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Documentary Research Report
184-188 Duffield Street
MetroTech, Brooklyn, New York

CEQR # 82-248

Prepared For:
Forest City Ratner Companies
110 East 59th Street
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MEMORANDUM

TO: Stephen D. McCarthy
Forest City-Metrotech Associates

FROM: William I. Roberts IV, Principal Investigator *WIR*

DATE: 17 July 1989

SUBJECT: Metrotech, Brooklyn
Summary of Research on 184-188 Duffield Street, Present
Lot 38, Block 2058.

Background research was conducted on the lot to the north of Saint Boniface's Roman Catholic Church, presently designated Lot 38 on Block 2058. Deed records were consulted at the Brooklyn Borough President's Office and a chain of title established for 1847 through 1922. Since the block and lot references within Brooklyn are not consistent for this time period, we cannot at this time state whether these deed references apply to all three of the former lots that now make up this parcel or possibly one or two of them.

Chain of Title for Lot 38 in Block 2058

1847	Finch to Swalm
1854	Swalm to McGee
1867	McGee to Gutman
1879	Gutman to Sterling
1890	Sterling to Davison
1922	Davison to Davison

The earliest reference is to the Finch family. It appears likely that they were responsible for the construction of the structure(s).

Maps and plans were consulted at the Brooklyn Historical Society. The earliest map we have found to date illustrating these lots and their structures is the Perris Atlas of 1855. This map predates the construction of St. Boniface's Church, but clearly shows three lots along the west side of Duffield Street in the same relative position as the later maps examined. The street numbers are 128 - 132 Duffield in 1855. By 1886 they have changed to 184-188 Duffield, as shown on the Robinson Atlas of 1886. The Perris Atlas shows one building on each of the three lots. The buildings in the northern end and central lots cover at least

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half of the available area and are set back approximately 10 feet from the street. Both are marked as frame structures. The southern lot contains a building covering just under half of the lot. It is also set back about 10 feet from Duffield Street and is labelled brick or stone with a first class slate or metal roof. There is no information on the number of floors. The Robinson atlas shows the three lots with one structure on each just to the north of St. Boniface Roman Catholic Church. The southernmost (#188 Duffield) has a structure covering about 40 percent of the lot set back about ten feet from Duffield Street. The central and northern lots (#184 and #186 Duffield) each contain a single structure covering about fifty percent of the lot also set back approximately ten feet from the street. The 1904 Belcher and Hyde atlas shows one structure on each of the three lots to the north of St. Boniface's Church. These appear to be the same three buildings. The southernmost is labelled "Brick and Frame" and the other two "Frame". The 1941 Hogan and Platzker plan show the same three lots. The southernmost is labelled "Brick and Frame, 3 floors" and the other two "Frame, 4 floors, 4 apts". It is our interpretation that this implies that the northern two structures were tenements with one apartment per floor, and would have been occupied by more than one family at any given time. Unfortunately, no similar information exists in these sources for the southernmost lot immediately to the north of the church. It is evidence from an examination of these four nineteenth and twentieth century maps that the same three buildings are consistently depicted. They were not expanded or replaced during this period (1855-1941).

Additional information regarding 188 Duffield Street was obtained from New York State census records published in 1905 and evidently collected during 1901. At that time the building was occupied by 18 persons. These included the Lamb, Moran, Morell, Rooney and Valley families, each with three members as well as three lodgers (Matilda Clark, George Mitchell and Patrick Monahan). The occupations of these people included housekeepers, truck driver, dry goods salesman, tailors, railroad switchman, waiter, waitress, bottler and day laborer. Both the large number of families involved and their types of occupations indicate a tenement or boarding house occupied by working class residents.

It is our conclusion that all three of these lots that now make up the Duffield Street parcel were multiple apartment tenements and therefore occupied by more than one family at any given time. Even if the owners lived in one of the apartments, any features found in the yards could not be attributed to any specific family. This conclusion is based on twentieth century descriptions of the number of apartments or families per structure, and a comparison of the nineteenth and twentieth century cartographer sources which do not indicate any structural changes from 1855 through 1941. Therefore, we recommend that subsurface testing will not be necessary in these lots.

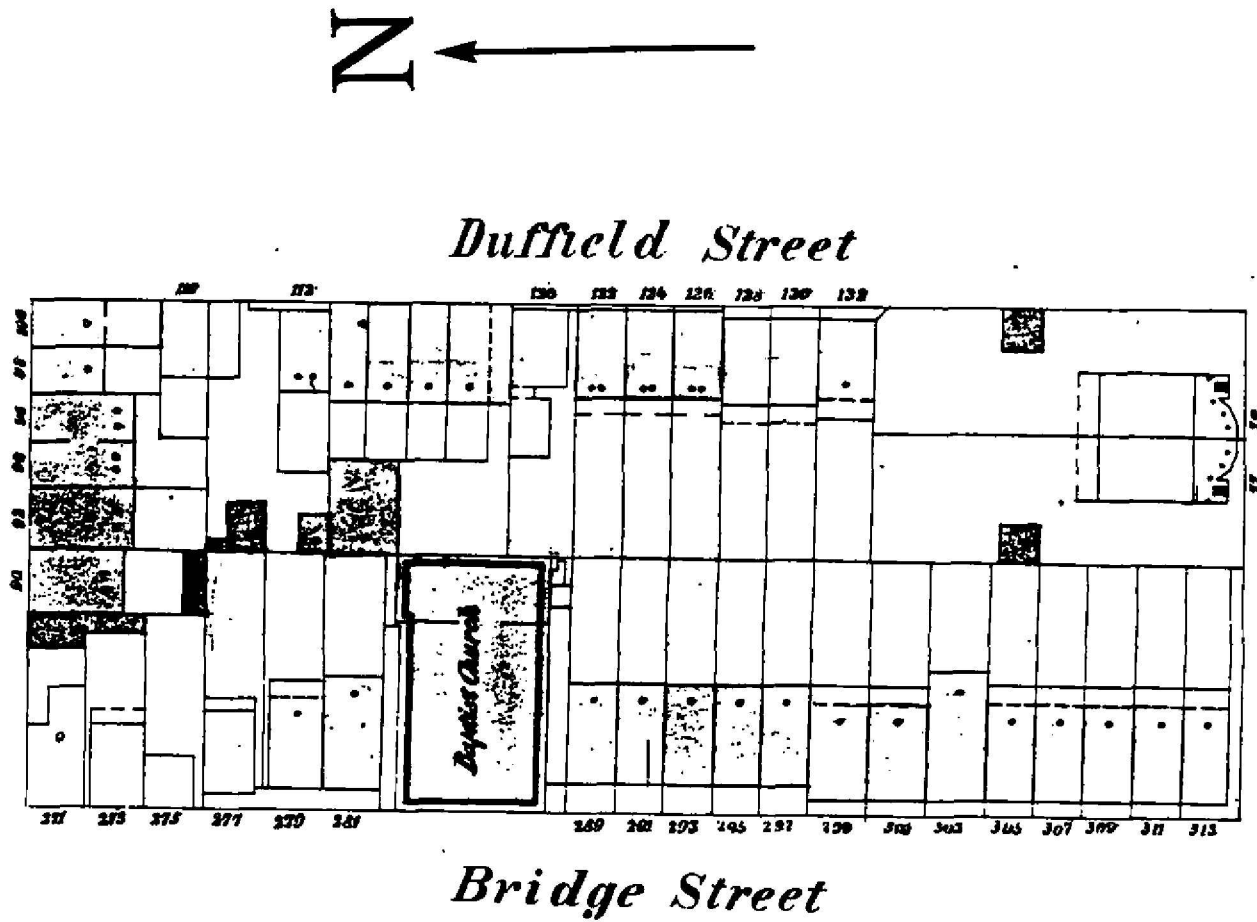


Figure 1: Taken from Perris' 1855 Maps of the City of Brooklyn, Vol. 1.
 1 inch = 75 feet.

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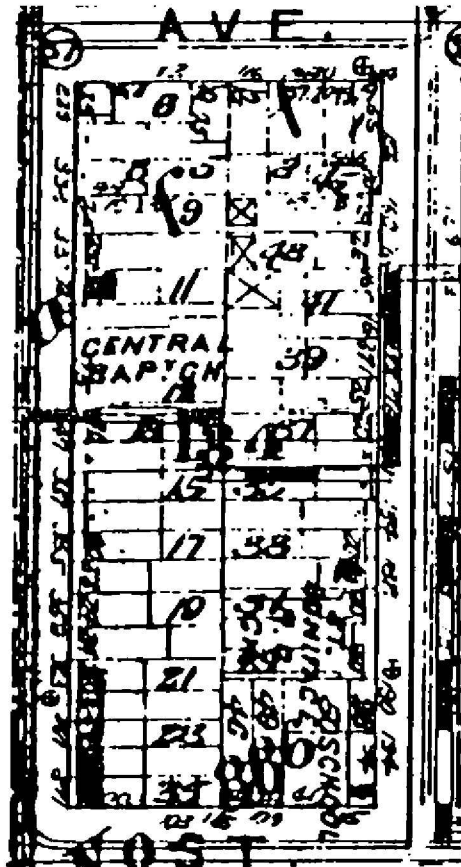


Figure 2: Taken from Robinson's 1886 Atlas of the City of Brooklyn, New York, Plate 2. Approximate Scale 1 inch = 120 feet.

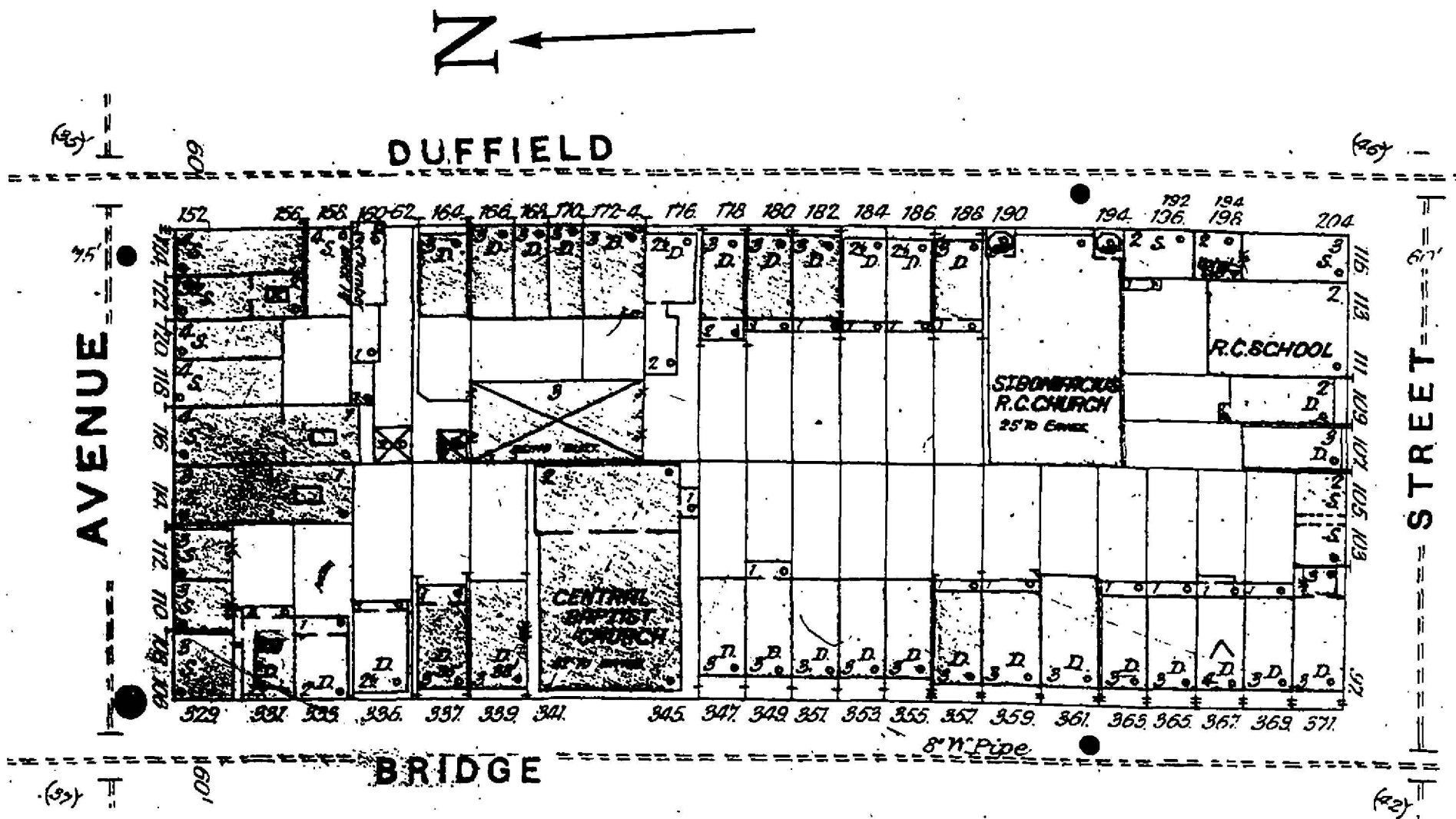


Figure 3: Taken from the Sanborn Map Company's 1887 Brooklyn, New York, Vol. 2, Sheet 42. 1 inch = 60 feet.

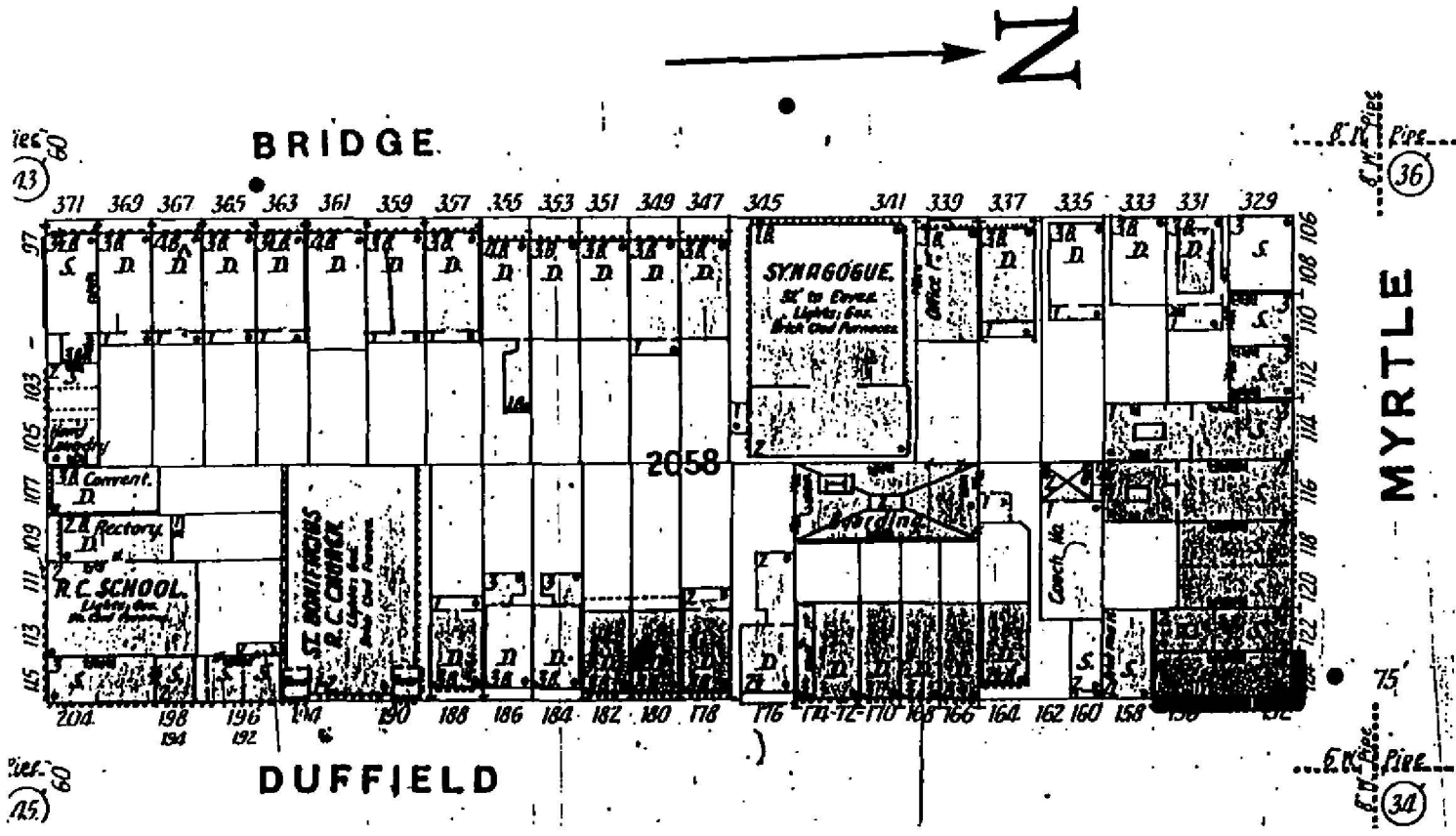


Figure 4: Taken from the Sanborn Map Company's 1904 Borough of Brooklyn, City of New York, Vol. 2, Sheet 28. 1 inch = 75 feet.

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ST.

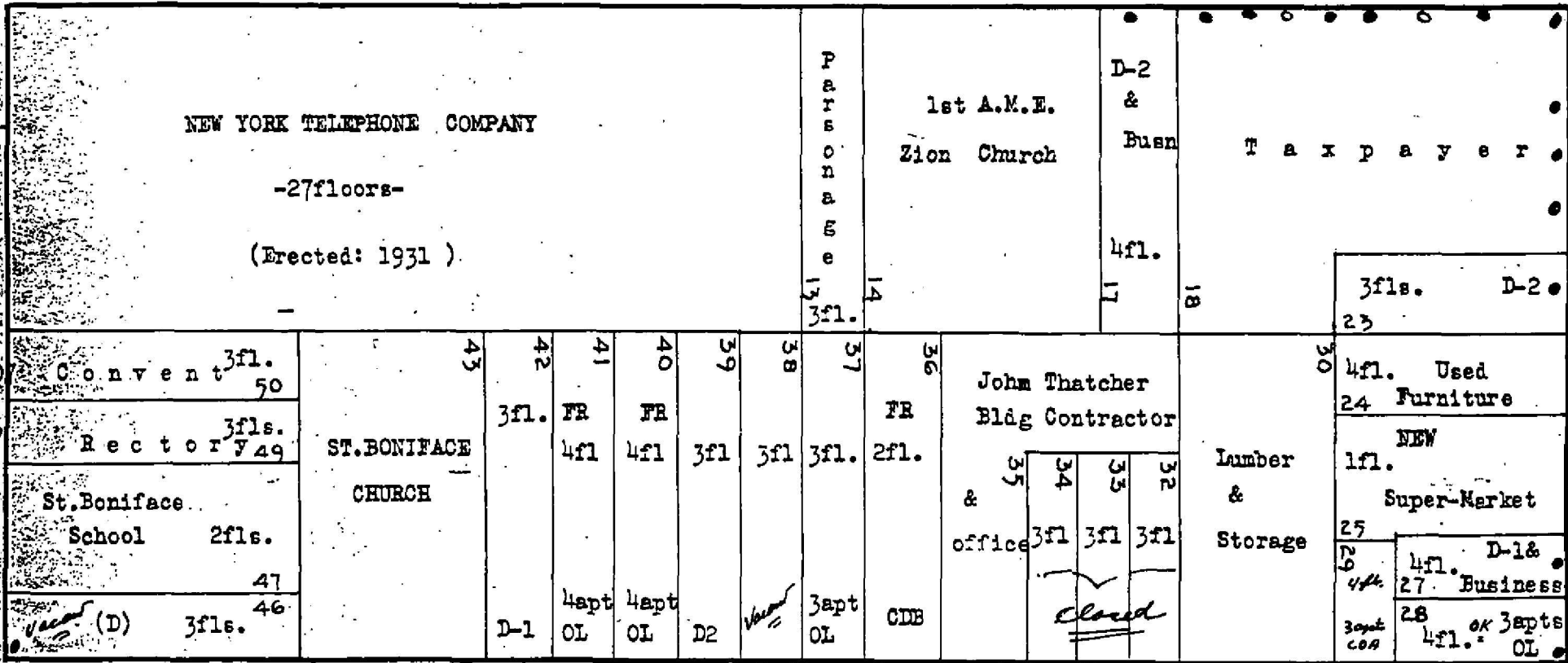
329/327
155/327

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BLOCK 2058

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DUFFIELD

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Figure 5: Taken from Hogan and Platzker's 1941 plan , part of the Downtown Brooklyn Neighborhood Study by the Mayor's Committee for Property Improvement. Not to Scale.

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