built at 142, 144, and 146 South Portland Avenue (Block 46 Lots 65, 64, and 63, former Block 2003 Lots 37-39, respectively). The Perris 1860 map (Figure 4-5) depicts a row of four houses that also included 140 South Portland Avenue, to the north, all on 20-foot-by-100-foot lots (Block 46 Lot 66, former Block 2003 Lot 37).

These brick/stone buildings were 3 ½-stories tall with basements and 1-story rear frame extensions. They were 20-feet-wide and approximately 45-feet-long. From 1887, the dwellings are depicted as 3-stories high (Figure 4-7); this may suggest they were originally constructed with Mansard roofs that were later removed, accounting for the difference of ½ story.

The footprint of the three dwellings at 142-146 South Portland Avenue remained unchanged through at least 1939 (Sanborn) (Figure 4-11). No outbuildings were depicted on their lots.

At some point after 1939, the three dwellings appear to have been demolished and replaced by the current building at 142 South Portland Avenue, which stands 2-stories high. The footprint of this building seems to be about the same as the three earlier dwellings it replaced, as visible in a recent aerial photograph (Figure 4-12).

To the south of the ca. 1860 row of houses, another row of houses was built by 1869 (Figure 4-6). Prior to their construction, this southern half of present-day Lot 37 was part of a larger, 100-foot-deep by approximately 190-foot-long commercial property. The exact use of the lot is not clear; the Perris 1860 map refers to it in a category that includes the following types of business: *bakers, boat builders, brewers, comb makers, copper smith with forges, dyers, malt houses, wheelwrights, brush, floor cloth, oil, oil cloth, hat and tobacco manufactories, type and stereotype founders, and private stables.*

The buildings on the lot do not clearly define the use of the property, though the character of the developing suburban middle-class neighborhood suggests that the parcel may have been used as a private stable. The buildings on the lot included two adjacent 1-story frame structures, each approximately 10-foot-by-20-foot in size. The structures were situated near the center of the large lot, approximately 25 feet west of the street within the area later developed with dwellings at 152 and 154 South Portland Avenue (Block 46 Lots 60 and 59, later Block 2003 Lots 42 and 43). The northernmost of the two frame

structures stood within the current project area, at the south end of Lot 37. Construction of the row house at 152 South Portland Avenue would likely have destroyed any evidence of this frame structure; however, associated deposits may remain present below the ground surface.

The 1869 Dripps map shows this business parcel divided into approximately 20-by-100-foot lots with dwellings (Figure 4-6). The 1877 Guzman map further confirms the new lot layout (Figure 4-2). The 1886 Robinson map is the first to more clearly depict the row of brick structures at 148 to 152 South Portland Avenue, which were 20-foot-wide by approximately 45-foot-deep. Later maps define them as 2 ½ -stories high with basements, and 1-story frame extensions at the northwest corner of the buildings (Hyde 1904) (Figure 4-9). The houses at 150 and 152 South Elliott Place are consistently depicted set back approximately ten feet from the street, in line with the rest of the row houses developed at the same time to the south. While some late-19th century maps inconsistently depict the front and rear lines of the dwelling at 148 South Portland Avenue, it is likely that the façade of this building was flush with the row of homes it was developed alongside to the south. The dwelling is depicted identically to the row of houses to the south on numerous Sanborn (1887, 1939) and Hyde (1904, 1920 and 1929) maps, further supporting that idea that it was part of this southerly row of homes.

By 1887, an approximately 10-foot-by 20-foot-wide 1-story frame outbuilding is located along the rear line of 150 South Portland Avenue (Figure 4-7). This building is depicted as late as 1939 (Figure 4-11); it is not clear what its exact function was or when it was removed.

It seems likely that the current building at 150 South Portland Avenue incorporates the frame of the ca. 1869 dwellings, with the former upper ½ floor having been renovated into a full third-story. The front of the building contains the same white façade as the building at 142 South Portland Avenue. However, the façade of current-day 150 South Portland Avenue is set back from that of the northern structure, and perhaps more tellingly, it is flush with the remaining row of houses to the south (outside of the project area); the line of windows 150 South Portland Avenue is also aligned with the row houses to the south. This structure is also utilized by the Hanson Place SDA Church. Based on the reconnaissance walkover of the property on October 26, 2017, it also appears possible that the structure at 142 South Portland Avenue may incorporate at least part of the frame structure of the ca. 1860 dwellings.

The buildings at 142-150 South Portland Avenue are currently utilized by the Hanson Place SDA Church, the main church building being located across South Portland Avenue at 88 Hanson Place. It is not clear when the dwellings on Lot 37 stopped functioning as homes, or when the building at number 142 was built. Limited deed research was conducted through ACRIS, adding some information to the history of the lots use over the last-quarter of the 20th century.

During the mid-20th century, the three addresses at 142, 144 and 146 South Portland Avenue were contained within a single deed, under the ownership of Lucy Lloyd, suggesting they were already or planned to be serving a common use (ACRIS Reel 764, p. 959). Thirty years later, in January of 1975 Thomas Gallagher is the owner of the property.

By late 1975, the Seamen of Sweden, Inc. (*sic.*) own the entirety of current-day Lot 37. (It seems possible that the name of the grantee may have been recorded incorrectly, and instead meaning to be the “Seamen

of Norway, Inc.”, which owned multiple properties to the immediate west, eventually consolidated as Lot 19).

At this time, the “Seamen” granted five parcels of land to the Orphan Asylum Society of the City of Brooklyn, aka “The Brookwood Child Care” for \$135,000 (ACRIS Reel 822, p. 1593. The land granted in the 1975 deed included one 60-by-100-foot parcel, comprised of 142, 144 and 146 South Portland Avenue, and four additional 20-by-100-foot parcels, including 148, 150, 152 and 154 South Portland Avenue. The fact that numbers 142-146 were included in a single parcel suggests they may have already had a common use, and possibly already contained a new building across the three lots. The deed refers to a party wall, with the western property boundary at times going “part of the way through a party wall”; it also states that reference to a party wall does not indicate that a physical wall is present.

In 1979, the Brookwood Child Care grants the parcels above, with the exception of 154 South Portland Avenue, to A. Randolph Haig Day Care Center, Inc. (ACRIS Reel 1081. P. 799). This business appears to still be associated with/operated out of 150 South Portland Avenue.

Appendix D presents the results of deed, federal census, and city directories research conducted for Lot 37.

4.4.3.2 Lot 34

This large, “L” shaped lot is the result of the consolidation of three former residential lots first developed between 1855 and 1860. The lots were consolidated at two different points over the first half of the 20th century, to create Lot 34.

The earliest development on Lot 34 occurred between 1855 and 1860, when two homes were built at 80 and 78 Hanson Place (former Block 46 Lots 1 and 2, later Block 2003 Lots 35 and 34) and one at 140 South Portland Avenue (former Block 46 Lot 66, later Block 2003 Lot 36).

The dwelling at 140 South Portland Avenue was developed as part of a row of four houses on 20-by-100-foot lots that extended south to 146 South Portland Avenue (Figure 4-5). The brick/stone dwelling was 3 ½-stories high with a basement and rear 1-story frame extension. The structure measured 20-feet-wide by approximately 45-feet-long. An 1887 map depicts the dwelling as a 3-story building (Figure 4-7); this may suggest the building was originally constructed with a Mansard roof that was later removed, accounting for the difference of a ½ story. The dwelling at 140 South Portland Avenue was demolished in the 1920s (Hyde). No out buildings were ever depicted on the lot.

The two dwellings at 78 and 80 Hanson Place were part of a row of houses developed at this time between 70 and 80 Hanson Place. The brick/stone dwellings were 3 ½-stories tall, with basements, including 1-story brick extensions at the rear. The homes were 20-foot-wide by approximately 50-foot-long. An 1886 map depicts the façade of the homes as brownstone (Robinson). They stood within 20-foot-by-100 foot lots.

By 1886, an approximately 5-foot extension has been added to the south end of 80 Hanson Place (Robinson). A year later a fourth floor has been added to the building, as well as a Mansard roof; a 2-story structure was also added to the south of the dwelling, occupying the remainder of the lot (Sanborn 1887) (Figure 4-7). The address 138 South Portland Avenue is noted along the side of this 2-story extension though it is not identified as a store or other place of business with a separate entrance; at this point, 80 Hanson Place was still defined as a dwelling. Though the 2-story extension is not depicted on the 1893 Bromley map, it apparently was still present as late as 1920 (Hyde) (Figure 4-9). An 1898 map (Ullitz) notes the buildings use by the “B.B. Club,” which may have occupied the southernmost extension (Figure 4-8).

The 1887 Sanborn map depicts the dwelling at 78 Hanson Place as 3-stories, which differs from the original description of a 3 ½-story structure on the 1860 Perris map; this may suggest the building was originally constructed with a Mansard roof that was later removed, accounting for the difference of a ½ story (Figure 4-7). No outbuildings were ever depicted on the lot, nor were any changes to the original dwelling footprint, until it is demolished in the 1920s.

By 1929, Block 2003 Lots 34 and 35 have been consolidated into a 40-by-95-foot lot on which the 8-story “Professional Building” is constructed. During the mid-20th century, the building was predominantly occupied by medical practices, at one point serving as the Laboratory Building at the New York City Narcotic Testing and Research Laboratory (ACRIS Reel 502, p. 1949). This building still stands today, though its use has changed from just a professional space to one that incorporates the cultural arts spirit of the neighborhood, cemented by its sale in 2003 to the Brooklyn Academy of Music (BAM), a neighborhood arts institution (ACRIS CRFN 2003000113915). It is also now known as 80 Arts James E. Davis Arts Building, offering amenities to local non-profit arts groups, and including as its ground-floor tenant the Museum of Contemporary African Diasporan Arts (MoCADA).

The former Lot 37, to the south of the building, was consolidated with the other two lots earlier in the 20th century, forming current-day Lot 34. A roughly 20-foot-deep paved parking area is built at the east, South Portland Avenue portion of the vacant lot; aside from this, no additional development is noted.

4.4.3.3 Lot 33

This lot was first developed between 1855 and 1860, when a 3 ½-story brick/stone dwelling, with a basement and rear 1-story brick extension, was constructed. Located at 76 Hanson Place, it was part of a row of houses developed at the same time between 70 and 80 Hanson Place (Figure 4-5). The 20-foot-wide by approximately 50-foot-long building stood within a 20-foot-by-100-foot lot. An 1886 map depicts the façade of the home as brownstone (Robinson).

An 1887 Sanborn map depicts the height of the building as 3-stories, which differs from its 1860 depiction as 3 ½-stories (Figure 4-7); this may suggest the building was originally constructed with a Mansard roof that was later removed, accounting for the difference of a ½ story. By 1939, a fourth floor has been added to the dwelling (Figure 4-11).

By 1887, an extension has been added to the rear of 76 Hanson Place, extending the back of the house by approximately five feet (Figure 4-7). After 1929, the footprint of the dwelling at 76 Hanson Place does not appear to change. No outbuildings are depicted on this lot.

By 1939 the building use has changed from a dwelling to a mortician's office (Figure 4-11). The building stood until at least October 2007, but by 2009, the building had been demolished and the lot graded and covered in gravel (Google Street View June 2009). At this time, Lot 33, along with Lots 31 and 32, was occupied by four trailers, and closed off from the street by a chain link fence. A sign on the chain link fence suggests that the Center for Disease Control (CDC) was utilizing the trailers to conduct a "National Health and Nutrition Examination." A utility pole with flood lighting was also erected in the northwest corner of Lot 31.

By 2011 the trailers were gone and Lot 33 was separated from Lot 32 by a chain link fence (Google Street View July 2011). While the lots at 72 and 74 Hanson Place to the east were briefly occupied by a flea market, 76 Hanson Place was left vacant, as it appears today.

4.4.3.4 Lot 32

This lot was first developed between 1855 and 1860, when a 3 ½-story brick/stone dwelling, with a basement and rear 1-story brick extension, was constructed (Figure 4-5). Located at 74 Hanson Place, it was part of a row of houses developed at the same time between 70 and 80 Hanson Place. The 20-foot-wide by approximately 50-foot-long building stood within a 20-foot-by-100-foot lot. An 1886 map depicts the façade of the home as brownstone (Robinson).

An 1887 Sanborn map depicts the height of the building as 3-stories, which differs from its 1860 depiction as 3 ½-stories (Figure 4-7); this may suggest the building was originally constructed with a Mansard roof that was later removed, accounting for the difference of a ½ story. By 1939, a fourth floor has been added to the dwelling.

Documentary evidence depicts a 2-story, approximately 5-foot deep extension at the south side of the dwelling at 74 Hanson Place, built between 1920 and 1929 (Hyde) (Figure 4-10). There is some variation in late 19th and early 20th century mapping, with the initial rear 1-story extension sometimes shown as brick and sometimes as a frame. After 1929, the footprint of the dwelling at 74 Hanson Place does not appear to change. No outbuildings are depicted on this lot.

The building stood until the early 21st century, when it was demolished at the same time as the 70 and 72 Hanson Place, adjacent to the east (Google Earth Aerial imagery ca. 2002). By 2009, the lot had been graded and covered in gravel (Google Street View June 2009). At this time, Lot 32, along with Lots 31 and 33, was occupied by four trailers, and closed off from the street by a chain link fence. A sign on the chain link fence suggests that the Center for Disease Control (CDC) was utilizing the trailers to conduct a "National Health and Nutrition Examination." A utility pole with flood lighting was also erected in the northwest corner of Lot 31.

By 2011 the trailers are gone and Lots 32 and 31 are now occupied by “The Downtown Flea Market” (Google Street View July 2011). Concrete paths were constructed to allow buyers to walk through the market, which was comprised of vendors at tables, some covered by tents, and small frame structures at the south and northeastern end of the market. The market was open through at least May 2012, but by September 2013 it had been closed, and all evidence, save for the concrete paths, had been removed. The lot remains vacant today.

4.4.3.5 Lot 31

This lot was first developed between 1855 and 1860, when a 3 ½-story brick/stone dwelling, with a basement and rear 1-story brick extension, was constructed. Located at 72 Hanson Place, it was part of a row of houses developed between 70 and 80 Hanson Place (Figure 4-5). The dwelling was 20-feet-wide by approximately 50-feet-long and stood within a 20-foot-by-100-foot lot. An 1886 map depicts the façade of the home as brownstone (Robinson).

An 1887 Sanborn map depicts the height of the building as 3-stories, which differs from its 1860 depiction as 3 ½-stories (Figure 4-7); this may suggest the building was originally constructed with a Mansard roof that was later removed, accounting for the difference of a ½ story. By 1939, a fourth floor has been added to the dwelling (Figure 4-11).

Documentary evidence depicts no changes to the footprint of the dwelling at 72 Hanson Place through at least 1939 and no outbuildings are depicted (Sanborn). There is some variation in late-19th and early-20th century mapping regarding the type of construction material used for the rear 1-story extensions, with depictions alternating between brick and frame. A second story was added to the rear extension between 1929 and 1939 (Figures 4-10 and 4-11); however, the building footprint does not appear to change over time.

The building stood until the early 21st century, when it was demolished at the same time as the 70 and 74 Hanson Place, adjacent to the east (Google Earth Aerial imagery ca. 2002). By 2009, the lot had been graded and covered in gravel (Google Street View June 2009). At this time, Lot 31, along with Lots 32 and 33 to the east, was occupied by four trailers, and closed off from the street by a chain link fence. A sign on the chain link fence suggests that the Center for Disease Control (CDC) was utilizing the trailers to conduct a “National Health and Nutrition Examination.” A utility pole with flood lighting was also erected in the northwest corner of Lot 31.

By 2011 the trailers are gone and Lots 31 and 32 are now occupied by “The Downtown Flea Market” (Google Street View July 2011). Concrete paths were constructed to allow buyers to walk through the market, which was comprised of vendors some at tent-covered tables, others with their wares on the ground, and two small frame structures at the south and northeastern end of the market. The market appears to have remained open through at least May 2012, but by September 2013 it had been closed, and all evidence, save for the concrete paths, was removed (Google Street Views). The lot remains vacant today.

4.4.3.6 Lot 30

The earliest development on this lot is found on the 1855 Perris map (Figure 4-4). The lot appears identical in size and shape to four residential lots developed at this time to the west (20-foot-wide by 110-foot-deep). However, the Lot 30 was not developed with a dwelling at this time. Instead, a small, square-shaped structure, probably a shed, is located at the back (southwest) corner of the otherwise undeveloped lot. The lot is depicted as part of Block 46, Lot 6 on a later 19th century map (Guzman 1877).

By 1860, the small square structure is no longer present at the rear of the lot, and a 3 ½-story brick/stone dwelling, with a basement, has been built fronting Hanson Place (Figure 4-5). This dwelling, at 70 Hanson Place (former Block 46/167 Lot 6), was part of a row of six houses that extended east to 80 Hanson Place. The building was approximately 20-foot-wide and 50-foot-long, and included a brick 1-story extension with a basement at its south end. An 1886 map depicts the dwelling with a brown stone front (Robinson).

The shape of this lot in 1860 differed from those surrounding it along Hanson Place. At this time it was an “L”-shaped parcel, extending south 110 feet and then west 100 feet, encompassing what would later be designated as 139 South Elliott Place (originally Block 46 Lot 11, future Block 2003 Lot 25). By 1877, the lot lines have been redrawn and it more closely resembles the layout of the residential properties surrounding it; however, this lot is longer, extending 100 feet south of Hanson Place, where the lots to the east extend 95 feet and those to the west 90 feet.

An 1887 Sanborn map depicts the height of the building as 3-stories, which differs from its 1860 depiction as 3 ½-stories (Figure 4-7); this may suggest the building was originally constructed with a Mansard roof that was later removed, accounting for the difference of a ½ story.

Documentary evidence depicts no changes to the footprint of the dwelling at 70 Hanson Place through at least 1939 (Figure 4-11). There is some variation in late-19th and early-20th century mapping regarding the type of construction material used for the rear one-story extensions, with depictions alternating between brick and frame; however, the footprint does not appear to change over time.

The building stood until the early 21st century, when it was demolished at the same time as dwellings at 72 and 74 Hanson Place, adjacent to the east. As of 2017 this remains a graded, vacant lot.

4.4.3.7 Lot 29

This lot was first developed with a dwelling in 1855 (Figure 4-4). Located at 68 Hanson Place, it was built as part of a row of four houses that extended westerly to 62 Hanson Place. As with the other three homes to the west, the home at 68 Hanson Place was a 3 ½-story brick/stone dwelling with a 1-story frame extension at its rear and a basement. Situated within a 20-foot-by-100-foot lot, the building was 20-foot-wide by approximately 40-foot-deep.

An 1887 Sanborn map depicts the height of the building as 3-stories, which differs from its 1860 depiction as 3 ½-stories (Figure 4-7); this may suggest the building was originally constructed with a Mansard roof that was later removed, accounting for the difference of a ½ story.

Documentary evidence shows that the building footprint remained unaltered through at least 1939 (Figure 4-11) and no outbuildings are depicted. At that time, a store occupied the building.

Aerial photographs suggest the building was demolished by 1996. It appear to have remained vacant for several years, but by 2007 it was being graded for development of a paved parking area (along with former Block 2003 Lot 28) to be used for 62 Hanson Place. Prior to construction of the parking lot, construction of a new sewer and storm water system for 62 Hanson Place involved extensive subsurface disturbance within Lot 29. It remains in use as a parking lot today.

4.4.3.8 Lot 19

This large parcel was at one point comprised of twelve residential lots, almost all of which were developed with homes by 1860 (Perris). The lots were consolidated at different points over the first half of the 20th century, to create Lot 19.

Development in Lot 19 began between 1850 and 1855. At this time seven lots were developed along Hanson Place and South Elliott Place (then called Hampden Street) (Figure 4-4) (Perris 1855). Development included a row of four homes along Hanson and a shorter row of two homes along South Elliott Place.

Three of the four row houses along Hanson Place were within Lot 19 (the fourth and easternmost being in current-day Lot 29). All four of the homes are within uniform lots, each measuring approximately 20-foot-wide by 110-foot-deep; the structures themselves were 20-foot-wide by 40-foot-deep and the rear (south end) of the lots are vacant. The three Hanson Place lots within Lot 19 are identified on later 19th century maps as Block 46 Lots 7-10 (future Block 2003 Lots 29, 28, 27 and 26, and house numbers 66, 64 and 62 Hanson Place, respectively) (Guzman 1877).

The two residential lots on South Elliott Place are also within Lot 19. The houses were both approximately 20-foot-wide by 35-foot-long, being slightly shorter than those developed along Hanson Place. The rear (or east) property line of these two lots is not depicted on this map, making it unclear if they extended all the way to South Portland Avenue or if they ended 100 feet east of South Elliott Place, as depicted on later mapping. These two lots are identified on later 19th century maps as Block 46, Lots 12 and 13 (future Block 2003 Lots 23 and 24, and house numbers 141 and 143 South Elliott Place) (Guzman 1877).

The 1860 Perris map depicts additional residential development within Lot 19, with homes on all but one lot (future Block 2003 Lot 25, house number 139 South Elliott Place) (Figure 4-5). All homes are depicted as 3 ½-stories brick/stone buildings. Frame additions are noted along the back of the three ca. 1855 homes fronting Hanson Place, extending the rear of the buildings approximately five feet further

into the yards. The two ca. 1855 homes on South Elliott Place appear unchanged, and their lot dimensions are now depicted as 20-by-100-feet.

Most of South Elliott Place has now been developed with 3 ½-story brick/stone row houses on 20-foot-wide by 100-foot-deep lots. Within Lot 19 there are six new dwellings depicted on the six lots to the south of the ca. 1855 dwellings (future Block 2003 Lots 22-17, street addresses 145 – 155 South Elliott Place). The six new homes are part of a longer row of 18 houses that continue to the south. These new homes are slightly longer than the ca. 1855 homes, with rear frame extensions, making their footprints approximately 20-by-40-feet.

Of particular note on the 1860 map is the alteration to the depths of the previously developed lots along Hanson Place (Figure 4-5). Those residential lots have all been shortened by 20 feet, and are now 90-foot-deep, rather than 110 feet. This remapping makes way for a twenty-foot-wide lot that would eventually be added as Block 46 Lot 11 (future Block 2003 Lot 25), within the current-day Lot 19 (see Figure 4-2, Guzman 1877). At this time, however, this east-west oriented strip of land remains undeveloped and is part of a larger “L”-shaped parcel connected to a lot now developed with a residence fronting Hanson Place (current-day Lot 30).

The 1860 Perris also depicts an earlier address numbering system along South Portland Place, which was replaced sometime before 1877 (Figure 4-5). At this time, house numbers 64 through 78 correspond to the later designations of 141 through 155 South Elliott Place.

The Dripps 1869 map depicts the former Cowenhoven Homestead tract overlying the developing city street grid (Figure 4-6). Some of the development depicted within Lot 19, however, is inconsistent with depictions on earlier and later maps of the area, and may be inaccurate. Hanson Place is shown divided into eight developed lots, rather than the ten that existed, suggesting that the lot layout shown in Dripps 1869 may have been based on the lot lines presented on the 1844 survey map of the Cowenhoven Homestead (which divided Hanson Place into eight equal lots).

There is also some inconsistency on the Dripps’ maps depiction of the northernmost lots on South Elliott Place. At this time, seven dwellings are depicted fronting the street within Lot 19, one fewer than shown on the 1860 Perris map. The map shows two buildings just south of and adjacent to the lots fronting Hanson Place, an empty space the span of two lots wide, and then a row of five buildings within Lot 19. The two northernmost structures may be the ca. 1855 dwellings, without an empty (possibly not yet realized) lot depicted to their north (future Block 2003, Lot 25), as shown on the 1860 Perris map. However, if this depiction of buildings is accurate, it may represent a new building on the formerly undeveloped “L” shaped lot associated with a ca. 1860 Hanson Place lot and residence (future Block 2003 Lot 25 and future Block 2003 Lot 30, respectively). If so, it would also suggest that two buildings depicted on the 1860 Perris map were gone at this time (the southernmost ca. 1855 home on future Block 2003 Lot 23 and the ca. 1860 home on future Block 2003 Lot 22).

By 1877, the “L” shaped lot depicted on the 1860 Perris map has been divided into two lots, a 20-by-100-foot lot at 139 South Elliott Place (Block 46 Lot 11, later renumbered as Block 2003 Lot 25), located within current-day Block 19, and a 20-by-100-foot lot at 70 Hanson Place (Block 46 Lot 6, later

renumbered Block 2003 Lot 30) (see Figure 4-2). The lot lines depicted at this time persist within Lot 19 into the 1920s (Figure 4-10).

The next map to depict buildings in Lot 19 in detail is the 1886 Robinson Atlas. At this time an approximately 20 foot extension has been added to the dwelling at 62 Hanson Place, noted to be 2-stories high on an 1887 Sanborn map (Figure 4-7); the dwellings at 64 and 66 Hanson Place appear the same. There is some change to the dwellings along South Elliott Place. A dwelling is clearly depicted at 139 South Elliott Place on Block 46 Lot 11 (future Block 2003 Lot 25). With a rear frame extension and a footprint of approximately 20-by-40-feet, it is similar to the ca. 1860 row houses further to the south. The two probable ca. 1855 dwellings in this row stand out in size against the single dwelling to the north and ca. 1860 dwellings to the south, suggesting that the exact depiction of buildings in this area on the 1869 Dripps map may have been inaccurate.

The 1886 Robinson also depicts an approximately 15 foot addition to the rear of 147 South Elliott Place; an 1887 Sanborn map notes the extension was 1-story and brick. All other dwellings along South Elliott Place appear unchanged.

An 1887 Sanborn map provides additional details about the structures within the project area and depicts some changes as well (Figure 4-7). The map depicts the dwellings as 3-stories high, a change from the 3 ½-stories noted on the 1860 Perris map. It is possible that the buildings had originally been constructed with mansard roofs which were later removed, converting them to flat roofed structures, and accounting for the removal of ½ story. The dwelling at 139 South Elliott Place, seemingly the newest structure in Lot 19, is noted as having mansard roof at this time; none of the other dwellings are depicted with Mansard roofs.

This 1887 map also notes that the dwellings all had basements, including their 1-story frame rear extensions. An approximately 10 foot frame addition has been added to 145 South Elliott Place.

An 1893 map depicts a second southerly extension to the building at 62 Hanson Place, occupying the street address 137 South Elliott Place and the remainder of Block 46/167 Lot 10 (future Block 2003 Lot 26). Five years later this extension has been torn down (Figure 4-8), with only a foundation remaining into the 1920s (Figure 4-9). By 1929 (Hyde), Block 2003 Lot 26 has been widened to include Lot 27, the ca. 1855 dwellings and their extensions demolished, and a new building occupying the full footprint of the new 40-by-90-foot lot is depicted as the “Medical Center Building,” with a store also present (Figure 4-10). The ca. 1855 dwelling to the east, at 166 Hanson Place (Block 2003 Lot 28) was still standing at this time and also contained a store.

Some changes are visible around the turn of the century to the dwelling at 139 South Elliott Place, suggesting that the earlier structure may have been altered or replaced. Sometime during the 1920s a store was added to the structure (Hyde 1929) (Figure 4-10).

The remainder of the dwellings and their lots within current-day Lot 19 remained unchanged from 1887 through at least 1939. The 1939 Sanborn map was the latest map found during this research that depicted the lots with any level of detail, including the presence of structures (Figure 4-11). Additional information

about the development of Lot 19 was garnered from 20th century documents (deeds, historic lot alteration books) available through ACRIS and aerial imagery.

In 1943, the Seamen of Norway, Inc. owned and occupied 62 Hanson Place, which they utilized as their main office. At this time, they consolidated Block 2003 Lots 20 through 26 (ACRIS: Historical Alteration Book, 14, Sect. 7, Vol. 4, p.26). Soon after this they appear to have acquired and consolidated former Lot 28 (at 66 Hanson Place) and former Lots 17, 18, and 19 (155, 153, and 151 South Elliott Place, respectively). By the mid-20th century Lot 19 had taken on its current shape and configuration (ACRIS, Tax Map 1953).

An aerial view from 1951 displays changes to the landscape of Lot 19 under the ownership of the Seamen of Norway, Inc. While the building constructed ca. 1929 at 62 Hanson Place appears to have remained, the mid-19th century row houses along South Elliott Place were demolished, making way for a large back yard area. The western boundary, along South Elliott Place, appears to have been recently disturbed, likely as part of construction of the brick wall that still stands today, with the symbol of two crossed anchors on it.

The southern end of the lot also appears recently disturbed in 1951, likely in preparation for construction of the one-story brick building with a basement at 155 South Elliott Place. Later mapping depicts the dimensions of this building to be approximately 36 feet-wide (the print on the map is slightly obscured) from north to south and 70 feet-long from east to west, extending along the southern boundary line of Lot 19. This structure was built on former Block 2003 Lots 17 and 18 (155 and 153 South Elliott Place, respectively), where dwellings built ca. 1860 stood until their demolition in the mid-20th century. The new building was leased by the Seamen of Norway, Inc. to the Scandinavian Shipping Company who utilized it as an office (ACRIS, Reel 336, P. 823). The building was demolished in ca. 2016 (Google Street View).

Lot 19 was purchased by The Salvation Army from the Seamen of Norway Inc. in 1969 (ACRIS, Reel 336, p. 821). This included Block 2003 former Lots 17 through 28. At that time the property included the 12-story building at 62 Hanson Place, which still stands on the corner of Hanson Place and South Elliott Street.

A 3-story addition was built at the south end of 62 Hanson Place ca. 2008 (ACRIS, CRFN 2008000389002). This addition was approximately 50-feet-wide, east to west, and 45-feet-long north to south. This addition extends across the western half of former Block 2003 Lots 24 and 25, where dwellings built ca. 1855 and sometime between 1860 and 1886 once stood (historically Block 46/167 Lots 12 and 11 and addresses 141 and 139 South Elliott Place, respectively). As part of this addition, improvements were made to the sewer and storm drain systems on the property, involving extensive subsurface disturbance within Block 2003 Lot 29 and former Block 2003 Lot 28.

The 2008 plan of the proposed addition also highlights other features on the property of Lot 19, including a walled-in backyard and parcel with a mid-20th century 1-story brick structure at the south end of Lot 19. To the east of the proposed 3-story addition is an elevated concrete pad accessed by a short staircase leading to the yard, and a second, much wider staircase ascending from this concrete pad to a second

level; during the site walkover/windshield survey conducted in August 2017 this area appeared to be an outdoor patio space.

The plan also shows a concrete path way along the north and eastern sides of the back yard. A large circular area in the center of the yard, possibly a concrete pad, is accessible by walkways extending from the main concrete path. The path on the eastern side of the yard extends southerly to a short staircase within the south boundary wall of the yard; these stairs lead down to the parcel where the building at 155 South Elliott Place once stood, at the south end of Lot 19. A retaining wall is depicted along the eastern end of the lot, though it appears to have been constructed several feet west of the rear boundary line of the lot.

This plan also depicts another set of stairs within the southeastern portion of the back yard area, ascending to the eastern wall of the lot. The function of these stairs, which appear to end at the eastern property line of the lot, is not noted on the plan.

4.4.4 Water and Sewer Connections

Prior to development of public water and sewer systems, residential properties would typically have a cistern (used to collect rain water, which would be boiled to provide potable water) and a privy (to contain human waste material) located within their property lots. Though public cisterns were available in parts of Brooklyn in the mid-19th century (Bergoffen 2008b:6), the development of the project area and surrounding neighborhood as a middle-class suburb suggests that these conveniences would have been built on the new residential lots.

The Nassau Water Company began excavation for a reservoir near current-day Prospect Park in 1856 and three years later water was introduced into the city mains (Manufacturers 1886:60 in Bergoffen 2008b:6). As noted in JMA 1996:10, beginning in 1860, a six-inch water main was installed along Atlantic Avenue, and by March of 1861 six-inch mains were also placed along South Portland Avenue as well as other surrounding, north-south oriented streets. Installation of sewer lines soon followed.

The Bureau of Water and Sewer Operations at 250 Livingston Street was visited in order to review early connection records. Unfortunately, the earliest water records (aka, "Tap Cards") that were kept in the office dated only as far back as ca. 1914; it was suggested that the Department of Buildings at 210 Joralemon Street might have earlier records on file, but a visit to the office found nothing older than ca. 1925.

The books entitled *Register of Permits, Brooklyn Sewer Department*, also on file at the Bureau of Water and Sewer Operations (W&SO), were reviewed in an attempt to identify the initial connections to the dwellings within the project area. The three earliest sewer permit register books, Books 1-3 (covering the years ca. 1858 through ca. 1868), are missing, as was Book 8 (covering the years ca. 1883 through ca. 1887). Books 4 through 9, covering up to 1889. Three entries were found that corresponded to properties within the project area. Several other entries for addresses within the project area appeared to be inaccurate, as the noted distances from surrounding streets placed them well outside of the project area; it is possible they were associated with a previous address numbering system. Even the three entries discussed below had some discrepancy in the distances noted from cross streets.

Entries were found for 148, 150 and 152 South Portland Avenue, which were all connected to the sewer system in 1869 (Book 4, Section P). Number 148 was connected first, in May; the remaining, along with the three row houses to the south (154, 156 and 158 South Portland Avenue, outside of the project area) were connected within a few days of one another in August. The August permits were all filled by the same plumber, J.B. Ward. These lots were all part of the larger business property in 1860, and were divided and developed with dwellings by 1869 (Dripps 1869) (Figure 4-6).

In the 1996 JMA report (pp. 7-9), the difficulty in determining early connection dates due to missing records was noted, and a method for trying to estimate connections dates was suggested.

“By arranging permit numbers in sequential order, one can determine the order in which the properties were connected to running water. Furthermore, if one assumes a constant rate of connection, approximately 2,330 houses were hooked to sewer and water pipes each year. Thus, a simple calculation provides a very rough estimate on when the water was connected to each property.”

An attempt to utilize this dating method is shown in Table 4-2, below. Permit numbers listed within the table were gathered from notations on lots depicted in Book E, Page 21 of a water and sewer line map book on file at the W&SO office at 250 Livingston Street. The few addresses for which entries were in found in the *Register of Permits, Brooklyn Sewer Department* are also included.

Archaeological excavation on nearby blocks found evidence of intact cisterns and privies associated with homes built by 1860 and connected to the water and sewer systems between 1860 and 1868 (JMA 1995: Table 1; JMA 1996: Figure 3.1). It is likely that these features would have been present on many of the lots within the South Portland Rezoning Project Area.

Table 4-2

Water and Sewer Connection Permits Numbers

| Permit # | Date | Address |
|---|----------------------------|------------------------|
| 1 (not in project area, used as a marker) | ca. Nov. 1 1858 | Unknown |
| 5000.1 | Unknown | 66 Hanson Pl |
| 5085.1 | Unknown | 68 Hanson Pl |
| 5086.1 | Unknown | 70 Hanson Pl |
| 6587.1 | Unknown | 143 South Elliot St |
| 6917.1 | Unknown | 144 South Portland Ave |
| 7071.2 | Unknown | 155 South Elliot St |
| 7072.2 | Unknown | 153 South Elliot St |
| 8148.2 | Unknown | 141 South Elliot St |
| 8213.2 | Unknown | 80 Hanson Pl |
| 8326.2 | Unknown | 146 South Portland Ave |
| 8446.2 | Unknown | 74 Hanson Pl |
| 8782.2 | Unknown | 76 Hanson Pl |
| 8854.2 | Unknown | 72 Hanson Pl |
| 8887.2 | Unknown | 145 South Elliot St |
| 8963.2 | Unknown | 64 Hanson Pl |
| 8988.2 | Unknown | 151 South Elliot St |
| 9158.2 | Unknown | 139 South Elliott St |
| 9270.2 | Unknown | 149 South Elliot St |
| 9660.2 | Unknown | 140 South Portland Ave |
| 9661.2 | Unknown | 142 South Portland Ave |
| 10332.2; (number not recovered) | Unknown; (May 10, 1869) | 148 South Portland Ave |
| 10350.2; (26,910) | Unknown; (August 10, 1869) | 152 South Portland Ave |
| 10351.2; (26,911) | Unknown; (August 10, 1869) | 150 South Portland Ave |
| 10874.2 | Unknown | 147 South Elliot St |
| Not noted | Unknown | 62 Hanson Pl |
| Not noted | Unknown | 78 Hanson Pl |
| Permit numbers were copied from notations included in corresponding lots within the Water & Sewer Bureau Map Book E, Page 21; the permit numbers that appear parenthetically were copied directly from the <i>Register of Permits, Brooklyn Sewer Department</i> . Both references are available at the Water & Sewer Bureau. | | |

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

The project area was first developed into residential lots during the mid-19th century. Some of these lots were consolidated and built on during the 20th century, disturbing any remnants of earlier historic-period occupation within portions of (or in some cases over the entirety of) the lots. In particular, the following lots, and portions of lots, were determined to have no archaeological potential due to 20th century construction activities:

- Lot 34 – the northern portion of the lot, comprised of former Block 2003 Lot 34 and former Lot 35, has been developed with an 8-story building at 80 Hanson Place; due to this development, this portion of Lot 34 does not possess archaeological potential; however, the southwesterly extension of Lot 34 (comprised of 140 South Portland Avenue, former Block 2003 Lot 36) does contain archaeological potential (discussed below).
- Lot 29 - a sewer and storm water drainage system was constructed below ground across the lot (and adjacent northern portion of Lot 19) ca. 2008, the entire lot is likely disturbed and does not possess archaeological potential.
- Lot 19 – the northernmost portion of the lot, comprised of former Block 2003 Lots 26, 27 and 28, has been developed with a 12-story building at 62 Hanson Place (former Lots 26 and 27) and recent sewer and storm water drainage system installation (former Lot 28); the entirety of these former lots have been extensively disturbed and do not possess archaeological potential. In addition, construction of a 3-story addition at the south end of 62 Hanson Place ca. 2008 likely caused extensive disturbance to within former Block 2003 Lots 25 and 24; the majority of these lots, with the exception of an approximately 20 foot-wide undeveloped area at their eastern ends, does not possess archaeological potential.

Intact archaeological features or deposits associated with the 19th century residential occupation of the lots may be present within the project area. Figure 5-1 depicts areas of archaeological sensitivity identified within the project area through this Phase IA documentary study; Figure 5-2 depicts the areas of archaeological sensitivity on a mid-20th century map, showing mid-19th century dwellings and associated lot lines.

- Lot 37 – The western 40-50 feet of the backyard areas of 142 South Portland Avenue (comprised of 142, 144 and 146 South Portland Avenue, former Block 2003 Lots 37 to 39), associated with dwellings built between 1855 and 1860, possess archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.

The backyard areas of 150 South Portland Avenue (comprised of 148, 150 and 152 South Portland Avenue, former Block 2003 Lot 40 to 42) associated with dwellings built between 1860

and 1869, possess moderate archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property

- Lot 34 – The western 40-50 feet of the backyard area of 140 South Portland Avenue (now the southern extension of land associated with 80 Hanson Place), associated with a dwelling built between 1855 and 1860, possess archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.
- Lot 33 – The southern 40 feet of the backyard area at 76 Hanson Place, built between 1855 and 1860, possesses archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.
- Lot 32 – The southern 40 feet of the backyard area at 74 Hanson Place, built between 1855 and 1860, possesses archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.
- Lot 31 – The southern 40 feet of the backyard area at 72 Hanson Place, built between 1855 and 1860, possesses archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.
- Lot 30 – The southern 50 feet of the backyard area at 70 Hanson Place, built between 1850 and 1860, possesses archaeological potential to encounter intact resources associated with mid-19th century residential occupation of the property.
- Lot 19 – The back yard area, or portions of the back yard area, of nine former residential lots built between 1855 and 1860 have potential to contain intact archaeological resources associated with mid-19th century occupations:
 - The rear 20 feet of 139 and 141 South Elliott Place (former Block 2003 Lots 25 and 24);
 - The rear 60 – 70 feet of 143 South Elliott Place (former Block 2003 Lot 23);
 - The rear 50 feet of 145 and 147 South Elliott Place (former Block 2003 Lots 22 and 21) ;
 - The rear 55 feet of 149 and 151 South Elliott Place (former Block 2003 Lots 20 and 19);
 - The western approximately 15 feet and rear 25 feet of 153 South Elliott Place (former Block 2003 Lot 18);
 - The rear 25 feet of 155 South Elliott Place (former Block 2003 Lot 17).

Review of property deeds, federal census, and city directories show the development of the area as a middle-class community. Appendix D provides the results of this research for Lot 37. While properties changed hands often during the 1850s through early 1870s, some homeowners could be traced to particular homes over several continuous decades. Occupations of those residing in Lot 37 included dry goods merchants, boot and shoe dealers, bankers, lawyers, and accountants to name a few. The heads of households and their families were all at least second-generation Americans hailing from various parts of the Northeast. Many households had servants, most often hailing from Ireland. Some homes also had boarders, most typically from other parts of the United States. These circumstances were similar to those

identified through background research for archaeological surveys conducted on nearby properties (JMA 1995, 1996). It seems likely, therefore, that archaeological resources identified through those surveys would be similarly identified within the current project area.

The exact date of water and sewer connections could not be confirmed for most of the rezoning project area lots due to damage/disappearance of early water and sewer record books; however, it was inferred through available records that most connections likely occurred between 1860 and 1868 (see Table 4-2). Dwellings occupied prior to connection to these municipal systems (ca. 1855 through ca. 1869) would have utilized cisterns and privies located in the back yards of each lot. These features, now obsolete, would have been abandoned soon after water and sewer connections were established, and the shafts may have been backfilled soon after. If present and intact on archaeologically sensitive lots within the project area, these shaft features may provide a tightly-dated archaeological record associated with the development of the neighborhood in the 19th century as a “suburban haven for the upper middle class” (JMA 1995:28, JMA 1996).

Other archaeological deposits and features such as trash pits, sheet middens, out buildings and evidence of yard layout associated with the mid-19th century residents of the properties may also be present. It is also possible that archaeological deposits may be present in relation to an unidentified ca. 1860s business located on the southern-half of present-day Lot 37.

Given the relatively unchanged character of most of the former 19th century residential lots, it is likely that intact, potentially National Register eligible archaeological resources may be present across most of the rezoning project area. In addition, previous archaeological surveys on nearby blocks have demonstrated the presence of such features (JMA 1995; 1996).

5.2 Recommendations

Prior to implementation of project actions associated with the Applicant’s property at 142-150 South Portland Avenue (Lot 37), additional archaeological survey is recommended. Phase IB subsurface testing should be conducted to identify the presence or absence of anticipated buried archaeological features and/or resources within the rear portion of present-day Lot 37.

As the ground surface across the former lots that comprise present-day Lot 37 has likely been compacted or graded over time, and because some of these features, if present, could extend several feet below ground, mechanical excavation of test trenches in the rear of Lot 37 is the recommended survey method to identify potential features.

Should ground disturbing activities be proposed at some future date for lots within the South Portland Avenue rezoning project area, but outside the footprint of Lot 37, additional archaeological survey is recommended for portions of lots determined to possess the potential for intact resources. These areas are shown on Figure 6-1. Additional documentary research, such as deed searches, federal census records and city directories should be conducted in an attempt to determine the occupants of the dwellings during the 1850s through 1880s, when the area developed as a middleclass enclave. As recommended for Lot 37,

Phase IB mechanical excavation of test trenches to look for shaft features or other archaeological resources should be conducted prior to the initiation of construction activities on any of the sensitive lots.

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7 LIST OF PREPARERS

AECOM

125 Broad Street, 16th Floor
New York, NY 10004

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George J. Myers, Jr., Archaeologist, Cartographic Research: Over 35 years of experience on archaeological sites and field archaeology surveys, preparing cultural resources compliance documents, some in EPA National Priority sites. Experience includes total station field survey, remote sensing and CAD mapping, artifact analysis, and archival research. State University of New York at Stony Brook, 1978, BA Anthropology.

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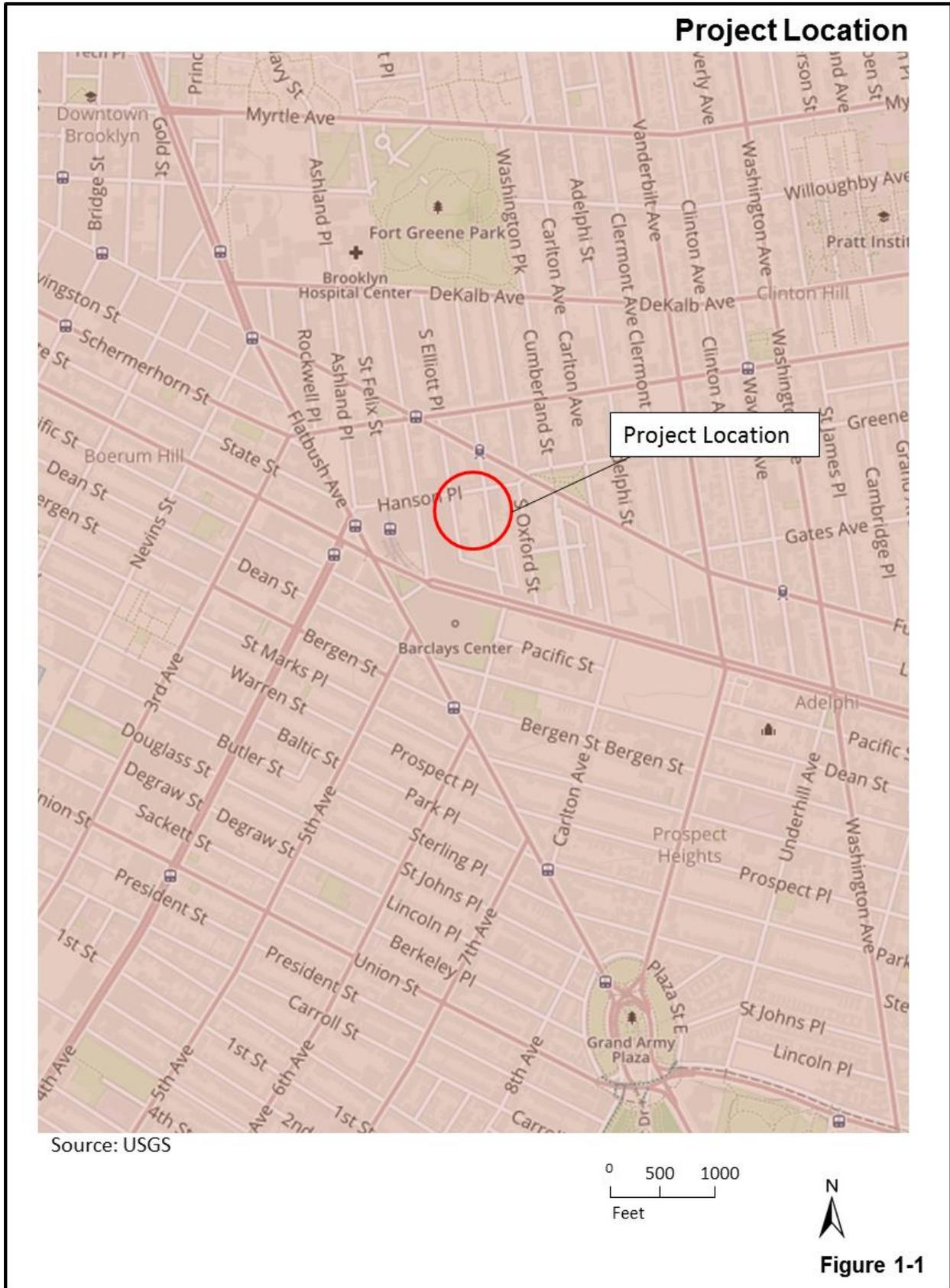
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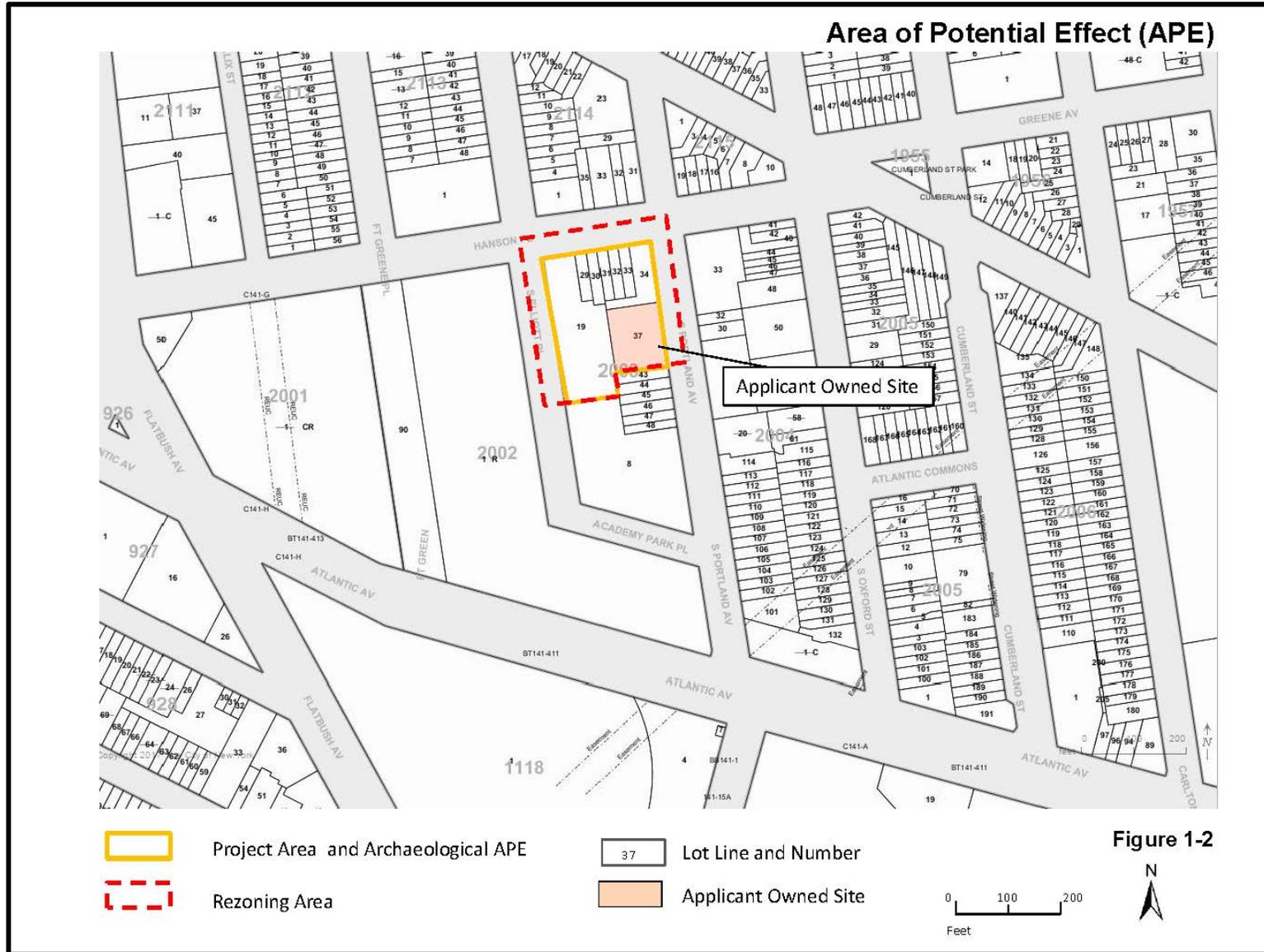
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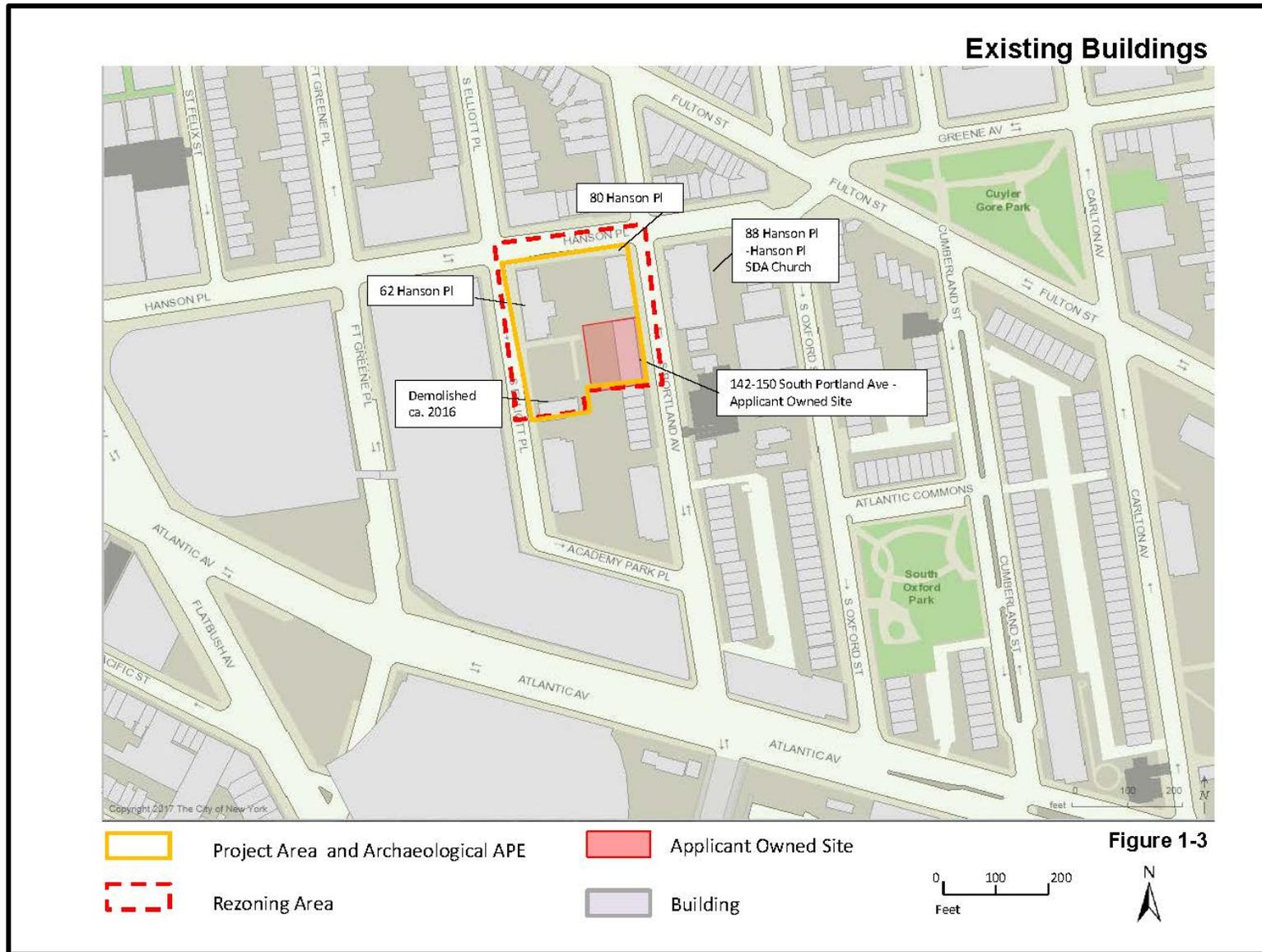
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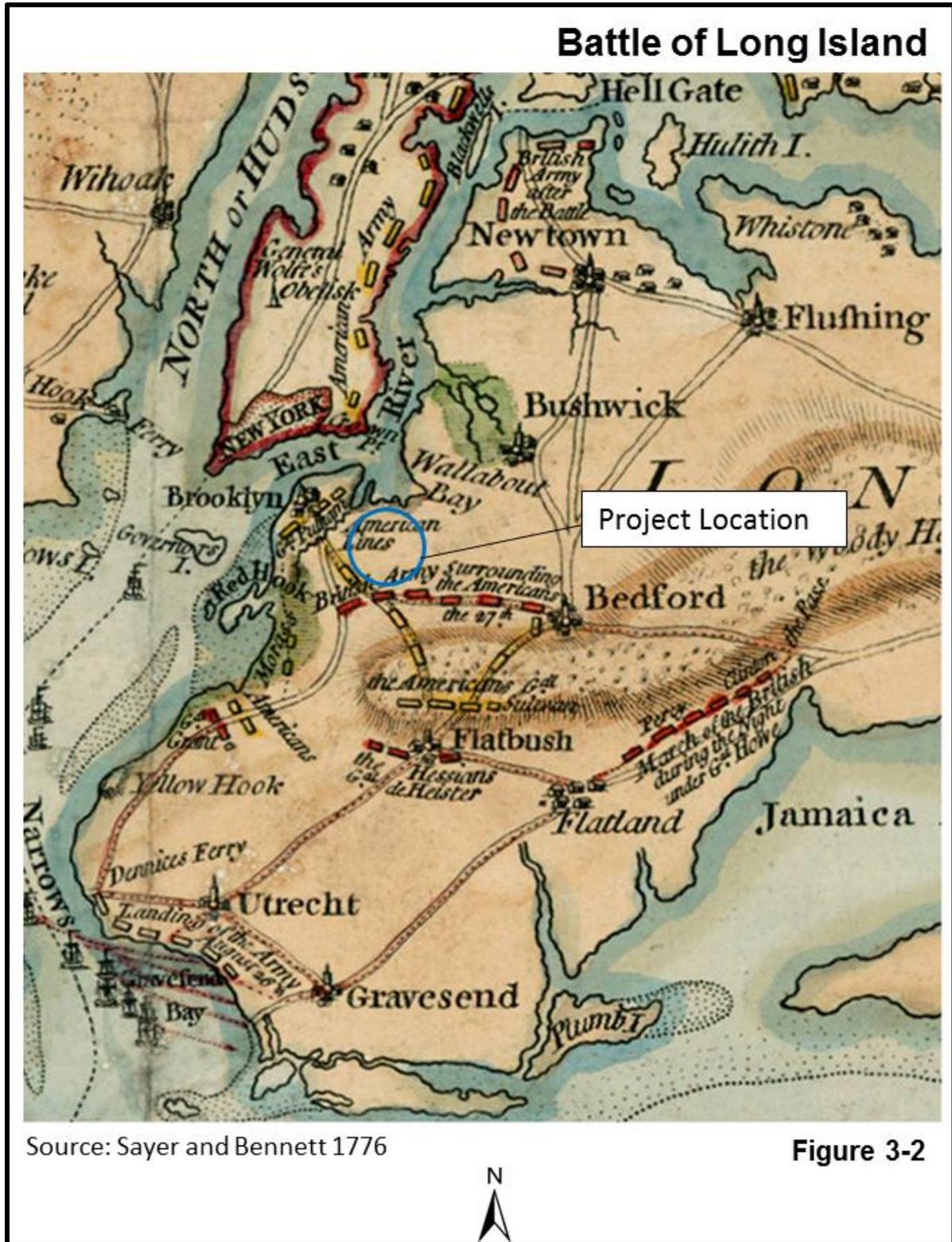


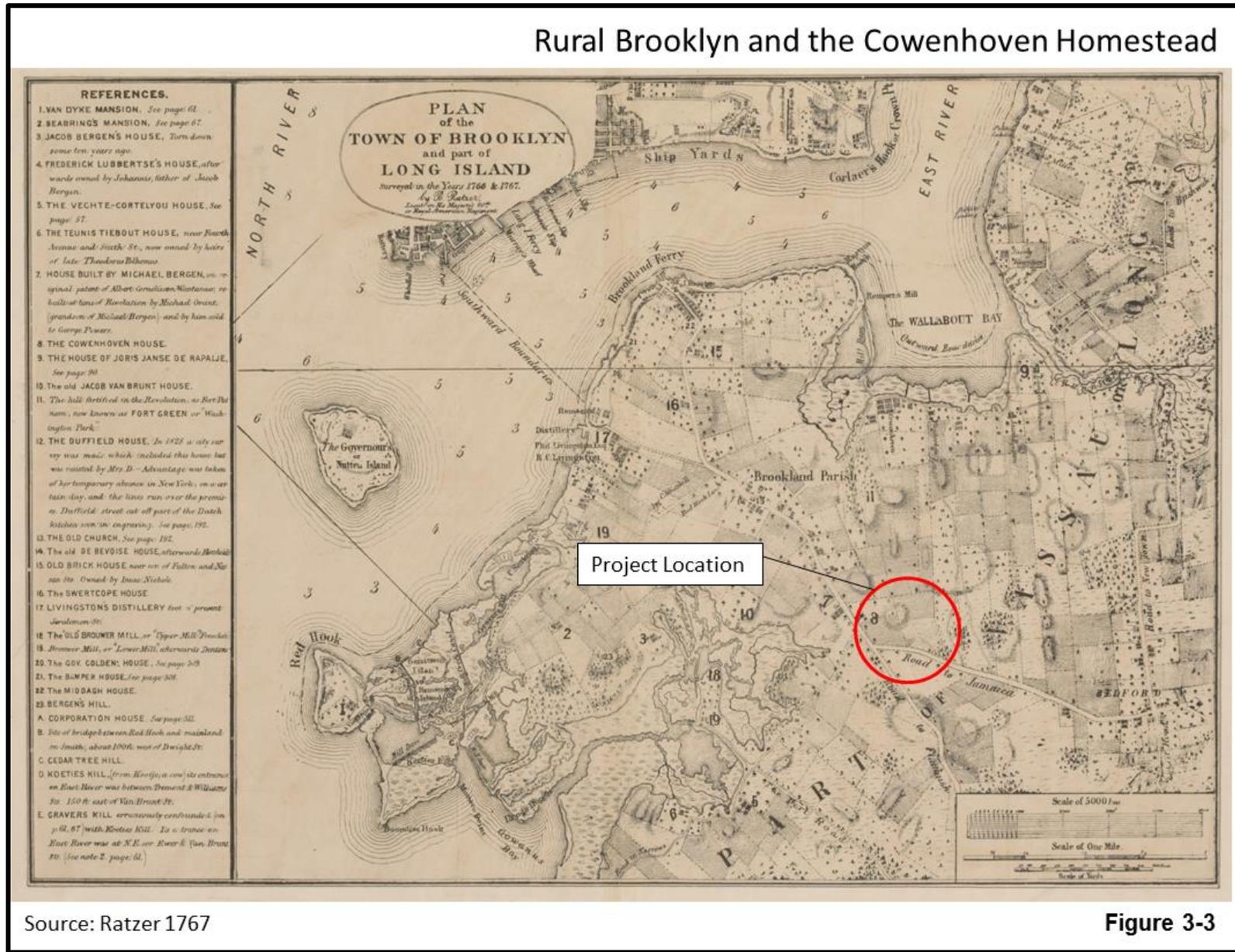






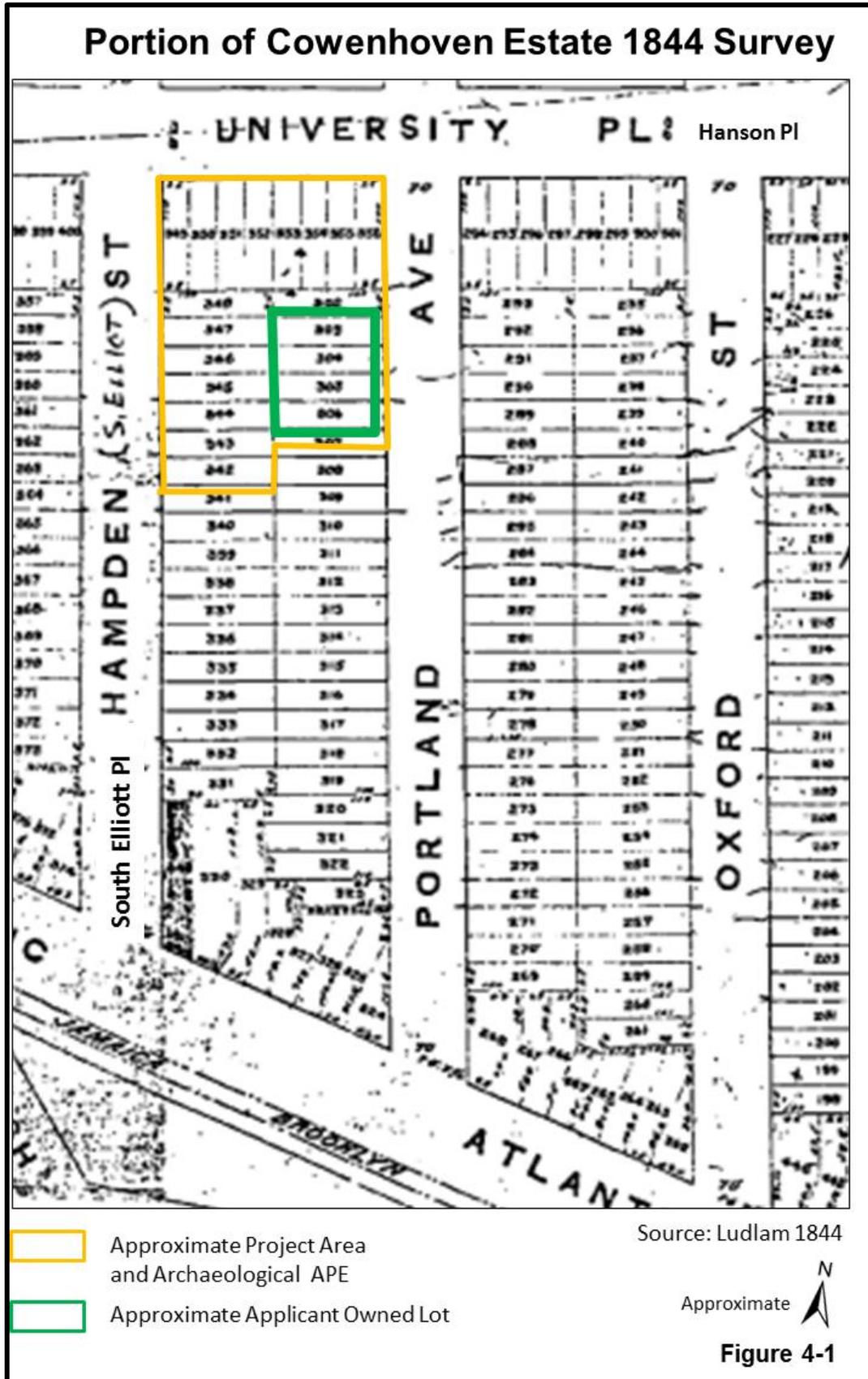


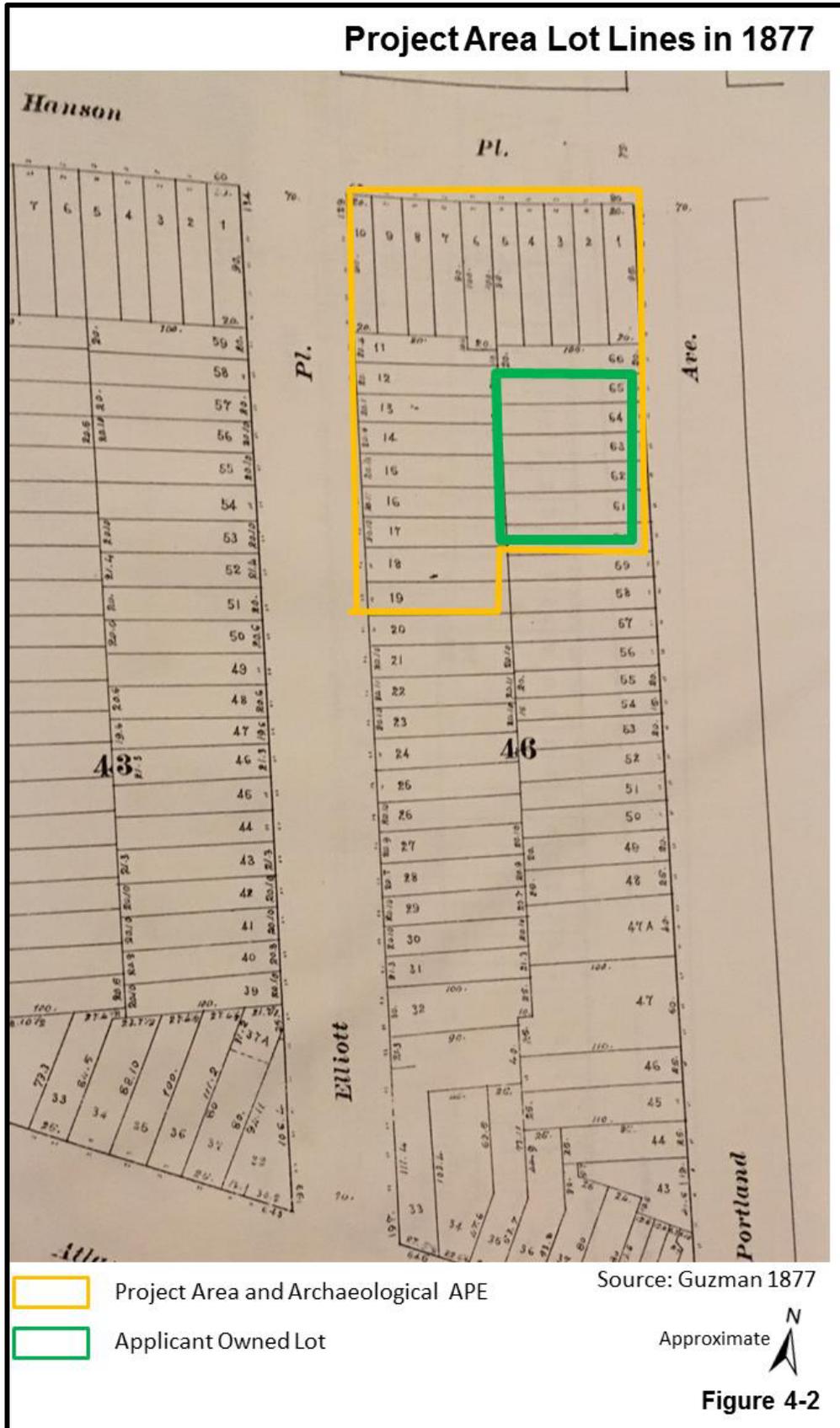


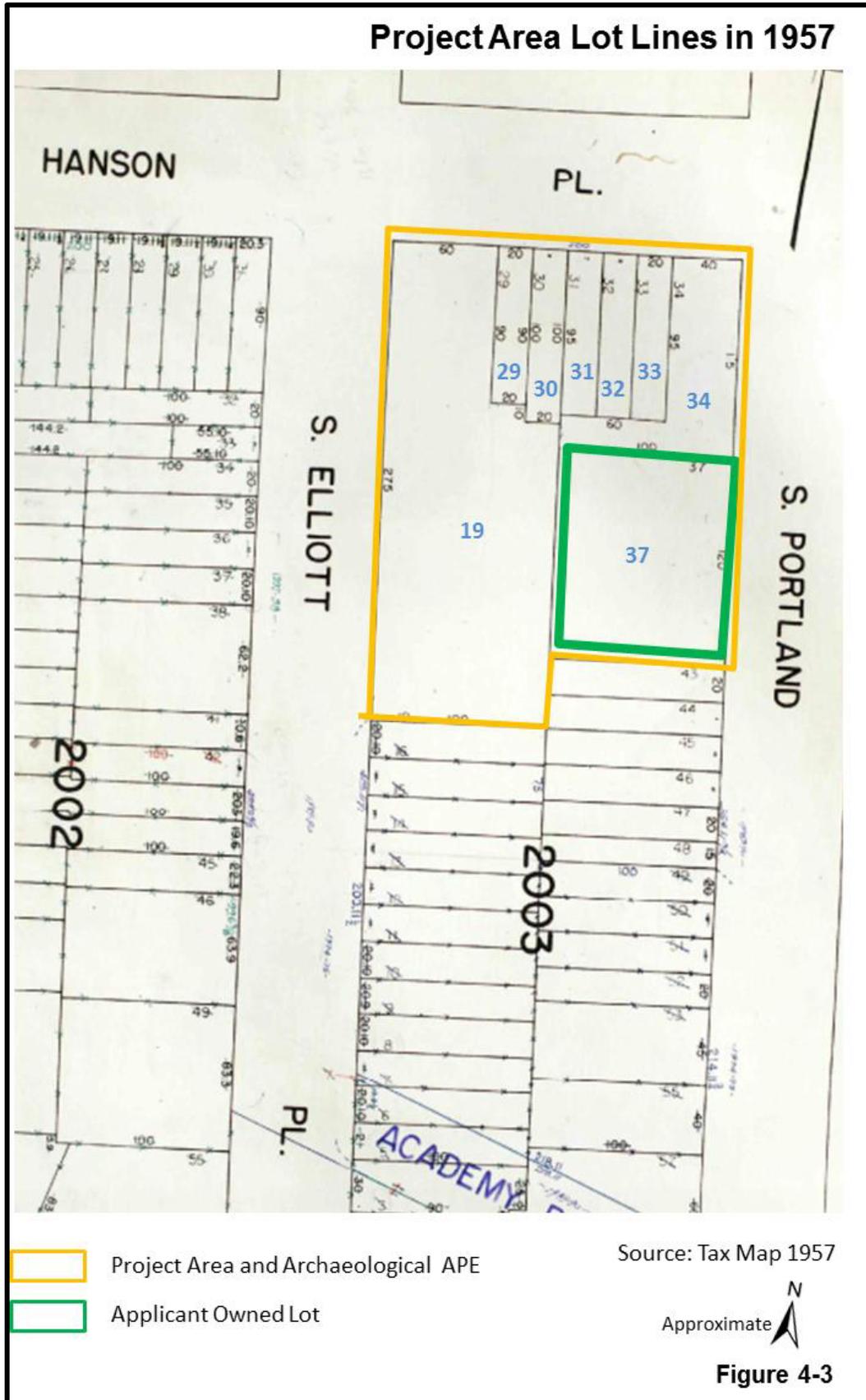


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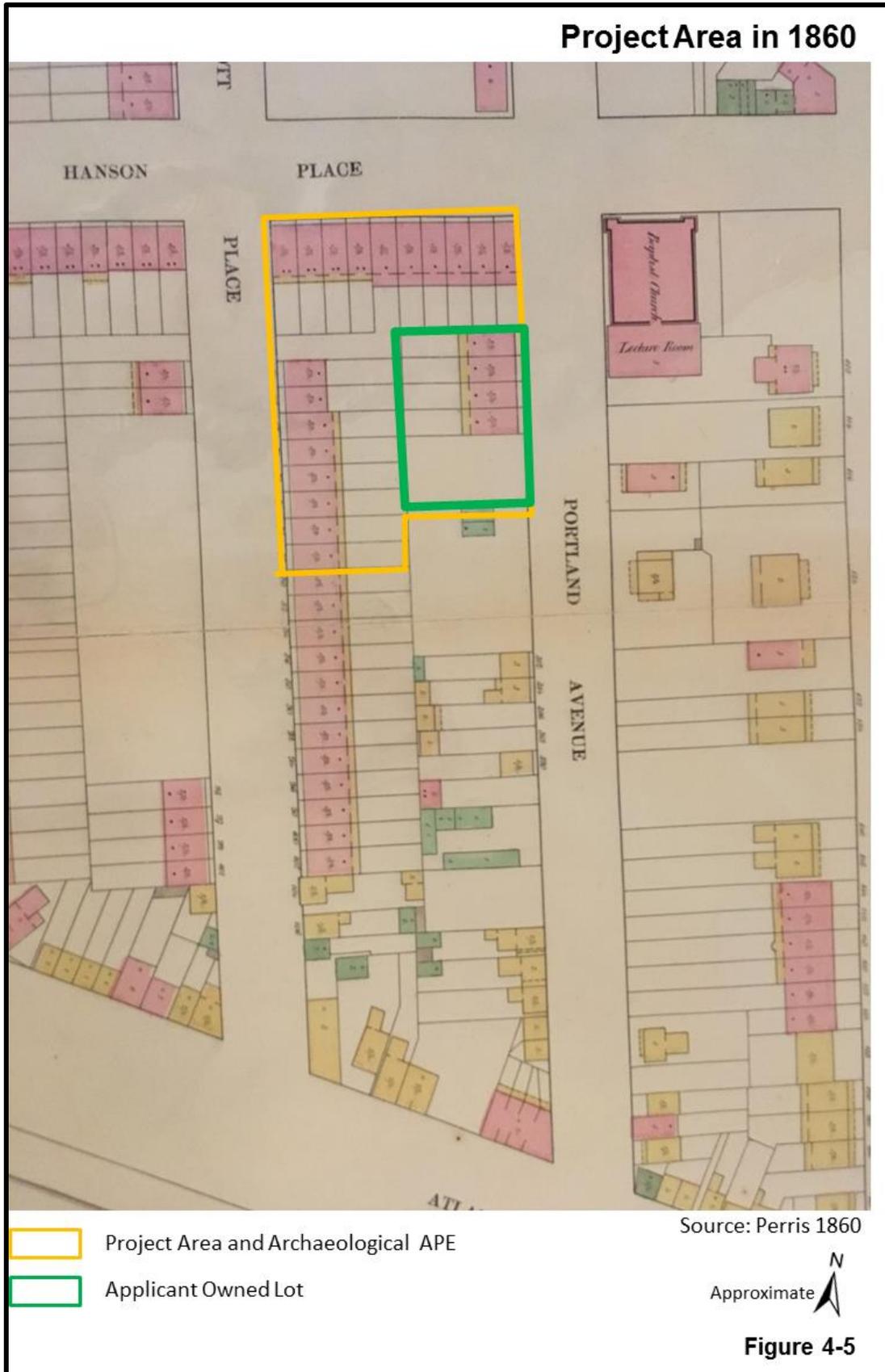
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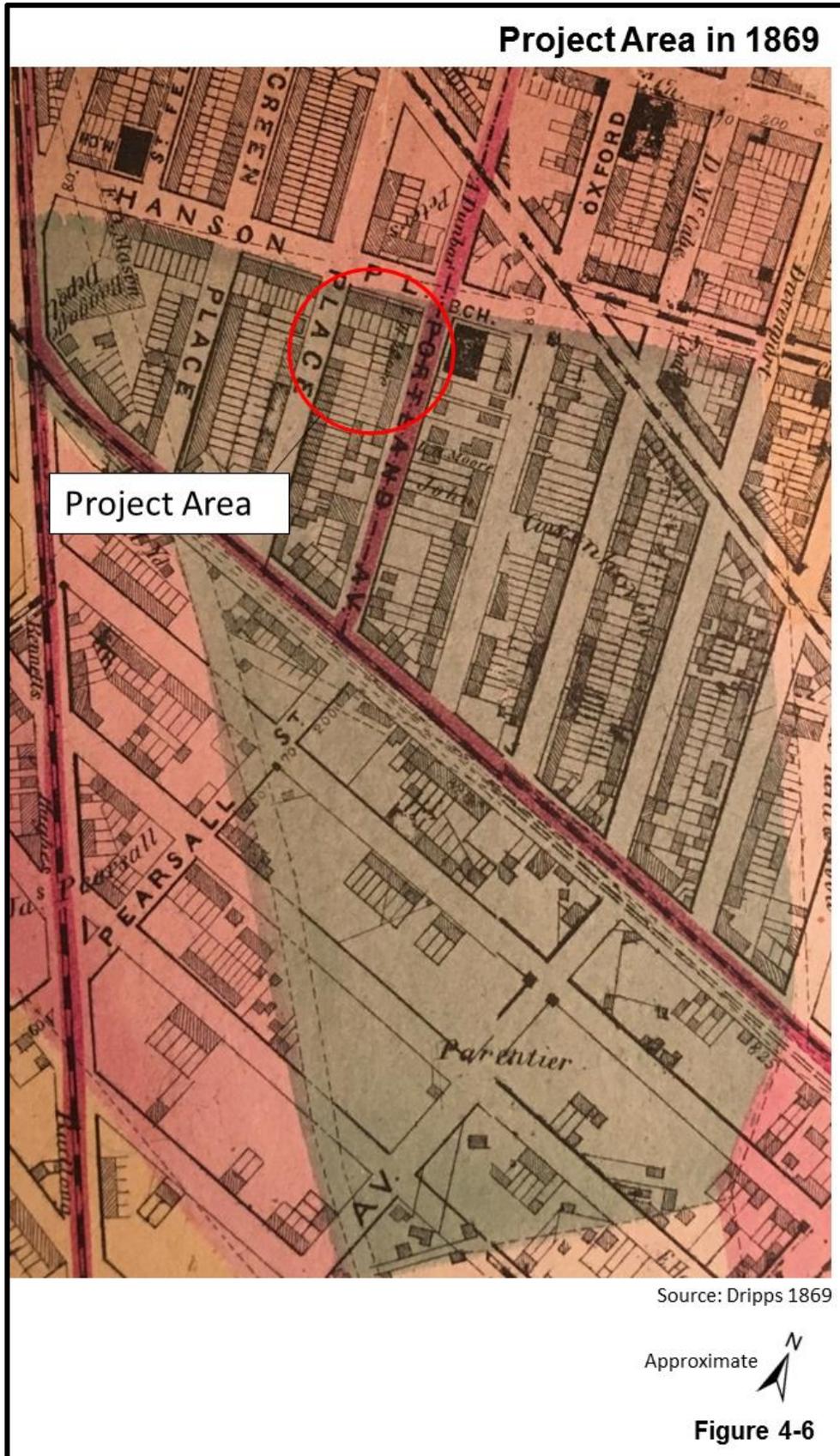


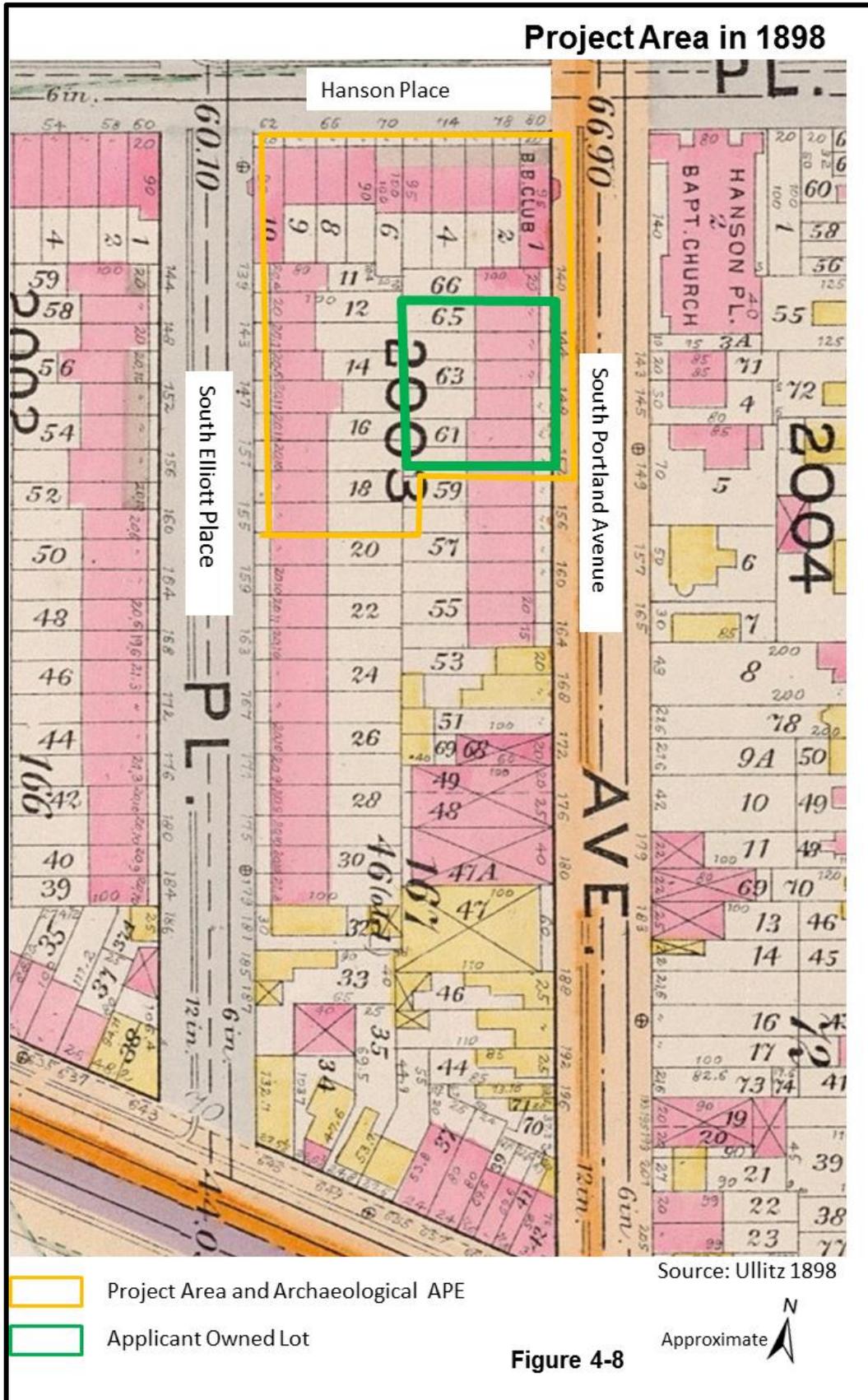


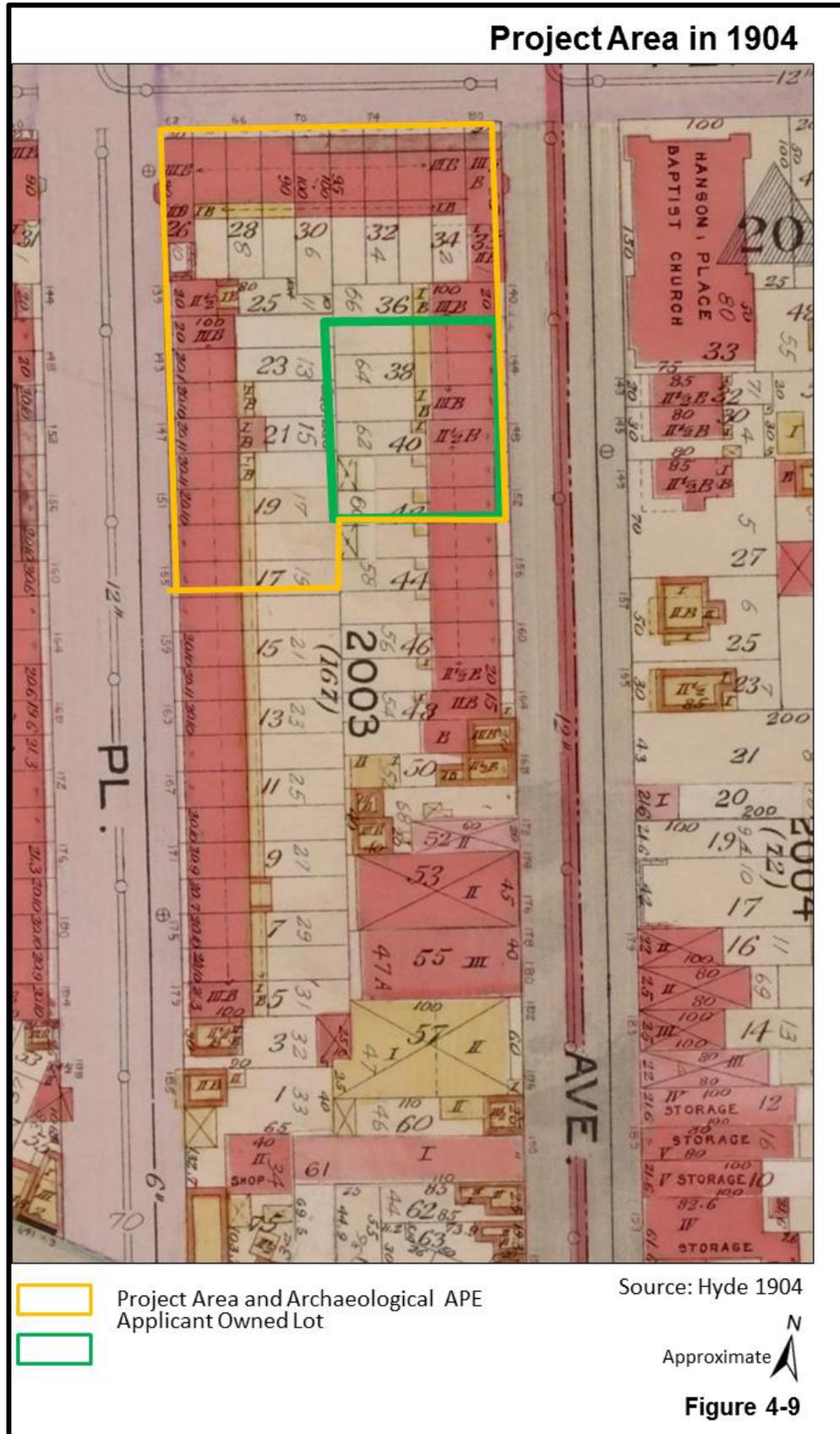


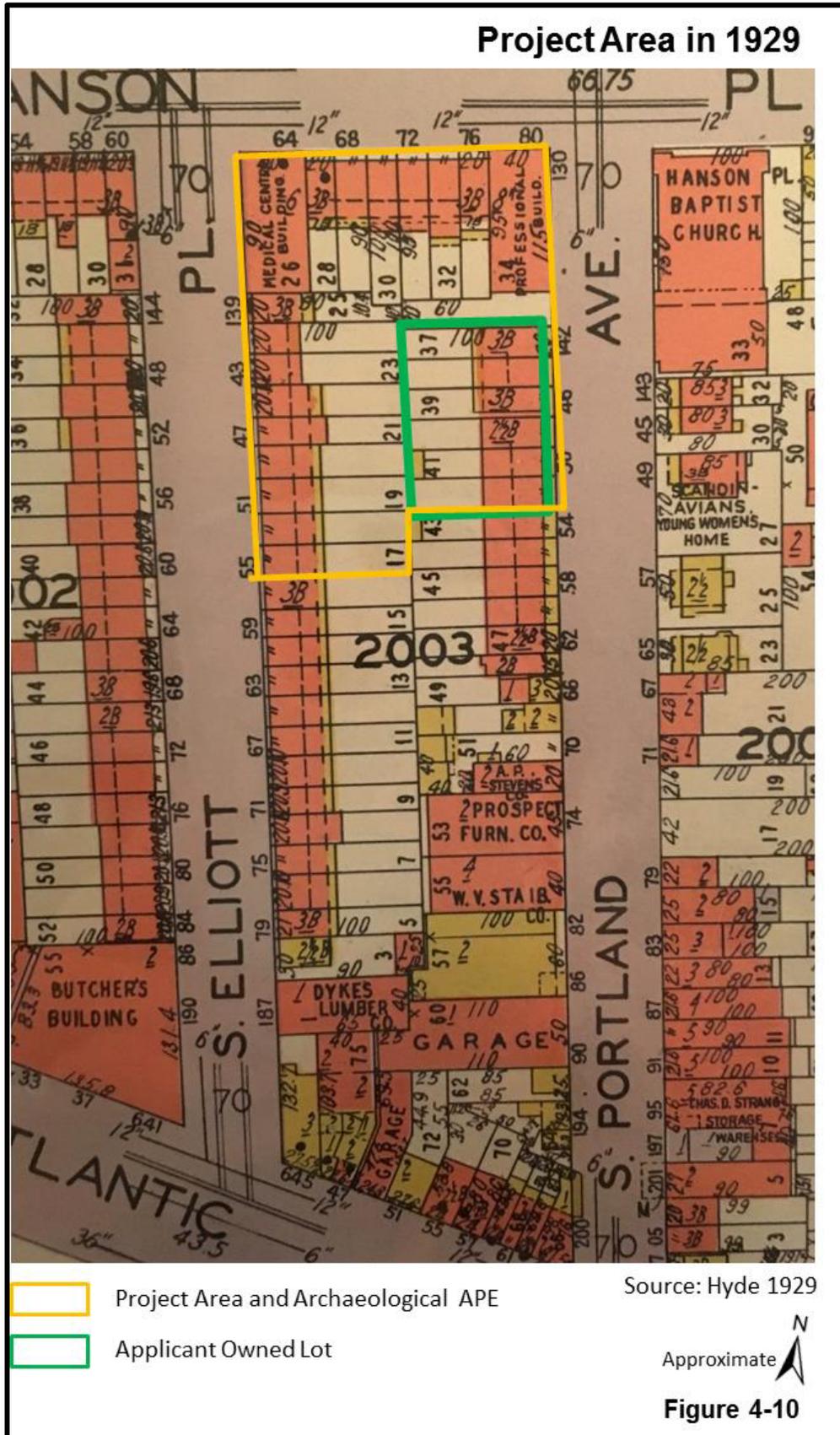


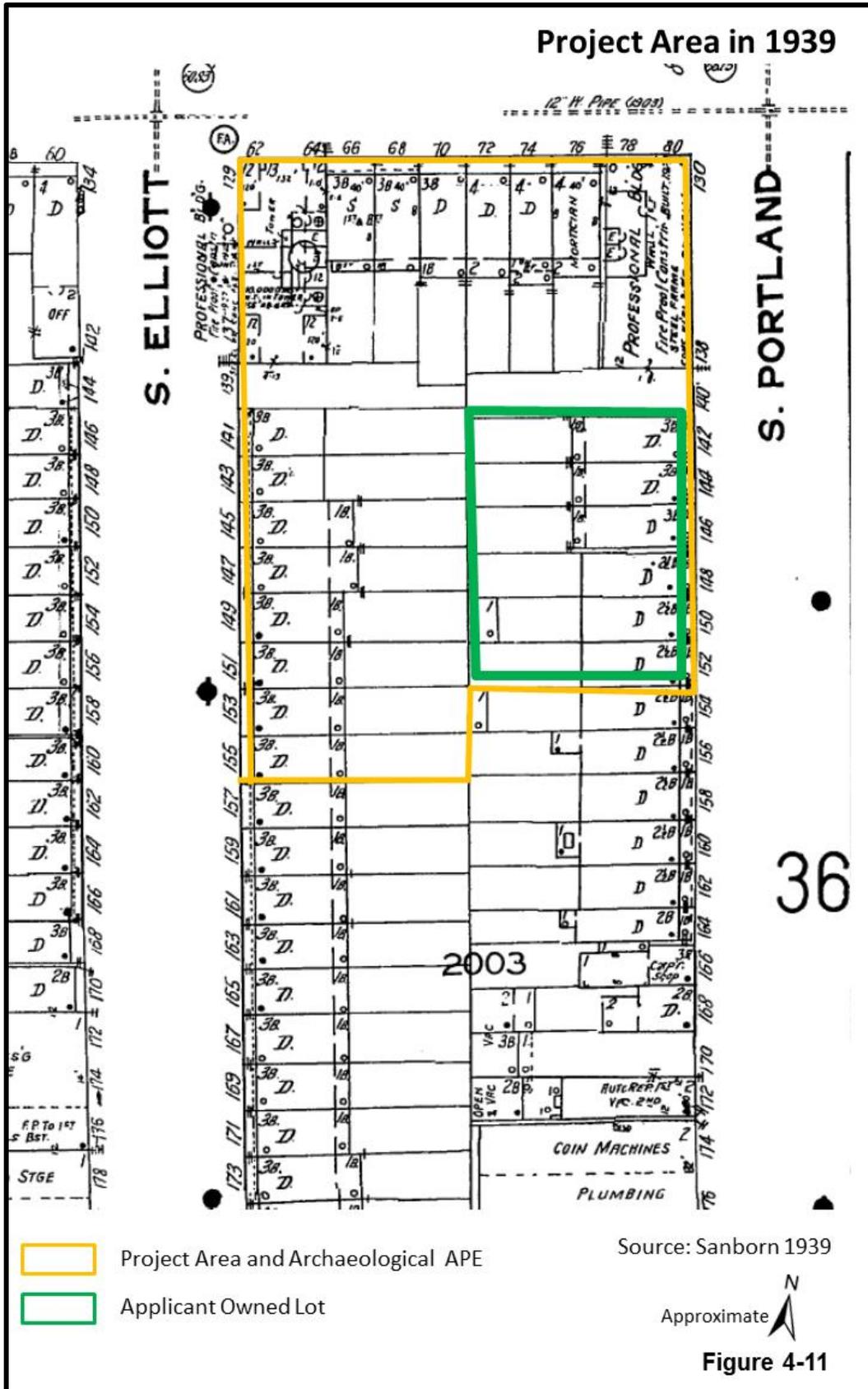


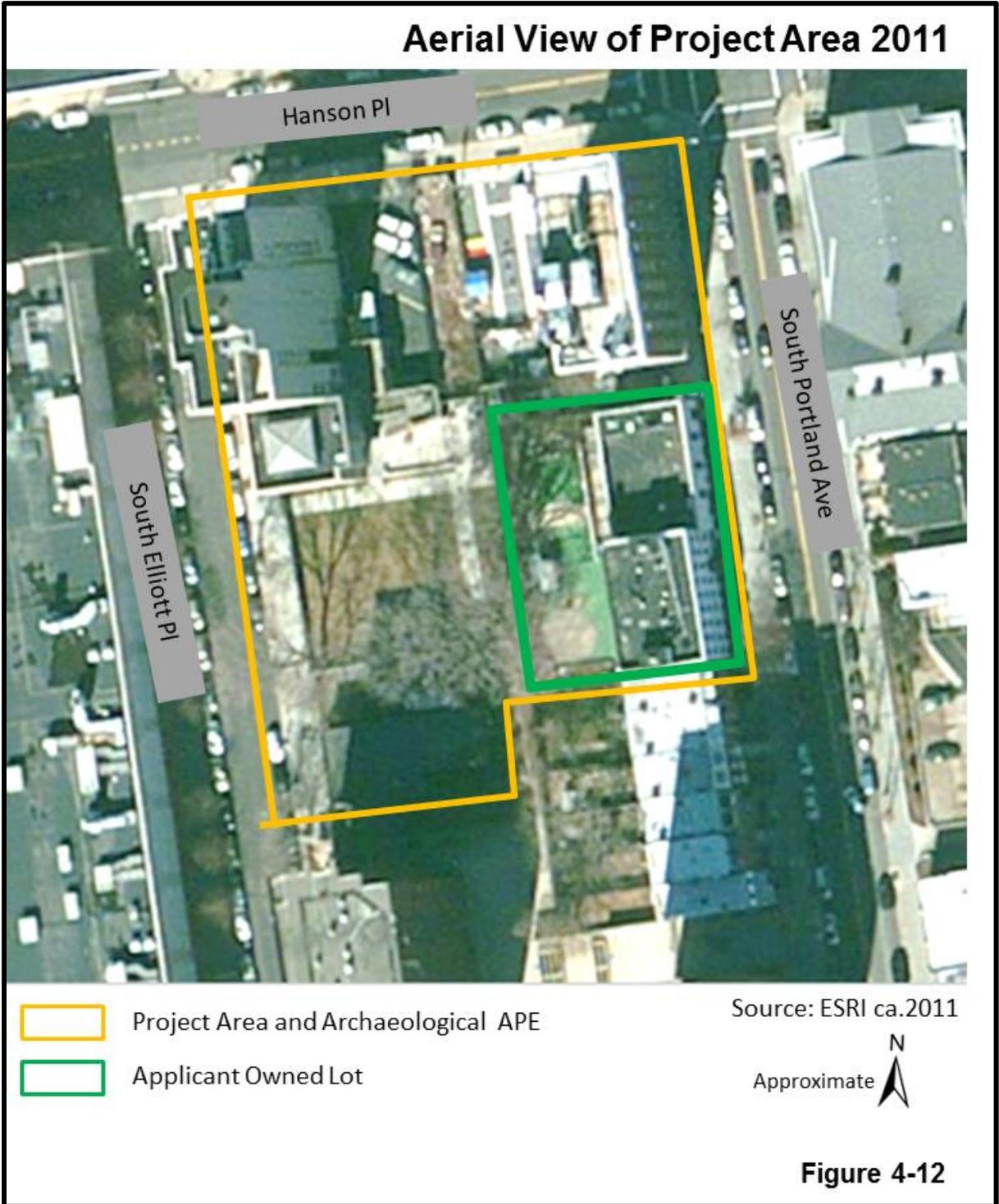


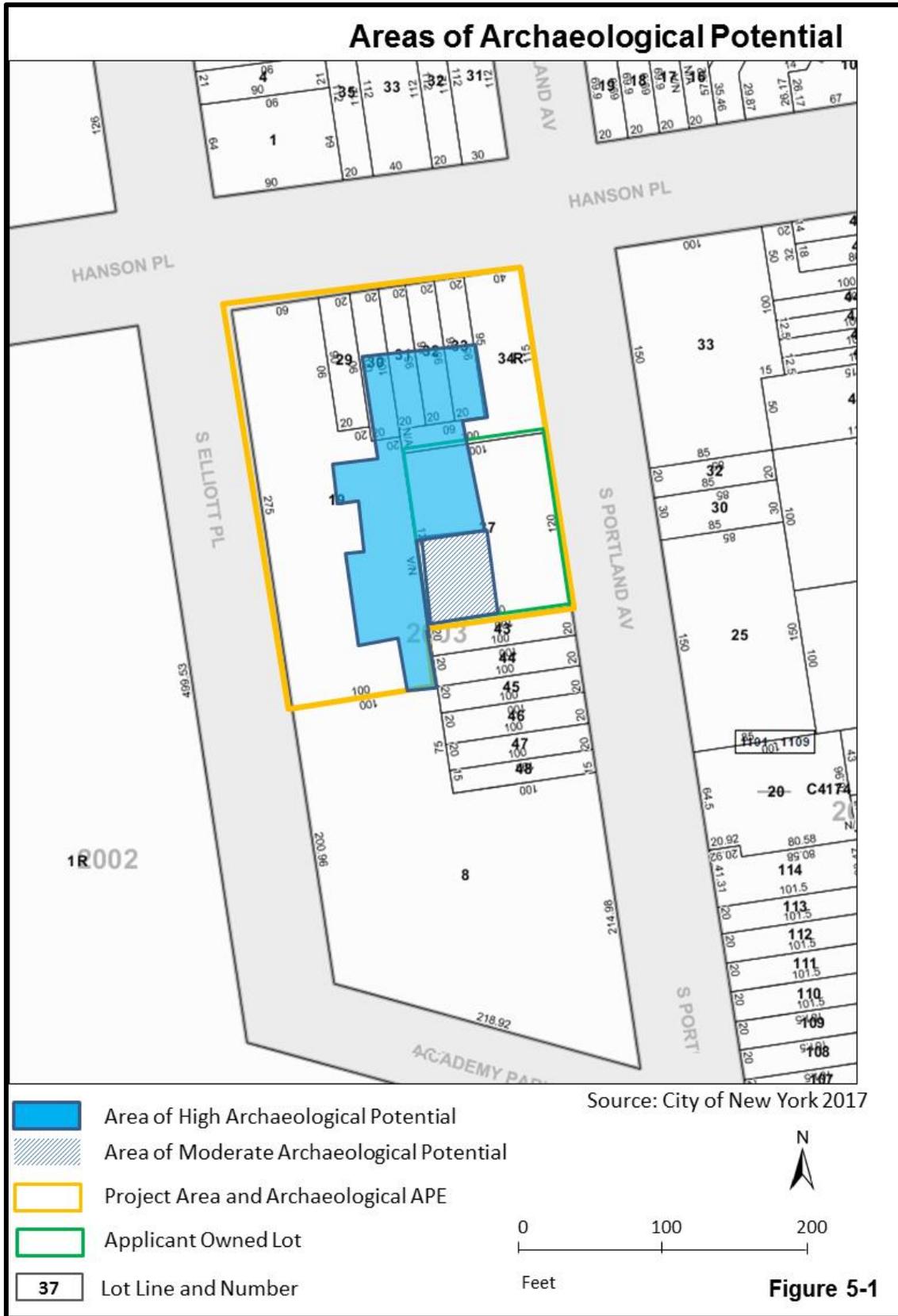


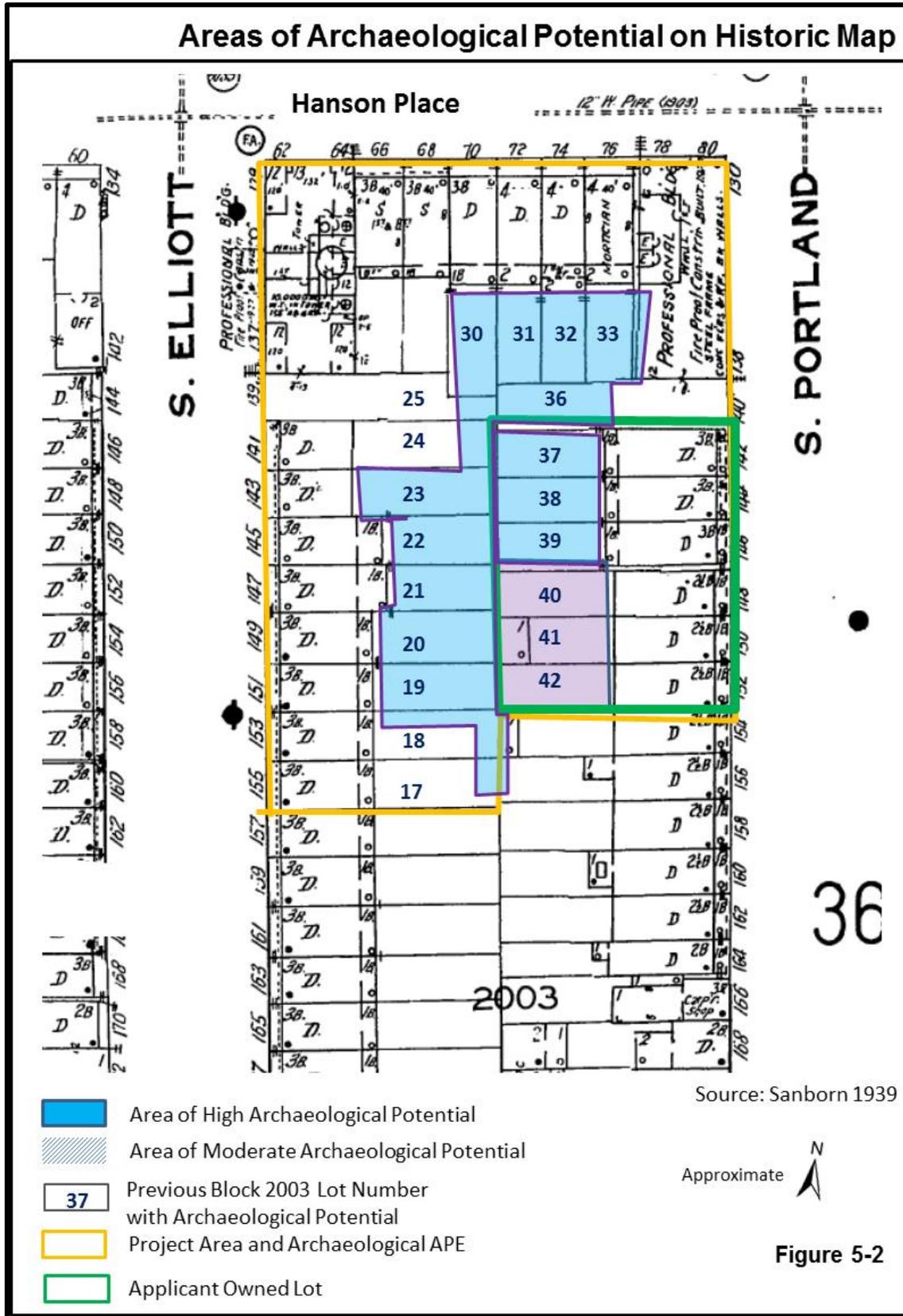












Appendix B

Photographs of Site Walkover

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Photo 1: View southwest of 142-150 South Portland Avenue (Lot 37), the Hanson Place SDA Church structures visible at right and the taller, 3-story residential building visible at left, unified by white façade.



Photo 2: View of the 3-story community facility at 150 South Portland Avenue (Lot 37), looking west from midblock on South Portland Avenue.



Photo 3: View of Hanson Place SDA Church, a NHL, located outside of the project area, looking southeast from the intersection of Hanson Place and South Portland Avenue.



Photo 4: View of 2 ½ story mid-19th century brick row houses abutting the white structure at 150 South Portland Avenue (at right); note the continuous window lines between structures and flush façade.



Photo 5: View west towards the northern structure at 142-150 South Portland Avenue. Note the balcony along the first floor; the ground-level doors below it; and the two-stories of windows at the left.



Photo 6: View west towards the southern structure at 142-150 South Portland Avenue. Note the three ground-level doors leading to yard; cellar entrances were also noted below windows to the right of doorways.



Photo 7: View north across northern half of backyard. Note artificial turf area at left, 142-150 South Portland Ave at left and the balcony and awning, and kitchen storage/work area below.



Photo 8: View southwest from balcony stairs. Gazebo is visible at center. Not even grade of yard towards gazebo. Note cement-covered stone pavers in center, and artificial turf area at right.



Photo 9: View south from balcony towards southern half of backyard; note cement-covered stone pavers surrounding concrete pad in right background; portion of gazebo visible at right; grate and storm doors leading to cellars below 142-150 South Portland Ave visible at left.



Photo 10: View northwest towards blocked staircase leading from Lot 37 down to Lot 19; note metal railing along top of stairs, White poles and frame visible in center and top of frame are part of gazebo.



Photo 11: View west towards second, narrower staircase in northwest of yard that led from Lot 37 to Lot 19.



Photo 12: View northeast from Lot 19 towards rear of Lot 37, showing north-south oriented stone party wall between the lots; note the bluestone stairway, at right, along the south end of wall.



Photo 13: View of 80 Hanson Place (Lot 34), looking southwest from the northeast corner of Hanson Place and South Portland Avenue.



Photo 14: View south showing vacant lots at 76, 74, 72 and 70 Hanson Place (Lots 33, 32, 31 and 30), located between the buildings at 80 (at left) and 62 (at right) Hanson Place.



Photo 15: View south of vacant lots at 72 and 70 Hanson Place (Lots 31 and 30), showing graded, gravel surface; note the ceramic-embellished concrete pavers at left and a water meter cover at right.

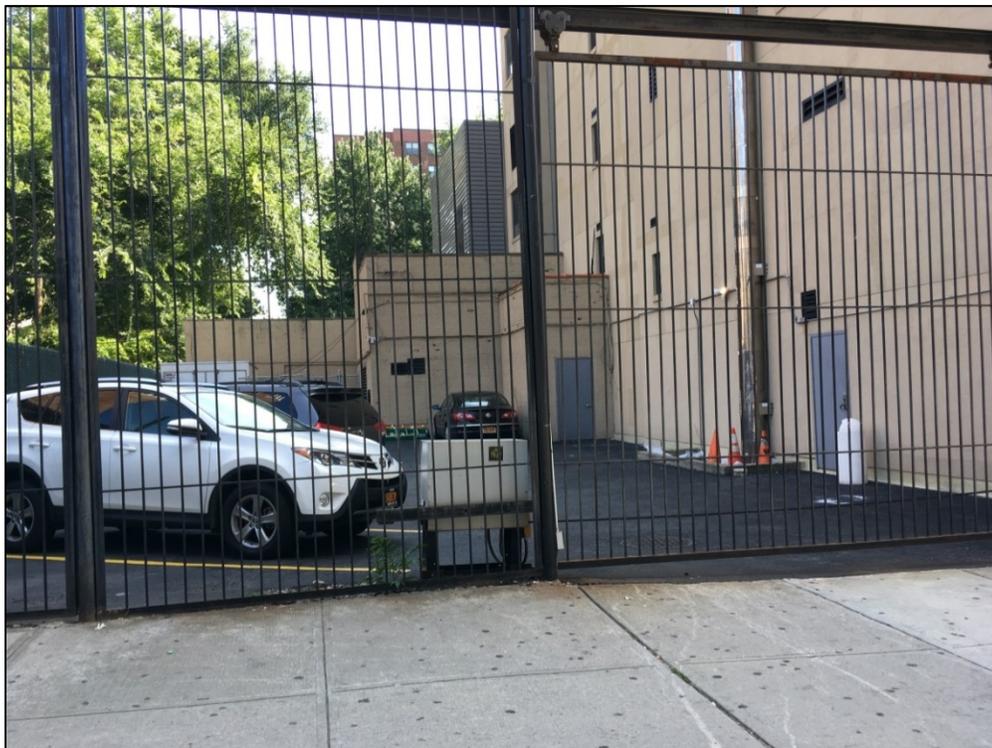


Photo 16: View south of paved parking lot situated across Lot 29 (at left) and a portion of Lot 19 (at right); the lot is utilized by occupants of 62 Hanson Place, visible at right and rear of photo.



Photo 17: View of 62 Hanson Place (Lot 19), looking southeast from the northwest corner of South Elliot Place and Hanson Place.



Photo 18: View of a 3-story addition (emblazoned with cross) at the south end of 62 Hanson Place (Lot 19), looking northeast from midblock on South Elliot Place. Note the brick perimeter wall.



Photo 19: View of the rear yard of 62 Hanson Place (Lot 19), including the 3-story addition and adjacent patio, looking northwest from parking area at south end of Lot 19. The street-side brick wall is visible at left. This area encompasses 139 to 153 South Elliott Street (Block 2003, former Lots 25 to 20).



Photo 20: View of anchor symbol on section of brick perimeter wall marking the backyard of 62 Hanson Place (Lot 19), looking east from South Elliott Street.



Photo 21: View north east from South Elliott Street of southern parking area (Block 2003, former Lots 17, 18 and 19); the south perimeter wall of the backyard (at left); and a high concrete wall marking the east end of the lot (at back) (Lot 19).



Photo 22: View in of stairway in southern perimeter wall of yard area, looking north from the parking area to the south. Note the brick pillars to the right of the stairs and the cinderblock wall behind them (Lot 19).



Photo 23: View of parking area at southern end of Lot 19, weathered, paved surface at left and uneven gravel surface at right, looking east from midblock on South Elliott Street.



Photo 24: View of two connected walls along the southern end of Lot 19 and the Project Area, looking south from the parking area. Large residential building is visible behind chain link fence (161 South Elliott Street).

Appendix C

Correspondence

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ARCHAEOLOGY

Project number: DEPARTMENT OF CITY PLANNING / 18DCP044K

Project:

Date received: 10/17/2017

This document only contains Archaeological review findings. If your request also requires Architecture review, the findings from that review will come in a separate document.

Properties with Archaeological significance:

- 1) ADDRESS: 62 Hanson Place, BBL: 3020030019
- 2) ADDRESS: 68 Hanson Place, BBL: 3020030029
- 3) ADDRESS: 70 Hanson Place, BBL: 3020030030
- 4) ADDRESS: 72 Hanson Place, BBL: 3020030031
- 5) ADDRESS: 74 Hanson Place, BBL: 3020030032
- 6) ADDRESS: 76 Hanson Place, BBL: 3020030033
- 7) ADDRESS: 78 Hanson Place, BBL: 3020030034
- 8) ADDRESS: 142 South Portland Avenue, BBL: 3020030037

Comments: The LPC is in receipt of "Phase 1A Archaeological Documentary Study 142-150 South Portland Avenue Rezoning" draft report submitted by AECOM dated September 2017". The LPC requests a revision of this Phase 1A Documentary Study draft to include the following two sections:

- 1) The "reconnaissance walkover" recommended in paragraph 1 of Section 5.2 (page 5-3) should be completed as a part of the Phase 1A research and the results integrated into this report.
- 2) The consultant should complete the additional documentary research outlined for Lot 37 in paragraph 3 of Section 5.2 (page 5-3) as a part of this Phase 1A Study. This will help to inform the research questions guiding the Phase 1B.

The LPC has also received and reviewed Section 2.5 "Historic and Cultural Resources" section of the associated Environmental Assessment Statement submitted in conjunction with the Phase 1A 142-150 South Portland Avenue Rezoning. For the text pertaining to archaeological resources, the LPC requests that the determination "...there is little potential for impact to any known or unknown resource to development" in paragraph two of Section 2.5 *Cultural and Archaeological Resources* on page 59, be revised to align with the finding of moderate to high archaeological potential stated in the associated Phase 1A documentary study for 142-150 South Portland Avenue.



10/18/2017

SIGNATURE
Amanda Sutphin, Director of Archaeology

DATE

File Name: 32212_FSO_JSM_10182017.doc

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project:
Date received: 3/1/2017

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

Properties with no Architectural significance:

- 1) ADDRESS: 62 Hanson Place, BBL: 3020030019
- 2) ADDRESS: 68 Hanson Place, BBL: 3020030029
- 3) ADDRESS: 70 Hanson Place, BBL: 3020030030
- 4) ADDRESS: 72 Hanson Place, BBL: 3020030031
- 5) ADDRESS: 74 Hanson Place, BBL: 3020030032
- 6) ADDRESS: 76 Hanson Place, BBL: 3020030033
- 7) ADDRESS: 142 South Portland Avenue, BBL: 3020030037
- 8) ADDRESS: 78 HANSON PLACE, 3020030034

Properties with Archaeological significance:

- 1) ADDRESS: 62 Hanson Place, BBL: 3020030019
- 2) ADDRESS: 68 Hanson Place, BBL: 3020030029
- 3) ADDRESS: 70 Hanson Place, BBL: 3020030030
- 4) ADDRESS: 72 Hanson Place, BBL: 3020030031
- 5) ADDRESS: 74 Hanson Place, BBL: 3020030032
- 6) ADDRESS: 76 Hanson Place, BBL: 3020030033
- 7) ADDRESS: 142 South Portland Avenue, BBL: 3020030037
- 8) ADDRESS: 78 HANSON PLACE, 3020030034

Comments:

In the radius: Ft. Greene HD and Brooklyn Academy of Music HD, both LPC and S/NR listed. Ft. Greene HD Extension and Hanson Place 7th Day Adventist Church, S/NR listed. 67 Hanson Place, S/NR eligible.

The LPC has reviewed the lots above and recommends that an archaeological documentary study be completed to assess the potential for these lots to contain significant archaeological resources. We recommend that this study consider the potential significance of these properties in comparison to projects completed in the vicinity, and the potential for these properties to present new information that expands upon existing studies. We also note that the study should document when these properties were linked to public water and sewer and therefore the likelihood that intact privies and cisterns may be on these properties.



3/10/2017

SIGNATURE

Gina Santucci, Environmental Review Coordinator

File Name: 32212_FSO_JSM_03092017.doc

DATE

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Appendix D

**Owners and Occupants of Block 2003 Lot 37
Based on Deed Research, Federal Census
Records and City Directories**

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Table D1

Owners of Former Addresses on Block 2003 Lot 37 Based on Deed Research

| Grantor | Grantee | Date | Liber/Page | Associated Address(es) |
|--|---|----------------|--------------------------|------------------------|
| 142 South Portland Avenue | | | | |
| The Brookwood Child Care | A. Randolph Haig Day Care Center | 1979 | ACRIS Reel 1081/Page 799 | 140-152 |
| Seamen of Sweden, Inc. | Orphan Asylum of the City of Brooklyn, aka "The Brookwood Child Care" | 1975 | ACRIS Reel 822/Page 1593 | 140-152 |
| Linnart Nylander | Seamen of Sweden, Inc. | Dec 22, 1949 | 7550/144 | 140-152 |
| Abe Johnson | Linnart Nylander | Sept 8, 1948 | 7355/41 | 142-146 |
| Lucy Lloyd | Abe Johnson | April 5, 1948 | 7282/349 | 142-146 |
| Thomas Gallagher | Lucy Lloyd | Dec 2, 1947 | 7228/170 | 142-146 |
| John C. Lindsay Co. | Thomas Gallagher | July 16, 1946 | 6953/661 | 142-144 |
| John C. Lindsay Co. | Consent | May 4, 1945 | 6702/1 | 142-144 |
| Ida M. Hackett Mary A. Hackett (heirs of) | John C. Lindsey Co. | Nov 11, 1927 | 4865/552 | 142 |
| Elizabeth H. Whitmore | Mary A. Hackett | Nov 5, 1919 | 3859/379 | 142 |
| John U. Shorter Julia D. Shorter | Elizabeth Whitmore | Sept 28, 1880 | 1401/528 | 142 |
| Frances L. Gardner | John U. Shorter | Sept 28, 1880 | 1401/525 | 142 |
| Laura M. Bardwell Samuel S. Bardwell | Frances L. Gardner | Jan 24, 1868 | 798/520 | 142 |
| Benjamin F. Metcalf Zerviah R. Metcalf | Laura M. Bardwell | March 30, 1866 | 698/51 | 142 |
| Thomas V. Porter Elizabeth A. Porter | Zerviah R. Metcalf | Nov 7, 1863 | 612/400 | 142 |
| Porter purchase not traced back | | | | |
| 144 South Portland Avenue | | | | |
| The Brookwood Child Care | A. Randolph Haig Day Care Center | 1979 | ACRIS Reel 1081/Page 799 | 140-152 |
| Seamen of Sweden, Inc. | Orphan Asylum of the City of Brooklyn, aka "The Brookwood Child Care" | 1975 | ACRIS Reel 822/Page 1593 | 140-152 |
| Linnart Nylander | Seamen of Sweden, Inc. | Dec 22, 1949 | 7550/144 | 140-152 |
| Abe Johnson | Linnart Nylander | Sept 8, 1948 | 7355/41 | 142-146 |
| Lucy Lloyd | Abe Johnson | April 5, 1948 | 7282/349 | 142-146 |
| Thomas Gallagher | Lucy Lloyd | Dec 2, 1947 | 7228/170 | 142-146 |
| John C. Lindsay Co. | Thomas Gallagher | July 16, 1946 | 6953/661 | 142-144 |
| John C. Lindsay Co. | Consent? | May 4, 1945 | 6702/1 | 142-144 |

Table D1

Owners of Former Addresses on Block 2003 Lot 37 Based on Deed Research

| Grantor | Grantee | Date | Liber/Page | Associated Address(es) |
|--|---|---------------|--------------------------|-------------------------------|
| 144 South Portland Avenue (cont'd) | | | | |
| Ida M. Hackett Mary A. Hackett (heirs of) | John C. Lindsey Co. | Nov 11, 1927 | 4865/552 | 142 |
| Linda McGarty | Mary A. Hackett (sp) | June 14, 1916 | 3584/461 | 144 |
| Amy J. Tallmadge | Linda McGarty | June 3, 1914 | 3496/100 | 144 |
| Lyman D. Porter | Amy J. Tallmadge | Oct 5, 1895 | 3(?) / 383 | 144 |
| Porter transaction not clearly be traced | | | | |
| Sheriff Albert Daggett | Thomas V. Porter | Dec 12, 1876 | 1261/426 | 144 |
| Daggett purchase not traced back | | | | |
| 146 South Portland Avenue | | | | |
| The Brookwood Child Care | A. Randolph Haig Day Care Center | 1979 | ACRIS Reel 1081/Page 799 | 140-152 |
| Seamen of Sweden, Inc. | Orphan Asylum of the City of Brooklyn, aka "The Brookwood Child Care" | 1975 | ACRIS Reel 822/Page 1593 | 140-152 |
| Linnart Nylander | Seamen of Sweden, Inc. | Dec 22, 1949 | 7550/144 | 140-152 |
| Abe Johnson | Linnart Nylander | Sept 8, 1948 | 7355/41 | 142-146 |
| Lucy Lloyd | Abe Johnson | April 5, 1948 | 7282/349 | 142-146 |
| Thomas Gallagher | Lucy Lloyd | Dec 2, 1947 | 7228/170 | 142-146 |
| Peter A. Peterson | Thomas Gallagher | Aug 30, 1946 | 6982/520 (or 540?) | 146 |
| Minnie L. Shoop Frederick J. Shoop | Peter A. Peterson | Aug 14, 1940 | 5898/138 | 146 |
| Eva L. Bartholomew (Legatee of) Kate G.L. Lane | Minnie L. Shoop | Nov 1, 1926 | 4738/351 | 146 |
| Bartholomew and Lane purchase not traced back | | | | |
| 148 South Portland Avenue | | | | |
| The Brookwood Child Care | A. Randolph Haig Day Care Center | 1979 | ACRIS Reel 1081/Page 799 | 140-152 |
| Seamen of Sweden, Inc. | Orphan Asylum of the City of Brooklyn, aka "The Brookwood Child Care" | 1975 | ACRIS Reel 822/Page 1593 | 140-152 |
| Linnart Nylander | Seamen of Sweden, Inc. | Dec 22, 1949 | 7550/144 | 140-152 |
| Basilio Veras Juana(sp) Veras | Linnart Nylander | Oct 11, 1948 | 7369/404(?) | 148 |

Table D1

Owners of Former Addresses on Block 2003 Lot 37 Based on Deed Research

| Grantor | Grantee | Date | Liber/Page | Associated Address(es) |
|---|--|----------------|-----------------------------------|--|
| 148 South Portland Avenue (cont'd) | | | | |
| Antonia Guzman Janet Cambiaso (sp) | Basilio Veras Juana Veras | Aug 13, 1946 | 6972/141 | 148 |
| Guido Raffaele (sp) | Antonia Guzman Janet Cambiaso (sp) | Feb 2, 1945 | 6666 (or 6686)/90 | 148 |
| Margaret M. Twamley | Guido Raffaele (sp) | Feb 15, 1945 | 6664(?)/462 | 148 |
| Ellen Sate(sp) | Margaret M. Twamley | Dec 7, 1944 | 6633 (or 6638)/illegible | 148 |
| Alfred Schoenbrun | Ellen Sate (sp) | July 17, 1919 | 3796 (or 2796)/535(?) | 148 |
| Sigmund Schoenbrun | Alfred Schoenbrun | June 5, 1914 | 3498/65 | 148 |
| Schoenbrun purchase not found | | | | |
| Frances C.D. Adams | Eleanor A. Ludlam | Oct 25, 1901 | 20(?)/543 | 148 |
| Hannah C. Kent William Kent | Frances C.D. Adams | April 28, 1865 | 662/498 | 148 – dwelling with tenant noted |
| Kent purchase not traced back | | | | |
| 150 South Portland Avenue | | | | |
| The Brookwood Child Care | A. Randolph Haig Day Care Center | 1979 | ACRIS Reel 1081/Page 799 | 140-152 |
| Seamen of Sweden, Inc. | Orphan Asylum of the City of Brooklyn, aka "The Brookwood Child Care" | 1975 | ACRIS Reel 822/Page 1593 | 140-152 |
| Linnart Nylander | Seamen of Sweden, Inc. | Dec 22, 1949 | 7550/144 | 140-152 |
| Susan E. Cole | Linnart Nylander | July 1, 1948 | 7325 (or 7328)/183 | 150 |
| NYS Tax Commissioner (Est of) Victor E. Lane | Release Est Tax Lien | Aug 29, 1947 | 78(?)/94 | 150 |
| NYS Tax Commissioner (Est of) Irving Lane | Release Est Tax Lien | Aug 29, 1947 | 78(?)/92 | 150 |
| Edward J. Peck | Susan E. Cole | Aug 29, 1947 | 7179/87(?) | 150 |
| Irving K. Peck Elizabeth J. Peck | Susan E. Cole | Aug 29, 1947 | 7179/44 | 150 |
| Edna F. Lane Victor E. Lane Irving P. Lane (Heirs of Amelia R. Lane?) | Edna F. Lane Victor E. Lane Irving P. Lane | Nov 18, 1938 | 5660/287 | 150 |
| Hannah C. Kent (wife) William Kent | Amelia R. Lane George Lane | April 13, 1868 | 821/56 | 150 |

Table D1

Owners of Former Addresses on Block 2003 Lot 37 Based on Deed Research

| Grantor | Grantee | Date | Liber/Page | Associated Address(es) |
|---|---|---------------|---------------------------|-------------------------------|
| 150 South Portland Avenue (cont'd) | | | | |
| Kent purchase not traced back | | | | |
| 152 South Portland Avenue | | | | |
| The Brookwood Child Care | A. Randolph Haig Day Care Center | 1979 | ACRIS Reel 1081/Page 799 | 140-152 |
| Seamen of Sweden, Inc. | Orphan Asylum of the City of Brooklyn, aka "The Brookwood Child Care" | 1975 | ACRIS Reel 822/Page 1593 | 140-152 |
| Linnart Nylander | Seamen of Sweden, Inc. | Dec 22, 1949 | 7550/144 | 140-152 |
| Joshua Carter Madeline M. Carter | Linnart Nylander | Sept 17, 1948 | 7359/321 | 152 |
| Helen Johnston Johnson (<i>sic</i>) | Joshua Carter Madeline M. Carter | July __, 1947 | 7149/486 | 152 |
| Ida M. Hackett (Heirs of) Mary A. Hackett | Helen Johnston | June 21, 1927 | 4824 (or 4874?)/444 | 152 |
| Catherine Rooney Jennie Rooney | Ida M. Hackett | May 27, 1927 | 4828/185 (or 115) Release | 152 |
| Edith M. Brockway Robert E. Twing Angie M. Twing Kathryn L. Maile Frederick S. Onthank Caroline C. Onthank (Heirs of Margaret J. Shields) | Mary A. Hackett | Nov 28, 1923 | 4329/529 | 152 |
| James Van Nuisse (executor of) | Margaret J. Shields | Oct 29, 1894 | 2266/390 | 152 |
| Mary M. Benning | James Van Nuisse | May 27, 1892 | 2118/162 | 152 |
| John C. Douglass Henrietta H. (wife) | Emily A. Van Nuisse | June 15, 1870 | 955/402 | 152 |
| Douglass purchase not clearly traced | | | | |
| Gerard M. Stevens, Referee | John P. Douglass | May 30, 1870 | 950/501 | May be 152 |
| Stevens purchase not traced back | | | | |

Table D2

Occupants of Block 2003 Lot 37 Based on Federal Census Records of 1870 and 1880

| Former Address | 1870 Census | 1880 Census |
|--------------------|---|--|
| 142 S Portland Ave | Andrew W. Wait, from MA, Salesman, wife, 3 children, 1 boarder (American), 2 servants (Irish) | No entry – unoccupied? |
| 144 S Portland Ave | Avery Bill, from CT, Fish Dealer, wife, 5 children | Joseph Dark, from CT, Commission Mert., Wife, 2 children and 1 servant (MA). |
| 146 S Portland Ave | William H. Smith, from NY, Dealer in Oils, wife, 5 children, 1 servant (American) | William J. Whitmore, from CT, Wool Dealer, wife, three children, mother-in-law and 1 servant (Irish). |
| 148 S Portland Ave | Michael Criss, from VA, Stock Broker, wife, 5 children, 2 servants (Irish) | Ira G. Whitney, from MA, Boot and Shoe Dealer, wife, 4 children and 3 servants (two Irish, 1 American) |
| 150 S Portland Ave | George Lane, from NY, Banker, wife, 4 children, 1 servant (Irish) | George Lane, NY, Accountant, wife, 5 children, 1 servant (Irish), 3 boarders |
| 152 S Portland Ave | No entry-unoccupied? | James Van Nuise, NY, Dry Goods Merchant, wife, 1 child, 1 grandchild, two boarders, 1 servant (Irish) |

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Table D3
Occupants of Block 2003 Lot 37 Based on City Directories

| FORMER ADDRESSES | 1856 Smith | 1862 Lain | 1867 Lain | 1871 Lain | 1876 Lain | 1883 Lain | 1889 Lain | 1897 Lain & Healy | 1902 Upington | 1908 Upington |
|------------------|--|---|--|--|---|--|--|---|---|--|
| 152 So. Portland | John Doherty, plasterer, h. Portland n. | F.K. Gahagan, glue, 274 Pearl St NY, h. Portland n. | No entry | No entry | James Van Nuise, dry goods, 880 B'way, NY | Henry M. Worrell, teacher | James Van Nuise, salesman | Margaret Shields | Margaret Shields | Margaret Shields |
| 150 So. Portland | Hanson; John Dooner, laborer, h. Portland n. Hanson; Michael Farrel, laborer, h. r. Portland n. Hanson; | Hanson; Ranson B. Henman, h. Hanson Pl n. Portland; Alfred W. Hollister, clerk, h. Portland n. | No entry | Henry C. Simonson, clerk, rents; John R. Simonson, clerk, rents | George Lane, broker, 11 Broad, NY | Theodore N. Melvin, lawyer, Fulton cor. Nassau, NY; George Lane, broker, 1 New St. NY | Henry W. Doremus, stenographer, 28 B'way NY; R.L. Griffin, clerk; Amelia R. Lane | Perry J. Fuller, lawyer; Amelia R. Lane, widow George | Perry J. Fuller, lawyer, Potter Building Mhtn; George Henderson, watchmaker; Harry Hoxie, salesman; Amelia R. Lane, widow George | No entry |
| 148 So. Portland | Terrence Fergeson, laborer, h. Portland n. Hanson; James Garvey, teacher, boards Portland n. Hanson; F. Jenks, clerk, h. Portland n. | Hanson; Henry Kirkland, grocer, 311 Greenwich St NY, h. Portland n. Hanson; C.A. Peters, widow, h. Hanson Pl corner Portland; E.B. Vail, provisions, 268 Washington, NY, h. Portland n. | No entry | John Appleby, marble, 245 Ft. Greene Place; John Eberley, marble, Ft. Greene Place; Patrick Rock, hostler, rents; Roger Rock, hostler, rents; Moses Mills, carpenter | Frances C. Adams widow | Ira G. Whitney, shoe manufacturer, 135 Duane St, NY | No entry | John C. Renney, com. trav. | Alfred Chambers; Alfred Schoenbrun; Everett Van Winkle, clerk; | Alfred Schoenbrun, draughtsman; |
| 146 So. Portland | Hanson; Greenville T. Jenks, lawyer, 11 Wall NY, h. Portland n. Hanson; | Hanson; Richard Vallant, clerk, h. Hanson Pl corner Portland; J.B. (Rev) Waterbury, h. Hanson Pl n. Portland | Julian Hooper, aquarist; Adam N. Kellock, carpenter | Julian Hooper, birds, 44 Montague; Adam N. Kellock, carpenter | James Armstrong lawyer, 819 B'way NY; | Abbie P. Lawton, widow Job | No entry | John E. Eubank, clerk; Kate C. Lain, widow Geo T, publisher Brooklyn Directory | Alonzo D.V. Brown; Geo. J. Miller, chemist | Alonzo D.V. Brown; Kate C. Lain, wid Geo T. |
| 144 So. Portland | Joseph S. Marston, cartman, h. Portland n. Hanson; Christiana A. Peters, widow William, h. Hanson place cor. Portland; | | Matthew Joyce, clerk; George McGuirk, painter | George McGuirk, painter | Avery Bill, clerk; Herbert E. Bill, clerk | Joseph M. Simonson, clerk | Joseph B. Pollock, clerk; Arthur Simonson, notary; Joseph M. Simonson, teller | Sarah Cadmus, widow George | Sarah C. Cadmus, widow George; | Richard A. Barker; Sarah C. Cadmus, widow George; |
| 142 So. Portland | Patrick J. Powers, carpenter, h. Portland n. Hanson; Alexander Sharkey, | | John Brown, white lead Richard Brown, smith | Sarah F. Brown John Doherty, plasterer Henry Kugler, painter, rents Lawrence Read, Professor of | Thomas Brien; Henry B. Doremus com.; Edwin A. Pitcher | No entry | Wm. T. Whitmore, commission | No entry | Wm. T. Whitmore, merchant 258 Church Mhtn | Arthur E. Whitmore, clerk; Raymond D. Whitmore, salesman; Wm. T. Whitmore, |

Table D3

Occupants of Block 2003 Lot 37 Based on City Directories

| FORMER ADDRESSES | 1856 Smith | 1862 Lain | 1867 Lain | 1871 Lain | 1876 Lain | 1883 Lain | 1889 Lain | 1897 Lain & Healy | 1902 Upington | 1908 Upington |
|------------------|--|-----------|-----------|------------------|-----------|-----------|-----------|-------------------|---------------|------------------------|
| | carpenter, h. Portland n. Hanson | | | Chemistry, rents | | | | | | commission merchant |

Notes: The 1856 Smith and 1862 Lain Directories did not include addresses for properties within the Lot 37 portion of the project area; therefore, occupants listed in association with South Portland Avenue and in the vicinity of Hanson Place were included together under a general entry for these two directory years.
The entries for some occupants include the address of their places of business, as noted in the directories.