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ARCHAEOLOGICAL AND HISTORICAL SENSITIVITY EVALUATION OF  
THE DUPONT STREET SENIOR HOUSING PROJECT  
GREENPOINT, BROOKLYN  
KINGS COUNTY, NEW YORK  
(68-88 Dupont Street and 103-111 Eagle Street)  
CEQR# 91-149K

Prepared for:  
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## **INTRODUCTION**

The purpose of this Archaeological/Historical Sensitivity Evaluation is to document the potential prehistoric and historic sensitivity of the Dupont Street Senior Housing project in Greenpoint, Brooklyn, New York through a review of existing archival, cartographic and published references. In order to provide a context for evaluating any identified resource within the parcel itself, this survey shall include a synthesis of published and unpublished data on prehistoric resources in the immediate locality surrounding the project area and a synthesis of the history of the parcel and its vicinity. See Figure 1 for the location of the project area.

## **GEOGRAPHY AND PHYSICAL SETTING**

The project area is located in the Atlantic Coastal Lowland Physiographic Province of New York State. There is only one other location in the state (Staten Island) where this province occurs (Thompson 1966:34-35). The Borough of Brooklyn forms part of western Long Island, which is the largest island adjoining the United States proper. The Dupont Street project area lies to the north of the Harbor Hill terminal moraine at its western end. This moraine marks the maximum extent of the second advance of glaciation which partly covered Long Island (Thompson 1966:43; Van Diver 1985:70).

The principal investigator visited the project area during September 1991. The Dupont Street Senior Housing project area consists of a L-shaped piece of land on Block 2495 with 260 feet of frontage along Dupont Street and 110 feet of frontage on Eagle Street. This parcel is currently most of Tax Lot 17 and all of Tax Lot 23. The portion of Lot 17 within the project area is currently used as a community garden and is surrounded by a chain link fence. Lot 23 is paved with asphalt and sees occasional use as a playground. The current plans for the Dupont Street Senior Housing project call for a five story structure approximately 62 feet deep and occupying the full 260 feet of the Dupont Street frontage. The remaining 38 by 150 foot portion of Lot 17 will be landscaped with trees and grass, and the remainder of Lot 23 will be used for parking facilities and a garden approximately 50 by 85 feet in size (Hirsch/Danois Architects 1991). The grade of the project area appears to be close to that of the streets. See Plates 1 and 2 for views of the project area.

## **PREHISTORIC SENSITIVITY**

As part of the project evaluation process, this sensitivity study has surveyed published and unpublished resources in the files of the New York State Museum Division of Historical and Anthropological Services, the Research Branch of the New York Public Library, and the Historic Preservation Field Services Bureau of the New York State Office of Parks, Recreation and Historic Preservation.





Table 1 presents the results of our search in the vicinity of the Dupont Street project area. Included in the table are four sites located two miles or less from the project area. The locations of these sites are presented in Figure 2 with letter code identifiers which correspond to those in Table 1. Of the four known occurrences of prehistoric occupation within two miles of the project area, none were excavated recently under controlled conditions. All represent sites located during the early years of this century or earlier by avocational or professional archaeologists. One of the sites has been recorded by the New York State Museum within a one mile radius of the project area, and they locate this site as including the project area.

At the time of the first European contact and settlement in the seventeenth century, Brooklyn was inhabited by a number of distinct Indian groups each with one or more village sites, seasonal encampments and food supply areas indicated in the documentary record. These groups included the Marechkawick, the Canarsee, the Keshacchquereren, the Rockaway and the Nayack (Grumet 1981:6). Several of these village sites have been identified with varying degrees of precision as having been situated in parts of Brooklyn although not in the project area. These groups, and others on western Long Island, spoke dialects of Munsee (Goddard 1978:215), one of two languages used by the Lenape or Delaware Indians.

Arthur C. Parker, former New York State Archaeologist, reported that the early European settlement in Kings County eradicated traces of aboriginal occupation. Parker had no doubts that the Borough of Brooklyn (or King's County) was "...occupied in nearly every part ..." (Parker 1922:582). Despite the pessimistic nature of this statement, Parker was able to locate a few sites in Brooklyn.

The nearest site to the project area is New York State Museum (NYSM) #3613, listed as "A" in Figure 2 and Table 1. This site originally reported by Parker, is located along the south bank of Newtown Creek northeast of the project area. The only information supplied by Parker is a description of the site as traces of occupation (Parker 1922:Plate 179). Newtown Creek was evidently known as Mespachtes during the Contact Period. The place name "Maspeth" is a survival of this name (Grumet 1981:28-29).

The second nearest prehistoric site to the project area, identified as "B" in Table 1 and Figure 2, is NYSM #4537. Parker describes it as a "burial site in Long Island City along Crescent Street," and numbers it Site 14 in his text on Queens County. Unfortunately no information is supplied on artifacts recovered or date range (Parker 1922:672).

The third nearest site to the project area is NYSM #4538 listed as "C" in Figure 2 and Table 1. This site is located approximately 1.4 miles northeast of the project area. New York State Museum files list it as a village, which suggests a date range including the Woodland Period. No information was supplied on the type of artifacts recovered, and Parker includes this site

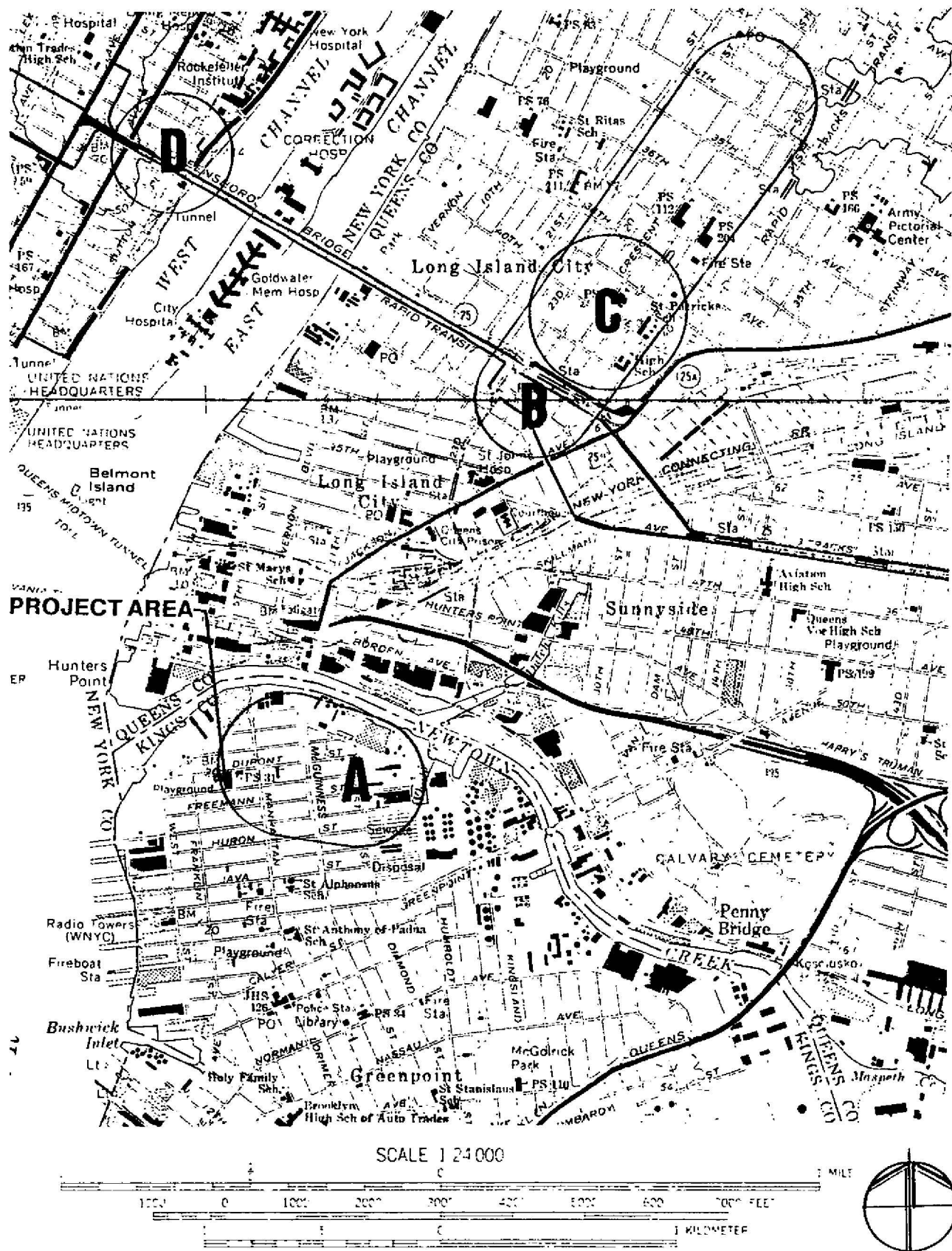


Figure 2 Known prehistoric sites in the vicinity of the project area, shown on U.S.G.S. Brooklyn and Central Park quadrangles.

Table 1  
Prehistoric Sites in the Vicinity of the Dupont Street Senior Housing Project, Brooklyn

	Site Name	Parker#	NYSM#	Reference	Period	Description
A	---	ACP-KINGS	3613	Parker 1922:Pl. 179	---	Traces of occupation
B	---	ACP-QUNS-14	4537	Parker 1922:672	---	Burial
C	---	ACP-QUNS	4538	Parker 1922:Pl. 208	Woodland(?)	Village
D	---	ACP-NYRK	4061	Parker 1922:Pl. 192	---	Traces of occupation



only as an unnumbered symbol on his map of Queens (Parker 1922:Plate 208). According to the New York State Museum, sites "B" and "C" have locations that overlap. However, information on date ranges for occupation would be needed to determine if these sites represent one or more occupations.

The final site found during this search is NYSM #4061, which is listed as "D" in Figure 2 and Table 1. This site is located approximately 1.7 miles northwest of the project area near the Manhattan landing of the Queensboro Bridge. It is described by Parker only as traces of occupation (Parker 1922:Plate 192).

In terms of potential prehistoric sensitivity, the project impact area was evaluated from two points of view:

1. the proximity of known prehistoric sites in or near the project area; and
2. the presence of freshwater drainage courses in general, and particularly the identification of river or stream confluence situations, where two or more drainages come together, providing access to the water and food supplies of both systems.

This survey has documented the reported or published locations of four prehistoric sites within two miles of the Dupont Street project area. Although the New York State Museum identifies site #3613 as including the project area, an examination of Parker's Plate 179 reveals that the symbol for "traces of occupation" is shown on the south bank of Newton Creek about 0.4 to 0.5 miles from the Dupont Street project area. This location was formerly part of a salt marsh at the confluence of Whale and Newton Creeks. The project area was evidently not part of this marsh. Maps depicting the project area and vicinity during the eighteenth and early nineteenth centuries do not show any streams, ponds or other possible sources of freshwater in this location. The nearest stream would be part of a small unnamed feeder to Newtown Creek location nearly 0.4 miles away to the east, and this may not have been freshwater. This lack of a freshwater source indicates that the Dupont Street project area has a low probability of having been occupied during the prehistoric period.

#### HISTORIC SENSITIVITY

As part of the background research for this archaeological and historical sensitivity evaluation of the Dupont Street project, published and unpublished sources located at the Brooklyn Historical Society, the Main Research Branch of the New York Public Library, including the Local History and Map Divisions, the Long Island Division of the Queensborough Public Library, the New York City Municipal Reference Library and the New York City Landmarks Preservation Commission were examined. In addition, primary source material was reviewed at the Topographical Bureau of the Brooklyn Borough President's Office, the



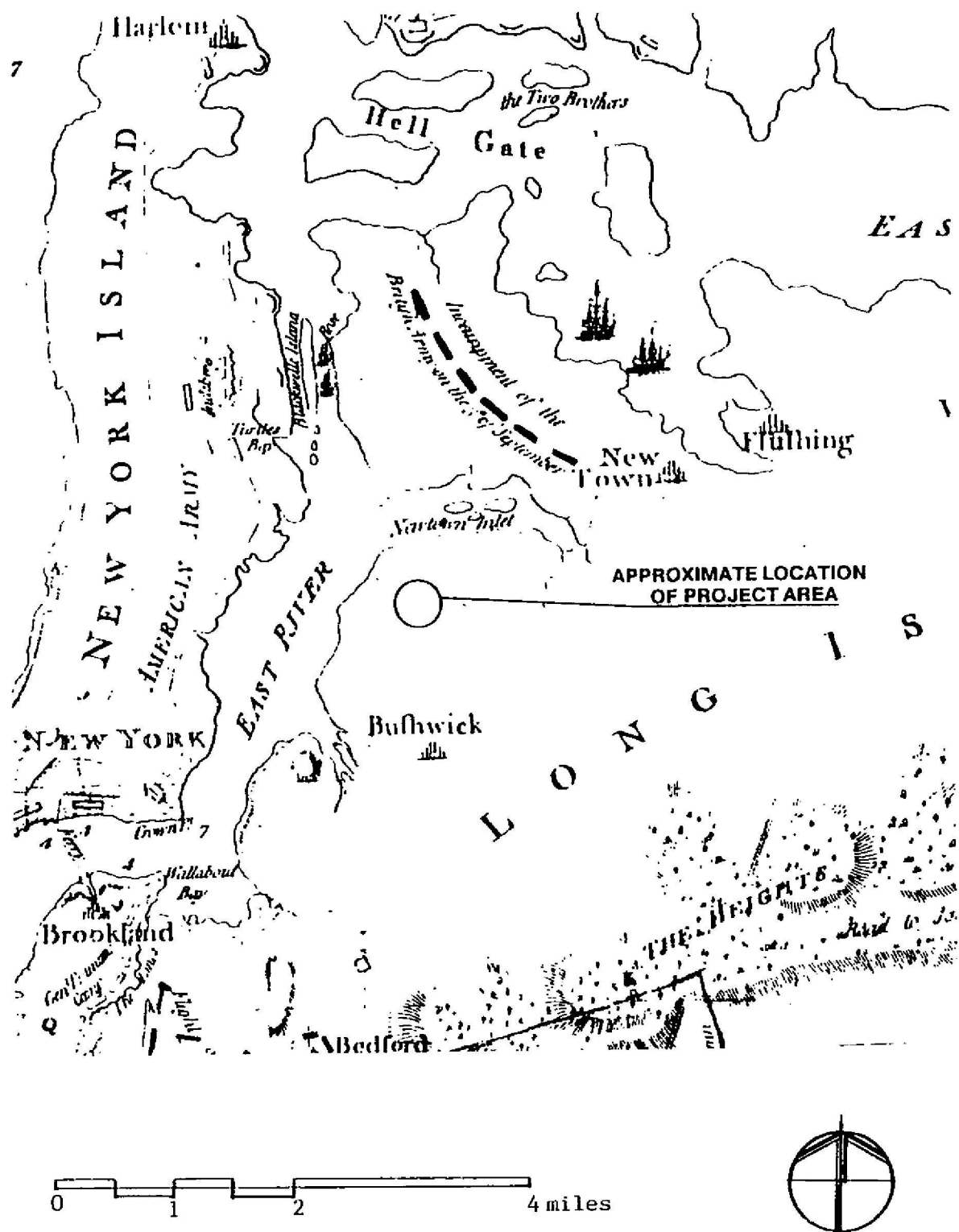


Figure 3 From the 1776 S. Lewis Plan of New York Island with part of Long Island, Staten Island & East New Jersey.



Brooklyn Sewer Department, the City Register for Kings County, and the New York City Bureau of Water Supply.

*The Guide to New York City Landmarks* and its current supplement were searched for the location of designated landmarks in close proximity to the Dupont Street project area. The nearest New York City Landmarks to the project area are the Astral Apartments at 184 Franklin Street, five blocks south and the Greenpoint Historic District, also at least five blocks to the south. No landmarks are located on Block 2495 or any of the adjacent blocks.

#### Seventeenth and Eighteenth Centuries

Greenpoint consists of a neck of land on the east shore of the East River between Newtown Creek, formerly Maspeth Kill, and Bushwick Creek, formerly Norman's Kill (Stiles 1884:274). This land was first settled by Europeans during the 1640s when the area was under Dutch control. The first land grant was to Dirck Volkersten in 1645 (ibid.). This was only seven years after the purchase of this area from the native inhabitants by Governor Kieft. Volkersten was known as Dirck the Norman, which is derived from Noorman, the Dutch for Norwegian (Historical Perspectives 1989:13). Volkersten built a stone house on the north bank of Bushwick Creek, which took its Dutch name from his nationality (Stiles 1884:274). During 1653, Volkersten conveyed part of his land to Christina Cappelens, the widow of Jacob Hey. Christina later married Daniel Jochems, who obtained a confirmatory patent for the land in 1670. Maria Hey, the daughter of Jacob Hey and Christina Cappelens, obtained the land from Jochems, her stepfather. It then passed to Captain Peter Praa, Maria Hey's second husband. Praa was from Newton. His father, also Peter Praa, was a respected Huguenot exile from Dieppe, France. The Praa family came to North America in 1656. The younger Peter had been born in 1652 in Leyden, Holland during a temporary stay by his family. After his marriage to Maria Hey, they stayed in Bushwick and Praa became the commander of the local militia. During 1719, Praa purchased the remainder of the Volkersten patent from Dirck's sons: Dirck, Philip and Nicholas Volkersten. Captain Peter Praa and his family lived in a stone house near the meadow on the east side of Greenpoint, which was later owned by David Prevoort. This house was located near the corner of Oakland and Freeman Streets (ibid.:274, 287). Peter Praa died in 1740 and left his estate to his descendants. Praa had five daughters: Catherine, Maria, Elizabeth, Anna and Christina. Maria died prior to 1740 but left two sons. Of concern to this report is Elizabeth, who married Jan Meserole and received the old Volkersten land, although some had already been sold to Jan and Elizabeth's sons, Jacob and Abraham Meserole. The portion of the land including the Dupont Street project area became part of Abraham Meserole's land. Abraham died in 1801, leaving this farm to this son, John A. Meserole. Abraham and later, John A. Meserole, lived in a farmhouse on the East River between Indian and Java Streets. The original section was built circa 1720 and a western extension was added about 1775 (ibid.:275, 287).

Greenpoint experienced no action during the Revolutionary War, and was not the location of any sizable encampments. Figure 3, taken from S. Lewis' "Plan of



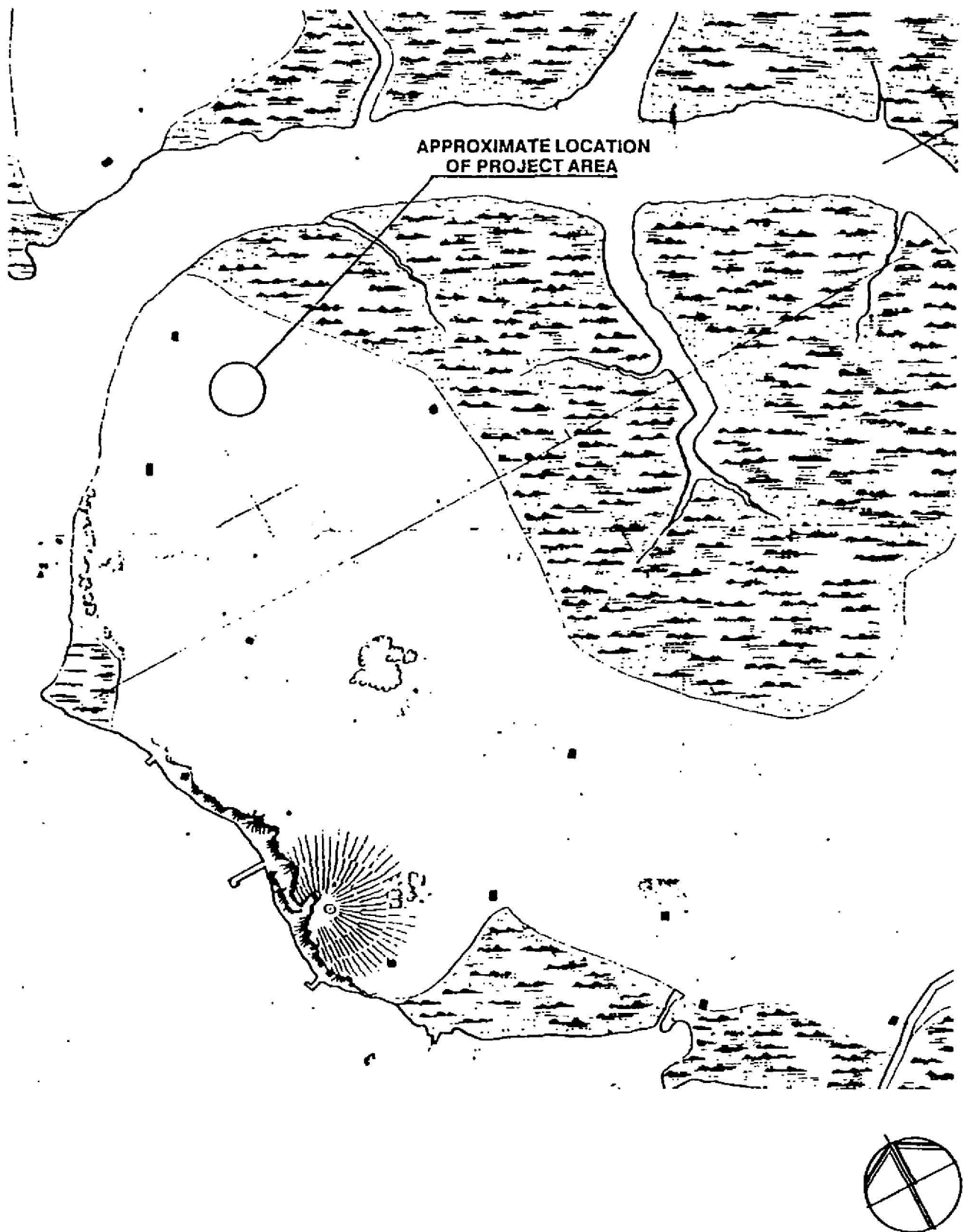


Figure 4 From the 1837 U.S. Coast Survey, from Howlett's Cove to Brooklyn, New York. Surveyed by C. Renard. Scale 1:10,000.

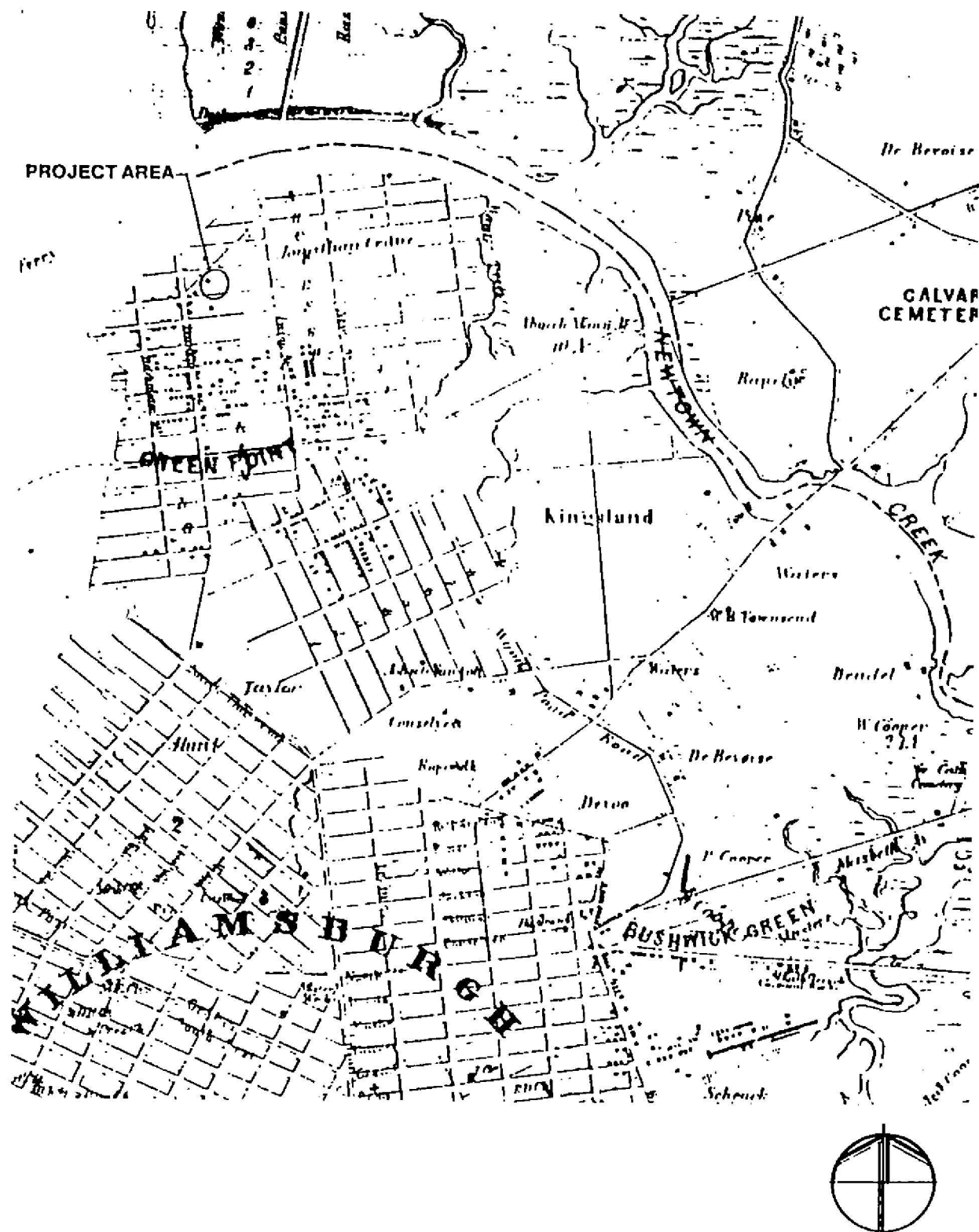


Figure 5 From the 1852 Dripps Map of Kings and part of Queens Counties, Long Island, N.Y. Surveyed by R.E.O. Conner. Scale: 25 chains to One Inch.

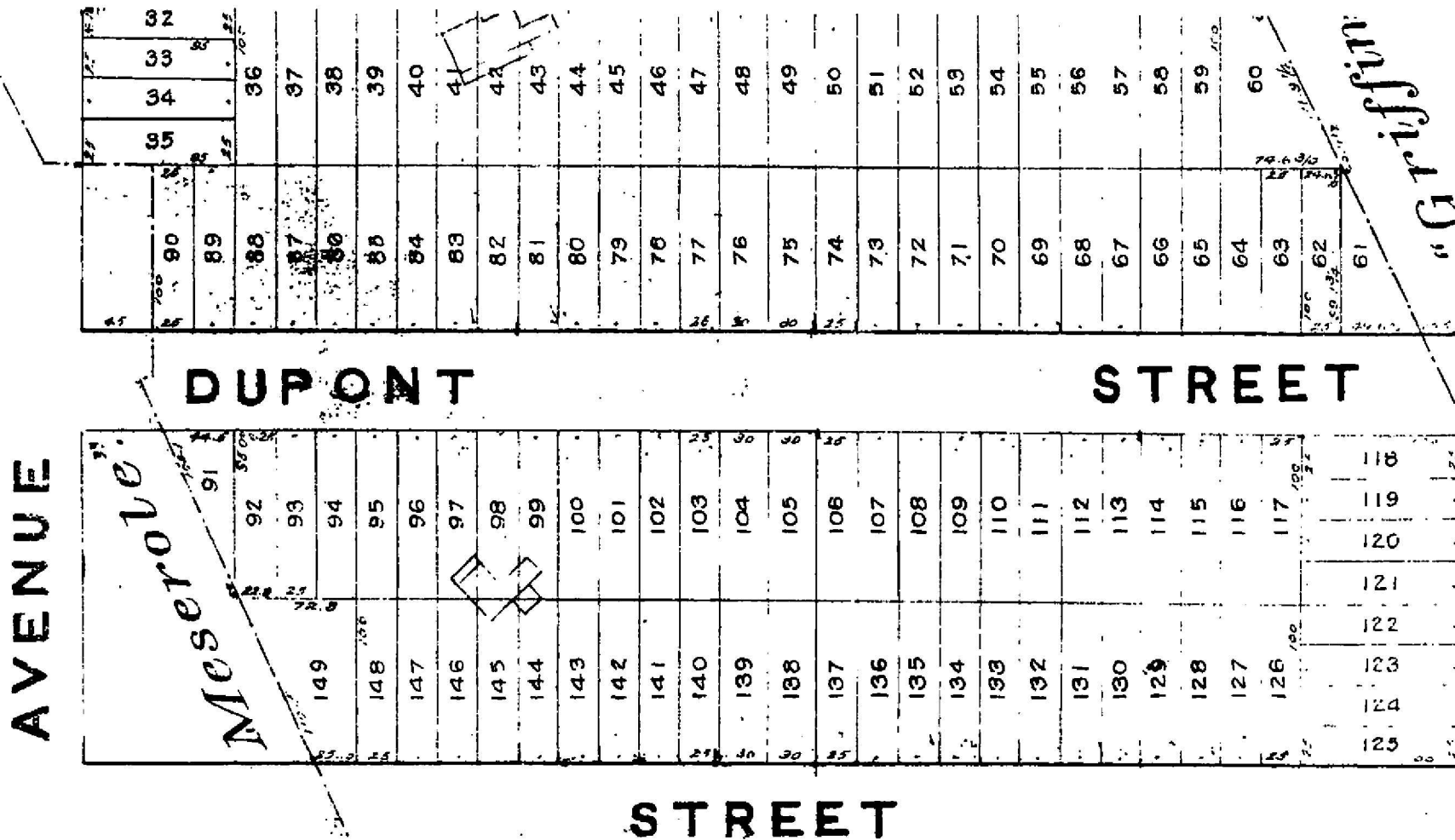


Figure 6 From Filed Map 633, filed 28 January 1860 in the Office of the Kings' County Clerk. Surveyed September 1858 by Van Alst & Meserole, City Surveyors. Scale: 100 feet to One Inch. Project area consists of Lots 98 - 107 and 136 - 139.



600 feet 0 SCALE (approx.) 1200

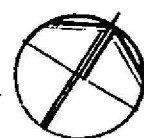


Figure 7 From the 1869 Driggs' Map of the City of Brooklyn, Plate 8.



New York Island with part of Long Island, Staten Island and East New Jersey" shows the situation during August and September of 1776. No fortifications or encampments are shown in Greenpoint. During the war, John A. Meserole was living in his father's house described above. Hessians occupied the house and stole all the livestock excepting one cow which the family hid in the woods. Mrs. Meserole later said of the occupation, that although she was residing alone in the house with a young family for much of the time, she was never molested by British officers or men but lived in constant fear of the Tories (Stiles 1884:281, 287).

#### Nineteenth and Twentieth Centuries

During the early part of the nineteenth century, the Dupont Street project area remained a portion of the John A. Meserole farm. This was one of only five farms in Greenpoint at the time, all owned by old Dutch families. Greenpoint's isolated location gave it an existence almost separate from the remainder of the Town of Bushwick. There was only one road in Greenpoint, which ran from Abraham (later John) Meserole's barn to Bushwick Church. Boats were the only practical method of transportation and communication, and were particularly important in the shipping of local produce to New York City (ibid.:286-87).

John A. Meserole died in 1833. One of his daughters, Mary, with her husband Nezhiah Bliss became the residents of the old farmhouse. Nezhiah had purchased 30 acres of the John G. Meserole and Peter Meserole farm the previous year. John G. and Peter Meserole were sons of Jacob Meserole, the brother of Abraham. Bliss bought another farm from the Griffin family in 1833, and during 1834 he caused streets to be laid out in Greenpoint. During 1838, Bliss built a footbridge over Bushwick Creek. At this time Greenpoint was resurveyed and the Ravenswood, Greenpoint and Hallet's Cove Turnpike was incorporated (ibid.: 275, 287). Figure 4, taken from one of the hand drawn plats of the U.S. Coast Survey, shows Greenpoint and the project area in 1837. The project area is on the high ground between the marsh on the east and the East River on the west.

During April 1854 the New York State Legislature passed an act to consolidate the Cities of Brooklyn and Williamsburgh and the Town of Bushwick. This law took effect on 1 January 1855 (ibid.:155). During this time the former John A. Meserole farm remained the joint property of his heirs. Figure 5, taken from the 1852 Dripps' Maps of Kings and part of Queens Counties, Long Island, New York shows the street system. The east-west streets were originally designated with letters and the north-south streets with names. The project area block is bounded "C" and "D" and Franklin Streets and Union Avenue. The Ravenswood, Greenpoint and Hallets' Cove Turnpike is the road that crosses the street grid diagonally. The only structure within the project area is adjacent to the turnpike.

The next map, Figure 6, is taken from the property subdivision map surveyed by Van Alst and Meserole, and filed 28 January 1860 with the King's County



Clerk as Map 633 (Copied Maps Vol. 12:14). This shows the original lot numbers. The project area consists of Lots 98-107 and 136-139. A farm house is shown in the rear of Lots 97-99. This house is not the Abraham Meserole farmhouse. It may have been built by John A. Meserole or one of his heirs. The house obviously was standing prior to the September 1858 date of the survey, and this is probably the same house as shown on Figure 5, the 1852 Dripps' Map. The earlier maps are not sufficiently detailed to determine whether this house was present when they were drawn. The subdivided farm and the farmhouse were jointly owned by Abraham Meserole, his wife Catherine M.; Jeremiah Meserole, his wife Ann Sophia; Maria Meserole, widow of John; Maria E. Bliss, her husband Archibald M.; Ann Eliza Johnson and her husband Charles M. They divided the property into parcels of several lots during February 1860. The project area became the property of Abraham Meserole and Maria E. Bliss.

Occupation of this house was sought in the Brooklyn directories for 1855 through 1860. No directories exist for Bushwick prior to its amalgamation with Brooklyn in 1855. The earliest reference to what must be this house is found in the Brooklyn City Directory for the year ending May 1, 1858. Abraham Meserole, a coal dealer working at Franklin and India had his home listed as Dupont near Franklin. Maria Meserole was also listed as living at Dupont near Franklin (Lain 1857:253-254). No one named Meserole, Bliss or Johnson lived at this address the following year. Maria Meserole appears again in the 1859/60 directory at this same address (Lain 1859:277).

Property transaction records were consulted at the Office of the Kings' County Clerk and the Brooklyn Historical Society. Chains of title were established for the lots making up the project area from the 1860 subdivision until the end of the nineteenth century. These are presented here as Tables 2 through 9.

Research at the Bureau of Water Supply of the City of New York determined that water mains were installed by the City of Brooklyn under Dupont and Eagle Streets during 1863 and 1865.

Figure 7, taken from Dripps' Map of the City of Brooklyn, illustrates the project area in 1869. Three buildings are shown, built on lots created by the 1860 subdivision, and the pre-1852 farmhouse has been demolished. The Ravenswood, Greenpoint and Hallet's Cove Turnpike had evidently gone out of use as it is shown only as two dotted lines crossing the project area block. The 1869 Dripps' Map was compared with the 1868 Higginson Atlas, which was too fragile to be copied. This atlas had been updated, but the lots containing the three structures seen in Figure 7 remained unchanged. Two two-story frame structures occupy both 76 and 78 Dupont Street, in what were Lots 102 and 103 of the 1860 subdivision. 76 Dupont Street, the western structure, is set back from the street about five feet. The house is 27 feet deep by 20 feet wide and has an alley along its eastern side. A small outbuilding about 10 feet square is located in the southwest corner of the rear yard. 78 Dupont Street is set back from the street about three feet. The building is about 24 feet



Table 2  
Block 2495 Lot 17 (1929)  
(in 1880; Block 51 Lot 16 = 25'x 100')

	Grantor	Grantee	Recording Date	Liber:Page
w/lots 16 & 18	Theresa T. Hicks (quit claim)	Thomas Anderson	16 Oct. 1891	2072:389
w/lots 16 & 18	John Anderson Louisa (wife)	Thomas Anderson	7 Nov. 1867	787:530
w/lots 16, 18 and 70-72	Ellen Green David Green	Thomas Anderson	8 May 1866	707:122
w/lots 16, 18 and 70-72	Theresa T. Hicks William E. Hicks (husband)	Ellen Green	15 Dec. 1865	685:480
Parcel 2 w/lots 16, 18 and 70-72	Robert Yelverton, trustee for Theresa T. Hicks	Theresa T. Hicks	15 Dec. 1865	685:470
Parcel 2 w/lots 16, 18 and 70-72	Theresa T. Hicks William E. Hicks (husband)	Robert Yelverton in trust for Theresa T. Hicks	23 Sept. 1865	677:13
Parcel 2 w/lots 16, 18 and 70-72	Maria Meserole Abraham Meserole Gertrude M. Meserole	Theresa T. Hicks	14 Nov. 1862	584:378
Parcel 2 w/lots 16, 18 and 70-72	James L. Campbell referee	Maria Meserole	14 Nov. 1862	584:374



Table 3  
Block 2495 Lot 18 (1929)  
(in 1880: Block 51 Lot 17 = 25'x 100')

	Grantor	Grantee	Recording Date	Liber:Page
	Thomas Anderson	John E. Judge	5 Aug. 1891	2061:367
w/lots 16 & 17	Theresa T. Hicks (quit claim)	Thomas Anderson	16 Oct. 1891	2072:389
w/lots 16 & 17	John Anderson Louisa (wife)	Thomas Anderson	7 Nov. 1867	787:530
w/lots 16, 17 and 70-72	Ellen Green David Green	Thomas Anderson	8 May 1866	707:122
w/lots 16, 17 and 70-72	Theresa T. Hicks William E. (husband)	Ellen Green	15 Dec. 1865	685:480
Parcel 2, w/lots 16, 17 and 70-72	Robert Yelverton trustee for Theresa T. Hicks	Theresa T. Hicks	15 Dec. 1865	685:470
Parcel 2 w/lots 16, 17 and 70-72	Theresa T. Hicks William E. (husband)	Robert Yelverton in trust for Theresa T. Hicks	23 Sept. 1865	677:13
Parcel 2, w/lots 16, 17 and 70-72	Maria Meserole Abraham Meserole Gertrude M. Meserole	Theresa T. Hicks	14 Nov. 1862	584:378
Parcel 2, w/lots 16, 17 and 70-72	James L. Campbell referee	Maria Meserole	14 Nov. 1862	584:374





Table 4  
Block 2495 Lot 19 (1929)  
(in 1880: Block 51 Lot 18 = 25'x 100')

Grantor	Grantee	Recording Date	Liber:Page
Patrick Walsh Eliza (wife)	Mary Campbell	14 Sept. 1894	2199:294
Annie E.A. Walsh (widow of Patrick)	Andrew F. Walsh	15 Nov. 1880	1406:140
John McIntire Ann (wife)	Patrick Walsh	19 Jan. 1874	1142:15
Catherine M. Meserole (widow of Abraham)	John McIntire	1 Nov. 1867	786:426
w/lots 20-22 and 66-69 Jeremiah V. Meserole et al.	Abraham Meserole	10 Feb. 1860	519:55



Table 5  
Block 2495 Lot 20 (1929)  
(in 1880: Block 51 Lot 19 = 25'x 100')

	Grantor	Grantee	Recording Date	Liber:Page
	John T.F. Flynn	Catherine Flynn	12 April 1879	1350:525
	John Flynn Catherine (wife)	John T.F. Flynn	12 April 1879	1350:522
	Edward Clark	John Flynn	16 July 1877	1285:407
w/lot 68	Abraham Underhill (release)	John Flynn	16 July 1877	1285:406
	Humphrey O'Leary	John Flynn	26 Aug. 1868	844:226
	Catherine M. Meserole (widow of Abraham)	Humphrey O'Leary	10 Nov. 1866	729:325
w/lots 19, 21-22, and 66-69	Jeremiah V. Meserole et al.	Abraham Meserole	10 Feb. 1860	519:55



Table 6  
Block 2495 Lot 21 (1929)  
(in 1880: Block 51 Lot 20 = 25'x 100')

Grantor	Grantee	Recording Date	Liber:Page
Michael English Johanna English (wife)	Charles Ochs	2 Oct. 1884	1575:547
Jeremiah V. Meserole Ann S. Meserole (wife)	Michael English Johanna English (wife)	31 Jan. 1880	1378:328
William L. Swezey Sarah B. Swezey	Jeremiah V. Meserole	27 Jan. 1880	1377:539
Julia Ann Davis John Davis (husband)	William L. Swezey	27 Sept. 1872	1069:22
Catherine M. Meserole (widow of Abraham)	Julia Ann Davis	7 Aug. 1867	775:20
w/lots 19-20, 22 and 66-69	Jeremiah V. Meserole et al.	10 Feb. 1860	519:55



Table 7  
Block 2495 Lot 22 (1929)  
(in 1880: Block 51 Lot 21)

	Grantor	Grantee	Recording Date	Liber:Page
	Michael Spelman heirs: Maria Marrin Edward Marrin (husband)	Ferdinand Schroth	1 Nov. 1889	1924:2
	James A. Johnston Margaret Johnston	Michael Spelman	21 July 1868	838:376
	Catherine M. Meserole (widow of Abraham)	James A. Johnston	19 Sept. 1867	779:67
w/lots 19-21 and 66-69	Jeremiah V. Meserole et al.	Abraham Meserole	10 Feb. 1860	519:55



**Table 8**  
**Block 2495 Lot 23 (portion facing Dupont Street) (1929)**  
(in 1880: Block 51 Lot 22 110'x 100')  
(prior to 1870 was 5 lots each 22' by 100', probably Lots 22-26)

	Grantor	Grantee	Recording Date	Liber:Page
Lot 22 22'x 100'	James H. Clinch	Board of Education, City of Brooklyn	20 April 1870	944:37
Lot 22	Letitia Foster	James H. Clinch	19 Feb. 1870	935:389
Lot 22	Maria E. Bliss, executors of	Letitia Foster	23 Dec. 1867	794:368
Lots 23/24 44'x 100'	Alexander Clinch Eliza Clinch (wife)	Board of Education, City of Brooklyn	20 April 1870	944:34
Lots 23/24	Maria E. Bliss, executors of	Alexander Clinch	6 June 1867	766:285
Lot 25 22' x 100'	Eliza Ann Waldron David F. Waldron (husband)	Board of Education, City of Brooklyn	20 April 1870	944:32
Lot 25	Maria E. Bliss, executors of	Eliza Ann Waldron	6 June 1867	766:287
Lot 26 22'x 100'	John Thompson	Board of Education, City of Brooklyn	20 April 1870	944:40
Lot 26	Charles Thompson	John Thompson	10 Feb. 1868	801:344
Lot 26	Maria E. Bliss	Charles Thompson	6 June 1867	766:283
Lots 22-26 w/lots 58-61	Abraham Meserois et al.	Maria E. Bliss	10 Feb. 1860	519:50



**Table 9**  
**Block 2495 Lot 23 (portion facing Eagle Street) (1929)**  
(in 1880: Block 51 Lots 58, 59, 60, and 61)

	Grantor	Grantee	Recording Date	Liber:Page
Lots 58/59	William H. Clinchy	Board of Education, City of Brooklyn	2 Aug. 1873	1119:200
Lots 58/59 50'x 100'	Maria E. Bliss, executors of	William Henry Clinchy	15 July 1867	771:346
Lots 58/59 w/lots 60-61 and 22-26	Abraham Meserole et al.	Maria E. Bliss	10 Feb. 1860	519:50
Lot 60 35'x 80'	Jane Lupton, executor of	Board of Education, City of Brooklyn	10 Sept. 1888	1831:506
Lot 60 35'x 80'	Samuel Lupton, Jr.	Jane Lupton	8 Nov. 1879	1370:520
Lot 60 35'x 80'	Henrietta Lupton Smith (wife of Augustus) Sarah Lupton	Jane Lupton (widow of Samuel)	14 Feb. 1879	1344:378
Lot 60 35'x 20'	Samuel Lupton	Board of Education, City of Brooklyn	4 Aug. 1873	1119:239
Lot 60 35'x 100'	Maria E. Bliss Archibald M. Bliss (husband)	Samuel Lupton	25 July 1862	579:5
Lot 60 w/lots 58-59, 61, and 22-26	Abraham Meserole et al.	Maria E. Bliss	10 Feb. 1860	519:50
Lot 61	Peter McKeever Roseanna McKeever (wife)	Board of Education, City of Brooklyn	16 Oct. 1890	2008:285
Lot 61	Alfred C. Squires Amelia W. Squires (wife)	Peter McKeever	4 Jan. 1884	1537:216
Lot 61	Robert Squires	Alfred C. Squires	16 May 1873	1107:365
Lot 61	Eliza Felter Robert H. Felter (husband)	Robert Squires Alfred C. Squires	5 May 1870	947:145
Lot 61	Jane Ellsworth	Eliza Felter	7 June 1865	668:123
Lot 61	Robert H. Felter Eliza Felter (wife)	Jane Ellsworth	7 June 1865	668:121
Lot 61	George W. Watts Helen M. Watts (wife)	Robert H. Felter	16 May 1863	600:73
Lot 61	Maria E. Bliss Archibald M. Bliss (husband)	George W. Watts	24 Nov. 1862	585:89
Lot 61 w/lots 58-60 and 22-26	Abraham Meserole et al.	Maria E. Bliss	10 Feb. 1860	519:50



deep by 19 feet wide and has an alley along its eastern side. An outbuilding ten feet deep by 25 feet wide occupies the rear of the lot. The building shown fronting on Eagle Street within the project area on the 1869 Dripps' Map is evidently 105-107 Eagle Street. The 1868 Higginson Atlas shows this as a double frame structure filling the full 35 foot width of the lot, with a maximum depth of 48 feet. The main structure is 30 feet deep with a 10 foot east-west by eighteen foot north-south extension on the northwest and a ten foot square extension on the northeast. If the Higginson Atlas is accurate, then Dripps missed a structure at 103 Eagle Street. This structure is also of frame construction. It is set back from Eagle Street about seven feet, measures twenty feet east-west by thirty feet north-south and has a ten foot square extension on its northwest corner. An alley runs along its eastern side. The structures at 103, 105 and 107 Eagle Street occupy Lots 138 and 139 of the 1860 subdivision. However, the two lots have been combined and redivided. Instead of the two lots each 30 by 100 feet, 103 Eagle Street is 25 by 100 feet and 105-107 Eagle is 35 by 100 feet (Higginson 1868:Plate 74). The property transactions indicate that this change in lot size occurred during Maria E. Bliss' ownership. It appears likely that all four of these structures were hooked up to the water mains when they were constructed, but comparison with dates of sewer connections discussed below indicate that they must have had privies.

Information obtained from the Brooklyn Sewer Department shows that the project area structures were connected to the sewers between May 1871 and September 1874. The dates of individual hook-ups and the owners of the property are as follows (as taken from Register of Sewer Connections Volumes 5 and 6):

68 Dupont Street	11 May 1873	T. Anderson
70 Dupont Street	8 May 1873	Thos. Anderson
72 Dupont Street	20 Jan. 1874	Jenkins
74 Dupont Street	14 Nov. 1871	Flinn [Flynn]
76 Dupont Street	2 Sept. 1874	Sweetizuy [Swezey]
78 Dupont Street	illegible	illegible
80 Dupont Street	10 July 1874	Board of Education
86 Dupont Street	9 July 1874	Board of Education
103 Eagle Street	2 May 1871	Squiris [Squires]
105 [107] Eagle Street	17 Nov. 1871	Lupton

Houses at 76 and 78 Dupont and 103 and 105 Eagle Streets first appear in the 1868 Higginson Atlas. The same structures also appear in the 1869 Dripps' map with the exception of 103 Eagle Street.

No maps of the project area could be found from the 1870s. The major changes during this decade are the construction of the remainder of the structures in the project area prior to the twentieth century. Information from property transactions and sewer connections show that Lots 104-107 of the 1860 subdivision were purchased by the Board of Education of the City of Brooklyn during 1870. Public School No. 31 was erected there by July 1874, judging by the sewer connections.

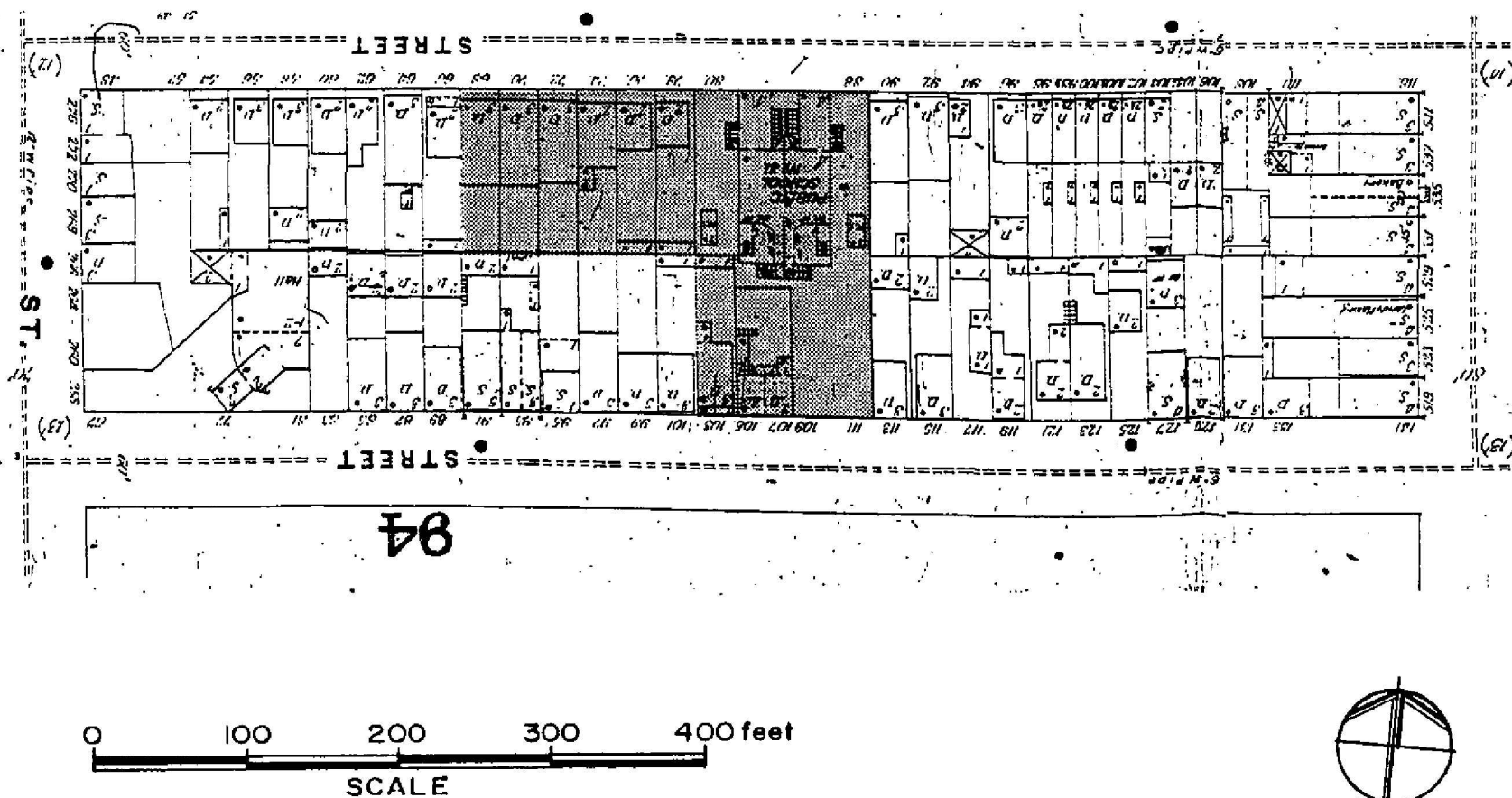


Figure 8 From the 1887 Sanborn Insurance Maps of Brooklyn, Volume 4, Plate 90.  
Project area indicated by shading.



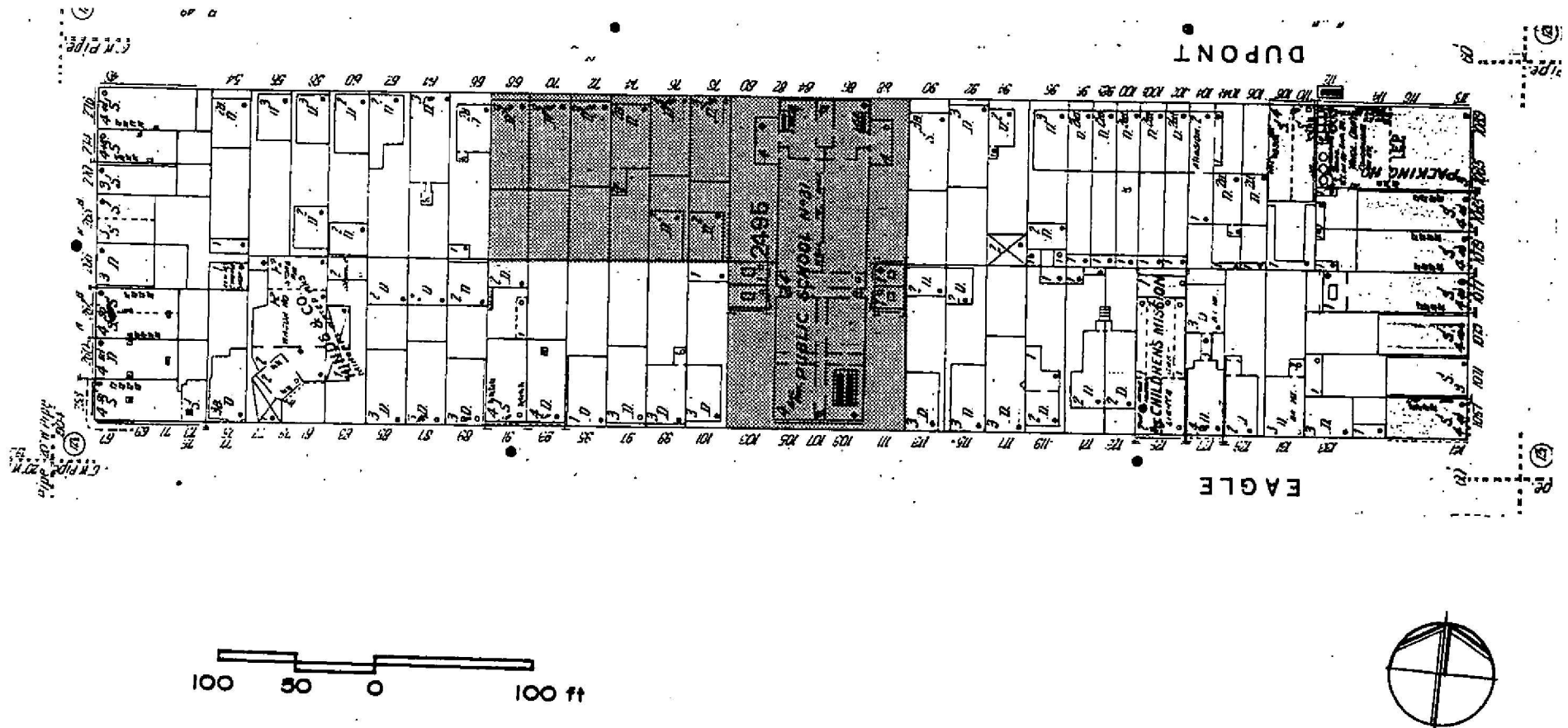


Figure 9 From the 1905 Sanborn Insurance Maps of the Borough of Brooklyn, City of New York, Volume 4, Plate 38. Project area indicated with shading.





Two maps illustrating the project area and vicinity during the 1880s were found. All the remaining structures in the list above first appear on the 1880 Hopkins Atlas, although only the fronts are shown. The 1880 Hopkins Atlas does not include full building footprints in most cases, so the 1887 Sanborn which is more detailed is presented here as Figure 8. All the lots within the project area have structures on them by 1887 except old Lots 136 and 137 of the 1860 subdivision which are owned by the Board of Education and probably serve as a schoolyard for Public School No. 31. Only three domestic structures have outbuildings: 76 and 78 Dupont Street and 103 Eagle Street (1860 Lots 102, 103 and most of 139). All three have one-story frame sheds about ten feet deep by the full 25 foot width of the lot. All the domestic structures are two or three story frame buildings. 105-107 Eagle Street is shown as a combination store and dwelling side by side, in a two-story frame structure. Public School No. 31 is a four-story brick structure with two one-story outbuildings to the east and west. During 1898 the City of Brooklyn became the Borough of Brooklyn of the City of New York (Ment 1979:6).

The next map presented is Figure 9, taken from the 1905 Sanborn Insurance Maps. The most obvious change is to Public School No. 31. The Board of Education owned the lots at 80-88 Dupont Street since 1870. During August 1873 they bought 109-111 Eagle Street and the rear twenty feet of 105-107 Eagle Street. During September 1888 they purchased the remainder of 105-107 Eagle Street and in October 1890 they purchased 103 Eagle Street. This gave them a lot 110 feet by 200 feet (1860 Lots 104-107 and 136-139). Sometime between 1890 and 1905 Public School No. 31 was reconstructed and extended. A four-story brick structure is shown in Figure 9 occupying about 60 by 200 feet. It has two extensions along its east and west sides near Dupont Street. Two new outbuildings occupy the rear of 103 and 111 Eagle Streets, each one-story and probably also brick. The western one completely obliterates the former location of the outbuilding at 103 Eagle Street. New construction has also taken place at 76 and 78 Dupont Street. Both properties now have three-story frame structures facing Dupont Street and two-story frame structures at the rear of the lots. The front structures are about 50 to 55 by 25 feet in size and the rear structures about 30 by 22 feet. All are considerably larger than the earlier structures shown in Figure 8.

The final map presented here, Figure 10, is taken from the 1929 Hyde Desk Atlas. No significant changes are evident within the project area between 1905 and 1929. The period between 1929 and the present sees the demolition of all of the structures within the project area. 68 through 78 Dupont Street are subsequently turned into a community garden, while the former location of Public School No. 31 is paved and becomes a playground. Plates 1 and 2 illustrate the current conditions.

In summary it can now be seen that the Dupont Street project area was utilized during two periods of the nineteenth century. Prior to 1852 a farmhouse was constructed within the rear of what became 66-70 Dupont Street and 89-93 Eagle Street. This house fronted on the Ravenswood, Greenpoint and Hallet's Cove



Turnpike which was incorporated during 1838. 68 and 70 Dupont Street are within the project area and are the location of most of the northeastern wing of this L-shaped house. The northwestern corner of 68 Dupont also includes about one or two feet of the course of the turnpike. Following the subdivision of the old John Meserole Farm in 1860, individual lots began to be sold off, most 25 feet by 100 feet in size. By 1868 four structures were built, the old farmhouse demolished and the turnpike had gone out of use. Structures at 76 and 78 Dupont Street and 103 and 105-107 Eagle Street certainly had privies and may have had cisterns, although the latter are not certain as water mains existed in both streets by 1865. All these buildings are two- or three-story frame dwellings except 105-107 Eagle Street which is a two-story frame dwelling and shop. Sewers were introduced here by 1871, so it appears likely that 68-74 Dupont Street which post-date 1869 were hooked up to the sewers when they were constructed. 80-88 Dupont Street became Public School No. 31 by late 1874. Between 1887 and 1905 the school is enlarged. The new structure completely obliterates all of 105-107 Eagle Street, and the new western outbuilding destroyed the probable location of a privy at 103 Eagle Street. New structures at 76 and 78 Dupont Street dating from the same period destroy the probable locations of privies and possibly also cisterns in these two lots. This ends the sequence of construction within the project area, leaving only two historic resources that may survive beneath the ground. The earlier of the two is the pre-1852 farmhouse in the rear of 68 and 70 Dupont Street. The sensitive location is the rear 40 feet of these 100 foot deep lots. The later of the two is a possible cistern at 103 Eagle Street. This resource, should it exist, would date prior to 1868 and later than 1862. It would be located about 40 feet from Eagle Street. Examination of the proposed plans for the Dupont Street Senior Housing project dating to February 1991 indicate that the location of 103 Eagle Street will include parts of a parking space, a paved walkway and a garden. These proposed impacts can be limited to the uppermost one or two feet of soil. The location of the rear 38 feet of both 68 and 70 Dupont Street will become a lawn and a paved walkway. Foundation excavations for the proposed new housing will require a 45 degree slope extending up to nine feet beyond the new footprint. Deposits associated with the farmhouse could be impacted by this excavation.

#### CONCLUSIONS AND RECOMMENDATIONS

The above text has documented that the Dupont Street Senior Housing project area has a low probability of preserving archaeological evidence from the prehistoric period. The lack of fresh water on or adjacent to the project area indicates that this location was probably not occupied by prehistoric peoples.

The above text has also documented that this location has a high potential for preserving evidence of a farmhouse constructed prior to 1852. This is limited to the rear 40 feet of 68 and 70 Dupont Street. The Dupont Street project area may also preserve evidence of a cistern within what was 103 Eagle Street.



Should this cistern have existed it would date to 1862-1868 and would be located about 40 feet from Eagle Street. Analysis of the proposed plans for the Dupont Street Senior Housing project indicate that no deep impacts are planned for these locations.

It is our recommendation that archaeological testing of the Dupont Street project area is necessary. We recommend that a backhoe trench be excavated at the western end of present Lot 17, formerly 68 and 70 Dupont Street, to search for deposits associated with the pre-1852 farmhouse. At the suggestion of the New York City Landmarks Preservation Commission staff, we also recommend a backhoe trench be excavated at the eastern end of Lot 17, formerly 76 and 78 Dupont Street, to search for possible cisterns in these lots. The houses existed by 1868 and water lines were available by 1865, but dates of water connections are no longer available. Excavation of this trench will prove whether or not they had cisterns.

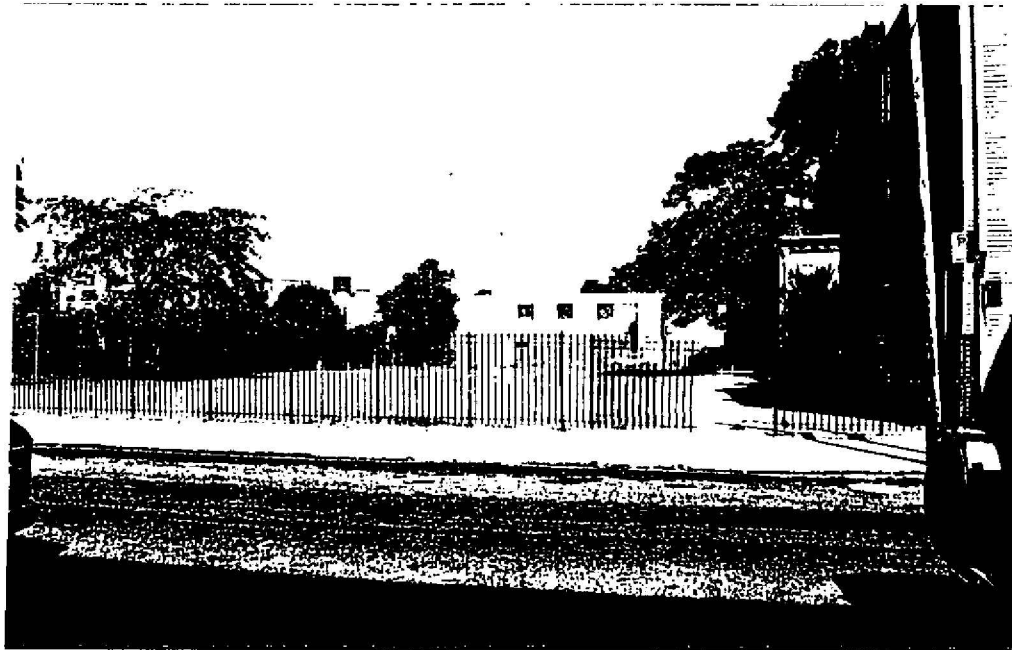


Plate 1 View of the project area looking north from Eagle Street, showing the former location of Public School 31.



Plate 2 View of the project area looking southwest from Dupont Street, showing the fenced garden occupying the western portion.



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