

HISTORICAL **PERSPECTIVES**



Phase IA Archaeological Documentary Study

962 Pacific Street Rezoning Project

Block 1133, Lot 13

Brooklyn, Kings County, New York 11238

LPC # LA-CEQR-K (DEPARTMENT OF CITY PLANNING)

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EXECUTIVE SUMMARY

HSN Realty Corporation seeks rezoning approval to construct a new mixed-use building at 962 Pacific Street, Block 1133, Lot 13 in Brooklyn, Kings County, New York (Figures 1 and 2). Block 1133 is bounded by Pacific Street on the north, Dean Street on the south, Classon Avenue on the east, and Grand Avenue on the west. The proposed new building would be 214,602 gross square feet (GSF), 9 stories or 95 feet tall. It would contain 152 dwelling units of which there would be 38 affordable units, approximately 25,210 GSF of community facility space and approximately 11,900 GSF of retail space. The commercial floor area and community facility floor area would occupy space on the ground and cellar levels. Thirty parking spaces would be provided in the cellar.

As part of the City Environmental Quality Review (CEQR) process, project materials were submitted to the New York City Landmarks Preservation Commission (LPC) for review in September 2020. The LPC responded:

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2014) (Santucci 9/30/2020).

The project team has retained Historical Perspectives, Inc. (HPI) to complete the required Phase IA Archaeological Documentary Study, which has been prepared to satisfy the requirements of the City Environmental Quality Review (CEQR), and to comply with the standards of the LPC (LPC 2018; CEQR 2020). The HPI project team consisted of Julie Abell Horn, M.A., R.P.A., who conducted the research and wrote the report, and Rosita Tirado who conducted the site visit.

The nineteenth-century occupation history for the project site revealed that the property remained undeveloped through at least the mid-1850s. The first houses were constructed on the project site in 1857 and 1858, according to delinquent tax notices published in the newspapers. One of the houses was at the western end of the project site and the other was near the eastern end of the project site. The remainder of the project site, which ultimately contained 19 individual row houses, was developed in several stages. Most of the houses were constructed between 1856 and 1866, and the five houses at the easternmost end were constructed in about 1868. The Dripps map (Figure 8) depicted a nearly fully built street front and tax assessment records and deeds indicated that all of the 19 lots had houses on them by this time.

City directories indicated that residents near the Pacific Street and Grand Avenue intersection from the mid-1850s through the early 1870s were working class men, and a few women. Those people who could be cross-referenced in censuses were shown as part of residential family units, with many household heads noted as Irish immigrants. There was considerable turnover during these years, with little consistency in the city directories from year to year. Furthermore, because the project site houses were not assigned discrete addresses until 1871, it was not possible to determine which, if any, families lived in the project site houses in the 1850s and 1860s based on the directories alone. As well, because the large majority of these people were renters, it was not possible to tie these residents to land or tax records, which might have indicated occupation of specific historic lots within the project site. The exception was Henry Tuck and his family, who lived on historic lot 22 from ca. 1868 into the 1890s.

Research identified that there was a municipal well and pump available for residents on Pacific Street by 1854, and municipal water lines were installed under neighborhood streets beginning in the 1860s, after which time the houses would have been able to hook up to these services. However, it is possible that residents also made use of wells and/or cisterns in their rear yards, which would have provided a dedicated water source for the individual houses. Sewers were installed under portions of Pacific Street beginning in 1860, and continuing through about 1871. During the period before municipal sewers were available to buildings the project site, residents would have had to rely on privies, which normally would have been located at the far rear of the lot, at the furthest possible distance from the houses.

Archaeological resources such as domestic artifacts and refuse associated with the project site residents may have been deposited in shaft features—such as wells, cisterns, and privies—that were likely located in the yards of the lots. Comparative data has shown that these types of archaeological resources frequently are found in urban contexts,

particularly in Brooklyn. Masonry and wooden portions of these abandoned and truncated shaft features are often encountered because their deeper and therefore earlier layers remain undisturbed by subsequent construction, and in fact, construction often preserves the lower sections of the features by sealing them beneath structures and fill layers.

Privies were located furthest from the residences, often along the rear lot lines, while wells and cisterns frequently (but not always) were located closer to the rear walls of street-fronting buildings or outbuildings. Privies and cisterns would be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location. Until the 1860s, before the introduction of piped city water, residents would have relied on rear yard shaft features, such as wells and cisterns. Privies and cesspools would have been used at least until the introduction of municipal sewers. As noted above, although municipal water was available in this neighborhood beginning in the early 1860s and municipal sewers beginning in the late 1860s, owners often did not hook up their buildings, many of which were rental properties, to water and sewer lines until years, and sometimes decades, after the services were available, suggesting a potentially longer use-life for yard shaft features. Other archaeological studies in Brooklyn have shown that even when streets were supplied with municipal services (usually by the late 1860s), the houses on these streets, especially if they were constructed earlier, sometimes were not hooked up to these pipes until a number of years later, suggesting that the residents may have made use of wells, cisterns, or privies for a considerably longer period of time (HPI 2013, 2014b).

Identifying and examining buried features associated with the nineteenth century occupancy of the project site may reflect the daily activities of the residents and provide insight into cultural behavior of the predominantly Irish immigrant working class community. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation or group identity, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

The nineteenth-century row houses on the project site remained standing until the 1960s, when they were razed. From the 1970s through the early 1990s, there was an unknown structure located along the rear lot line where any potential privies would have been located, suggesting some potential disturbance in this area. Today, there is an earthen berm that has been created in this same area, attesting to further disturbance in the location where potential privies might have been situated, as well as recent, visible ground disturbance from the construction of a fence at the southeastern end of the property. However, given the depths that shaft features could reach, these documented disturbances would not necessarily preclude the recovery of truncated remains from these resources.

Based on this research, HPI concludes that portions of the project site which remained open yard areas or did not have buildings with basements on them, retain some sensitivity for nineteenth-century archaeological resources. These sensitive locations, which are focused on the former yard areas of the 1850s and earlier 1860s era buildings, are shown on Figure 14.

Based on the conclusions outlined above, HPI recommends that a program of archaeological field testing be undertaken within a sample of the portions of the project site shown to be archaeologically sensitive as shown on Figure 14. The sample should include the two westernmost portions of the lot, the owner-occupied Henry Tuck family residence in the center of the block, and a selection of additional locations within the remaining sensitive areas of the project site. This testing, often referred to as Phase IB, would determine the presence or absence of nineteenth-century shaft features and possible yard deposits associated with the former houses and their occupants on the project site. The sensitive areas at the rear of the lots are the locations where former privies would have been located, and the sensitive areas against the rear of the houses are the locations where former cisterns would have been located.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of a field testing work plan (LPC 2018; CEQR 2020). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

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I. INTRODUCTION

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II. RESEARCH METHODOLOGY

The present study entailed review of various resources, and was completed while Covid-19 restrictions were in effect, eliminating the ability to undertake in-person primary research at various New York City repositories. Primary resources that were reviewed either were available online or were shared from previously gathered materials in the collections of other researchers.

- Primary and secondary sources concerning the general history of Brooklyn and specific events associated with the project site and vicinity were reviewed using materials available in the library of HPI and from online resources.
- Selected land records were reviewed using materials online at familysearch.org, focusing on the nineteenth century. Appendix A lists the land records by lot.
- Tax assessment records from 1869-1890 were reviewed at the New York City Municipal Archives. Appendix B is a summary of these tax assessment records.
- Selected city directories and census records were reviewed using online sources to identify residents on the historic lots within the project site.
- Historic maps and photographs were reviewed using materials online at the New York Public Library, the Brooklyn Historical Society (now the Center for Brooklyn History), the New York City Municipal Archives, and the library of HPI. These materials provided an overview of the topography and a chronology of land usage for the project site. A selection of these maps has been reproduced for this report. Historic photographs are included as Appendix C.
- Department of Building records were reviewed using online resources.
- A sewer “spur map” was reviewed at the Brooklyn Borough office of the New York City Department of Environmental Protection (NYCDEP). Individual nineteenth-century sewer hookup records for the former residences on the project site, the permits for which were shown on the spur map, were requested via Freedom of Information Law (FOIL) from the NYCDEP. A record of the FOIL request, which was unsuccessful, is included as Appendix D.
- A Phase I Environmental Site Assessment (Equity Environmental Engineering 2020) was reviewed.

- Information about previously recorded archaeological sites and surveys in the area was compiled from data available at the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), the LPC, and the library of HPI.
- Last, Rosita Tirado of HPI conducted a site visit on April 8, 2020 to assess any obvious or unrecorded subsurface disturbance (Photographs 1-9; Figure 2).

III. CURRENT CONDITIONS AND ENVIRONMENTAL SETTING

A. Current Conditions

The project site, known as Block 1133, Lot 13, is a vacant parcel that formerly contained 19, multiple-story row houses fronting Pacific Street. The buildings were razed at various times in the 1960s. After the buildings were demolished the historical lots (numbered 13-31) were combined into modern Lot 13. The project site has a frontage of 322 feet along Pacific Street. The western 37.5 feet of the lot has a 55-foot depth, whereas the remaining majority of the lot has a 110-foot depth.

The entrance to the project site is on Pacific Street, via a chain-link fence gate (Photograph 1). The remainder of the Pacific Street frontage is enclosed with metal fencing, as is the rear lot boundary. Until recently, there were buildings abutting the project site on the southeast. When these buildings were razed, a new wooden fence was installed between the two properties, causing significant earthmoving at the southeastern end of the project site (Photographs 2 and 3). The project site itself is generally level, excepting an earthen berm, several feet in height, which has been created along the rear lot lines (Photographs 4 and 5). There are no visible remnants of the former row houses that once stood on the property (Photograph 6). The northwestern portion of the project site contains several trailers, a dumpster, various pieces of equipment, and parked cars (Photographs 7-9).

B. Topography and Hydrology

The project site and vicinity are within a relatively level portion of Brooklyn with minimal change in elevation. One of the earliest topographical maps that indicated elevations (Bien and Vermeule 1891) showed the entire site vicinity to be approximately 90 feet above sea level. The earliest available Sanborn map, from 1887 indicated that the intersection of Pacific Street and Grand Avenue was 87 feet above sea level and the intersection of Pacific Street and Classon Avenue was 89 feet above sea level. There has been minimal change in elevation on the property since it first was developed in the nineteenth century. There is no natural water source within one mile of the project site.

C. Soils

According to the soil survey for New York City (Figure 3), the project site falls within soil mapping unit 2, known as “Pavement & buildings, till substratum, 0 to 5 percent slopes” and described as:

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

No soil borings have been completed on the project site.

IV. BACKGROUND RESEARCH/HISTORICAL OVERVIEW

A. Previously Recorded Archaeological Sites and Surveys

The archaeological site file inventories from the NYSOPRHP indicate that three historic period archaeological sites have been recorded within a one-mile radius of the project site, as shown in the table, below.

NYSOPRHP or NYSM Site Number	Site Name/Description	Location	Site Type/Time Period
04701.013923	Atlantic Terminal Historic Site	Atlantic Avenue between Cumberland and Carlton Streets	Historic
04701.013594	Negro Burial Ground	Dean Street between Nostrand and New York Avenues	Historic
04701.017142	Shaft 21B	909-911 Kent Ave.	Historic

The project site has not been subjected to any previous archaeological studies. However, there have been a number of archaeological surveys completed within a one-mile radius of the project site. These include (but are not limited to) the Atlantic Terminal Urban Renewal Site along Atlantic Avenue (HPI 1985; John Milner Associates 1995, 1996); the Atlantic Yards Site (HPI 2006; URS 2007, 2010); the Shaft 21B site (Greenhouse Consultants 1991, 1994); the 482 Franklin Avenue project (HPI 2012); the Pratt Institute New Residence Hall project (HPI 2014a); the 1019-1029 Fulton Street and 18-22 Putnam Ave project (HPI 2016, Chrysalis 2019); the Crown Heights Charter School project (AKRF 2007a, 2008); the Saint Peter's Church Senior Housing Project Property (AKRF 2007b, 2008); and the 809 Atlantic Avenue project (AKRF 2019, 2020).

B. Historic Period Summary

The project site falls within the historic Brooklyn neighborhood of Bedford, which was settled by local Brooklyn residents in 1662. The early settlement of Bedford was situated at the crossroads of the old highway to Jamaica (which ran roughly between Fulton Street and Atlantic Avenue and was later known as the Brooklyn and Jamaica Turnpike), the Clove Road to Flatbush on the south (portions of which are in the approximate location of the southern portion of Bedford Avenue), and the Cripplebush Road to Newtown on the north (in the approximate location of the northern portion of Bedford Avenue), and extended about a quarter mile in all directions from this intersection (Stiles 1867, Vol. I:158; *Brooklyn Daily Eagle* 9/11/1887). Development in Bedford was concentrated around the crossroads, and the project site, being several modern blocks from that intersection, appears to have remained undeveloped during the seventeenth and eighteenth centuries. Conditions in the Bedford area are shown on the 1766-1767 Rutzer map as well as a map published by Stiles in 1867 using the Rutzer base map but providing annotations (Figure 4). Both maps indicated that there were no buildings or other features on the project site. The Stiles map indicated that the project site was within a tract attributed to “Rem Cowenhoven, Teunis Tiebout, and Nicholas Cowenhoven.” On the block north of the project site, between Pacific Street and Atlantic Avenue, was the Tiebout house, which was later occupied by Nicholas Cowenhoven, and subsequently by Robert Wilson (Stiles 1867, Vol. I:18).

At the turn of the nineteenth century – the period identified by LPC as having the potential for archaeological resources within the APE – the project site was still part of the farm tract. The tract had a frontage on the Road to Jamaica on the north (now the approximate line of Atlantic Avenue), and extended in an irregular configuration to the south. The project site was within the interior portion of the tract, and likely was used as farmland or woodland (Fulton 1874, Figure 5; Hopkins 1880).

In the early 1830s, the city grid was designed and new streets were projected to cut through the large farm tracts to form the Brooklyn blocks of today. Soon after the city street grid was established, landowners began to survey their land into blocks and lots with hopes of selling to new owners. In 1839, a map was made by J.C. Wells and A.M. Hansen of Nicholas Cowenhoven’s farm, dividing it into 360 individual lots. The survey, numbered map 81, was filed with the City of Brooklyn in 1841 (*Brooklyn Daily Eagle* April 30, 1857; April 26, 1860).

Despite the establishment of the new city streets in the 1830s, it was often a number of years before they actually were created and opened. Historic maps sometimes showed streets where they did not yet exist (paper streets), and other times neglected to show streets that did. For example, according to Dikeman (1870:65) Pacific Street was opened in 1846 and Classon Avenue opened in 1852 (Dikeman 1870:61). While none of the streets were shown on the 1844 U.S.C.S. map or the 1849 Sidney map, both of these streets, as well as Grand Avenue and Dean Street, were already shown on the 1849 Colton map (Figure 6), the 1850 Dripps map (Figure 7), and the 1852 Conner map.

The 1849 Colton map (Figure 6) showed a generalized shaded area for those sections of city blocks that had already been developed. The map indicated that the entire southern side of Pacific Street from Grand to Classon Avenues was within this shaded area and therefore contained development. However, it appears that this was an erroneous depiction. Both the 1850 Dripps map (Figure 7) and the 1852 Conner map confirmed that there was still no development on the project site. In fact, the area was still mostly farmland, as evidenced by a classified advertisement from 1850 for the sale of the Cowenhoven farm tract:

Farm of 34 acres, in the city of Brooklyn, for sale – it has a front of 800 feet on Atlantic Street, nearly opposite Clinton avenue, and extends south across several streets, and is intersected from north to south by Grand avenue, and is known as the Cowenhoven Farm, and will be sold on easy terms of payment. Apply to Valentine G. Hall. At 9 A.M. and 4 P.M., at No. 16 Grammercy Park, 20th Street, between 4th avenue and Irving Place, N.Y (*Brooklyn Daily Eagle* March 6, 1850).

Valentine Hall was a real estate speculator, who had purchased the farm tract from Nicholas Cowenhoven and his wife Ann in 1845 (Liber 134:353). In January 1851, Valentine Hall and his wife Susan sold the farm to John C. Bunting, who less than two weeks later resold the farm to Edward Belknap, another real estate speculator (Liber 234:85; Liber 242:399). The deeds mentioned that between 1845 and 1851, Pacific Street had been opened within the tract. Beginning in 1851 and continuing for approximately the next five years, Edward Belknap and his wife Caroline sold off many of the 360 lots within the former Cowenhoven farm tract, either individually or in groups of lots.

Modern Lot 13, which has a frontage of 322 feet along Pacific Street, ultimately was divided into 19 individual building lots, measuring only about 16-19 feet in width, numbered Lot 13 (on the far west) through Lot 31 (on the far east). Lots 13 and 14 had a depth of 55 feet, while the remaining lots had a depth of 110 feet. These lots also were assigned Ward numbers, which were linked to tax assessments (Appendix B).

Within the project site, Edward and Caroline Belknap sold the majority of the historic lots back to Valentine G. Hall in 1853 (Liber 306:164). These included all of the lots beginning 100 feet east of Grand Avenue, as well as many additional historic lots south of the project site on the block fronting Dean Street, for a total of 23 historic lots. The deed noted that none of the historic lots had been developed with any buildings at that time. The remaining historic lots within the project site, at the far western end of modern Lot 13 nearest Grand Avenue, were sold by Edward and Caroline Belknap to William Morrison, also in 1853. This tract measured 100 feet east-west and 55-foot north-south and also was undeveloped at the time of the sale (Liber 310:282).

The next year, in June 1854, both Edward Belknap and William Morrison were among those individuals assessed for constructing a well and pump in Pacific Street between Washington and Grand Avenues, which would serve the newly developing neighborhood residences (*Brooklyn Daily Eagle* June 10, 1854). In 1855, a notice for unpaid taxes on some lots within the former Cowenhoven Farm indicated that William Morrison's lots, numbered 72 and 73 on the Cowenhoven Farm map, were still vacant. Farm map lots 63 and Lots 68-71, which likely corresponded to other portions of modern Lot 13, were also noted as undeveloped, with an unknown owner (*Brooklyn Evening Star* April 27, 1855). Similar information was posted for unpaid taxes in 1856 (*Brooklyn Daily Eagle* June 26, 1856). Although not explicitly named in the *Brooklyn Daily Eagle* notices, the unknown owner of the remaining lots on the project site with unpaid taxes in 1855 and 1856 would have been Valentine G. Hall.

Several historic maps from the mid-1850s (Dripps 1854, 1856) continued to depict the project site as undeveloped with any buildings. By 1857, however, at least one house had been constructed within the project site. A brick house was recorded on Cowenhoven Farm map lot 63, which would have been near the eastern end of modern Lot 13, although the owner was not listed (*Brooklyn Daily Eagle* April 30, 1857). A second house was constructed at least by 1858, on a lot on the south side of Pacific Street 50-75 feet west of Grand Street, which was part of the block of lots first purchased by William Morrison. This lot was sold by William Morrison and his wife Mary to Patrick Daley in 1855, when it was still undeveloped (Liber 408:271). It had been purchased by James Heslin prior to 1857, and then sold to Samuel Hart that year, for \$2000 (Liber 449:93). The 1858 roster of unpaid taxes noted James Heslan owned a lot and house on Cowenhoven Farm lot 63, whereas the 1859 roster of unpaid taxes attributed the house to Samuel Hart or J. Heslan (*Brooklyn Daily Eagle* May 14, 1858; *Brooklyn Daily Eagle* May 23, 1859). Given the sequence of the land transactions it seems that the Heslin house at the western end of the project site was constructed in about 1856.

Twelve of the remaining historic lots on the project site (east of the Morrison/Daley lots) were developed with houses between 1856 and 1866. In 1853, the deed to Valentine G. Hall noted no houses on the lots, and 1866, when Valentine G. Hall and his wife Susan sold these same lots to George C. Johnson, the deed indicated there were houses on them (Liber 307:164; Liber 767:525). Given that historic maps showed these lots as vacant through 1856, it is likely the houses were constructed after that year. The remaining five historic lots on the far eastern end of the project site were noted as being under construction with houses in 1868 when they were purchased by Julia McMaster, and were finished later that year (Liber 855:489). Appendix A summarizes these land transfers by lot.

City directories published beginning in 1856 and continuing into the 1860s listed some residents of the Pacific Street neighborhood, but because at that time no addresses were assigned to these new houses, it is difficult to determine which entries were associated with which dwellings and on which sides of the intersection. Among those entries for Pacific Street near Grand Avenue included in Lain's Brooklyn city directory for 1856 were:

Dooly James, laborer, h. Pacific st. n. Grand av.
Keenan Thomas, laborer, h. Pacific st. n. Grand av.
Power James, laborer, h. Pacific st. n. Grand av.
Quigley Daniel, ostler, Pacific st n. Grand av.

Lain's 1858 Brooklyn city directory included these names:

Baumon Edward, laborer, h. Pacific c. Grand av.
Bell William, carpenter, h. Pacific, n. Grand av.
Burns John, laborer, Pacific n. Grand av.
Carney John, peddler, h. Pacific n. Grand av.
Deegan Martin, liquors, h. Pacific n. Grand av.
Farland Margaret, grocer, Pacific n. Grand av.
Flaherty John, carpenter, h. Pacific c. Grand av.
Hughes William, mason, h. Pacific n. Grand av.
Ireland John, laborer, h. Pacific n. Grand av.
Keenan Thomas, laborer, Pacific n. Grand av.
McLaughlin Patrick, h. Pacific c. Grand av.
O'Neil William, carriage manf. Pacific c. Grand av.
Segelken Henry, grocer, Pacific c. Grand av.
Steward Alexandra, laborer, h. Pacific n. Grand av.
Ward Patrick, laborer, Pacific c. Grand av.

In 1862, Lain's City Directory included these names:

Bagett Joseph, butcher, Grand av. c. Pacific, h. Pacific n. Classon av.
Buraymeyer Theodore N. carriagemaker, h. Pacific n. Grand av.
Edwards Ann, wid. h. Pacific n. Grand av.
Gray Bernard D. hay mer. h. Pacific n. Grand av.
Keenan James, carpenter, h. Pacific n. Grand av.
Lynch William H. conductor, h. Pacific n. Grand av.
McLaughlin Bridget, candies, Pacific n. Grand av.
O'Neill William, carriagemaker, h. Pacific n. Grand av.
Secker Barney, grocer, Pacific c. Grand av.
Shir Thomas, grocer, Pacific n. Grand av.
Ward Hugh, porter, h. Pacific n. Grand av.
Woods George, driver, h. Pacific n. Grand av.

Lain's 1867 City Directory included these names:

Blanchard Sarah, wid., h. Pacific n. Grand av.
Bruns John, grocer, Grand av. c. Pacific

Davenport William, spices, Pacific c. Grand av.
 Donnelly Edward, laborer, Pacific c. Grand av.
 Dunn Thomas, carpenter, Pacific c. Grand av.
 Emms Charles, butcher, Pacific n. Grand av.
 Gray Bernard E., hay, Pacific n. Grand av.
 Horw Patrick, lab., h. Pacific c. Grand av.
 Martin Thomas, wheelwright, h. Pacific c. Grand av.
 McCormick Michael, lab., Pacific n. Grand av.
 McNulty Denis, lab., h. Pacific n. Grand av.
 Mekert Jacob, barber, h. Pacific n. Grand av.
 O'Neil William, grocer, Pacific c. Grand av.
 Powers John, carpenter, h. Pacific n. Grand av.
 Sheridan Patrick, carpenter, h. Pacific n. Grand av.
 Shirden Patrick, carpenter, Madison n. Bed. Av. h. Pacific n. Grand av.
 Shirden William, carpenter, Madison n. Bed. Av. h. Pacific n. Grand av.
 Shorta Bernard, clerk, h. Pacific n. Grand av.
 Stickevus John, smith, h. Pacific n. Grand av.
 Victory Thomas, lab., h. Pacific n. Grand av.

The city directory listings suggest that the project site neighborhood was a solidly working-class enclave during this period, with a high turnover of residents, as most of the listings changed from year to year. None of the people listed could be cross-referenced to deeds, indicating that they were predominantly short-term renters. However, it is possible that the Shir, Sheridan, and/or Shirden families corresponded to the people listed in the tax assessment records for the western end of the project site (Appendix B). Through the 1860s, though, none of the other landowners recorded in deeds lived on the project site. Some of the residents living in the project site neighborhood, according to the city directories, could be cross-referenced to state or federal census records, which confirmed that the men and women listed in the city directories almost always lived in households with additional family members and sometimes unrelated people. Many of the residents were Irish immigrants.

Several types of historical records from the late 1860s and early 1870s allowed a better understanding of the buildings and residents on the project site at that time. Beginning in 1869, tax assessment records for the City of Brooklyn recorded the names of the lot owners, the size of the buildings on the individual lots, and their assessed values. Appendix B is a compilation of the tax assessment records for the historical lots on the project site from 1869-1890. The records indicated that by 1869, all 19 of the historical lots were developed with a residence. From west to east, the western two lots contained two-story houses, the twelve lots further east contained two-story houses with a basement, and the five lots on the far eastern end contained two and a half-story houses with a basement. The tax records also showed that from 1869-1890, most of the houses were owned by only a few people, who purchased multiple buildings and rented them to tenants. The exceptions were the western two historic lots (962-964 Pacific Street), which were occupied by a series of Irish immigrant families (the Shirs, Sheridans, and/or Shirdens) and who were also documented in the city directories.

The 1869 Dripps map (Figure 8) illustrated the project site lots (albeit somewhat schematically and not necessarily to scale) in the same year that the 1869 tax assessment records were made. The map indicated that nearly the entire Pacific Street frontage contained buildings. The exception was the westernmost portion of the project site, which was depicted as vacant (and possibly part of a larger property at the intersection of Grand Avenue). Further, this map illustrated two larger buildings overlapping the strip of row houses, which were shown as set back slightly from the street. These buildings may have corresponded to the brick house noted in 1857 as Cowenhoven Farm map lot 63, which as described above would have been located near the eastern end of modern Lot 13 (*Brooklyn Daily Eagle* April 30, 1857). These buildings seemingly were removed when the row houses were constructed on these lots by the late 1860s.

By the early 1870s it was also possible to more clearly identify the occupants of the houses on the project site historical lots. While prior to the 1870s this stretch of Pacific Street was unnumbered in city directories, after 1871 the block received addresses as part of the renumbering scheme for Brooklyn. The 1875 Lain's city directory was among the first of the publications to use discrete addresses for the project site. The south side of Pacific Street was assigned addresses from 954 to 1036. Entries in that year for the project site included (from west to east):

Collins James, lab, h. 962 Pacific
 Muller Valentine, shoemaker, h. 962 Pacific
 Conley Charles F., huckster, h. 964 Pacific
 Kelly James, police, h. 964 Pacific
 Haughstatter Charles, shoemaker, h. 972 Pacific
 Jeffrey Alexander, harnessmaker, 972 Fulton h. 972 Pacific
 Singer Alexander J., harnessmaker, h. 972 Pacific
 Harvey John, lab., h. 984 Pacific
 Evans Robert, printer, h. 986 Pacific
 Smith Johanna, wid B., boarding, h. 988 Pacific
 Van Brunt John, h. 988 Pacific
 Ball Mary, wid. William, h. 990 Pacific
 Eynon William, agt., h. 992 Pacific
 Montgomery William S., builder, h. 994 Pacific
 Stover E.L., h. 994 Pacific
 Roome Ann, wid. Wm., h. 996 Pacific
 Shepperd Alston, bookbdr, h. 998 Pacific
 Tuck Henry, h. 1000 Pacific
 Green Thomas, engineer, h. 1002 Pacific
 Hyat H., wid Henry, h. 1002 Pacific
 Martin Caroline, h. 1002 Pacific
 Philips Charles, shoes, h. 1002 Pacific
 Shaw John R., mason, Fulton av n. Adelphi, h. 1004 Pacific
 Horton John W., lab, h. 1006 Pacific
 Ryan Mathies, builder, h. 1006 Pacific
 James Charles, h. 1008 Pacific
 Quirk Franklin E., agt, h. 1008 Pacific
 Weeks Timothy R., carpenter, h. 1008 Pacific
 Remsen Timothy A., builder, 911 Atlantic av., h. 1012 Pacific
 Bridghen Lewis, printer, h. 1014 Pacific
 Corrigan Henry, driver, h. 1014 Pacific
 Corrigan Thomas, h. 1014 Pacific
 Woods John, painter, h. 1014 Pacific
 Churchward W., wid William, h. 1016 Pacific
 Kimbler Robert, h. 1016 Pacific

Using these names, as well as those from the earlier 1867 city directory, it was then possible to cross check residents with the 1870 federal census, and in some cases, the 1860 federal census and the 1865 New York State census. The census records confirmed that the residents on the project site lots were headed by men and women, often Irish immigrants, in working class and lower middle class professions, and with children residing in the household. Most of the residences had more than one family living in them. These residents usually were short term tenants, and rarely were found at the same address for more than a few years at a row. The exception, after 1868, was owner Henry Tuck and his family, who lived at 1000 Pacific Street (later known as 980 Pacific Street) through the 1890s, according to census records and city directories. Henry Tuck was from Maine and worked as a block cutter or wood engraver; his wife, a dressmaker, was, like many of her neighbors, an Irish immigrant.

The 1888 Sanborn map (Figure 9) depicted the precise locations, dimensions, and addresses of these houses within the project site. Tax photographs of these nineteenth-century row houses, taken from 1939-1941, are included as Appendix C. Of note, the Sanborn map indicated two sets of street addresses for some of the individual lots within the project site. While prior to the 1870s this stretch of Pacific Street was unnumbered in city directories, beginning after 1871 the block received addresses as part of the renumbering scheme for Brooklyn. Then, after 1886 the numbering was changed again, to the set of addresses that endured through the mid-twentieth century when the buildings were razed.

Beginning in about 1860 and continuing through about 1870, the project site neighborhood received municipal sewers. In 1859, a notice was published that sewer districts had been established for Brooklyn, with the portion of Pacific Street approximately 400 feet west of Grand Street to 4th Avenue part of the district that would discharge into the Wallabout Bay (*Brooklyn Daily Eagle* July 29, 1859). During the summer of 1860, a notice was published indicating that local resident John McLaughlin was killed when a trench for a sewer he was helping to construct at the corner of Pacific Street and Grand Avenue collapsed and buried him (*Brooklyn Daily Eagle* July 27, 1860). In 1866, additional sewers were confirmed for Pacific Street, with landowners assessed taxes to cover the cost of their construction in 1870 (*Brooklyn Daily Eagle* February 1, 1870). In 1871, owners were assessed for the construction of new municipal sewers in Brooklyn Sewer District 23, Map K subdivision 7, which included Pacific Street from a point 314 feet west of Grand Avenue to a point 100 feet east of Classon Avenue and Grand Avenue, from a point 120 feet north of Pacific Street to a point 150 feet south of Bergen Street (*Brooklyn Daily Eagle* January 9, 1871). The advertisement for contractors to build these sewers had been published in 1870 (*Brooklyn Daily Eagle* May 10, 1870).

After the municipal sewers had been constructed, any existing buildings on the project site would have been able to be hooked up to them, negating the need for the use of rear yard privies or cesspools, which would have served the residents from the time any earlier houses on the project site were first constructed. It is likely, however, that construction of many of the new buildings on the project site lots occurred during the same approximate period as installation of the new sewers. This suggests that at least some of the buildings, particularly the ones at the eastern end of the project site that were constructed in ca. 1868, may have had indoor plumbing at the time of their construction, and potentially no need for outdoor privies or cesspools. The remaining buildings may have used privies and/or cesspools between the time of their construction from ca. 1856-1868 and the dates that they were hooked up to municipal sewers.¹ Often houses that were already in existence prior to these new advances were hooked up a number of years later (examples of this delayed hookup phenomenon have been documented on other properties in Brooklyn, see HPI 2013 and 2014b). As noted above, public water from a local well and pump had been available on Pacific Street since 1854, and piped water had been available under some city streets in this neighborhood beginning in the 1860s, according to later Sanborn maps for nearby blocks.

City directories and census records from the last quarter of the nineteenth century (e.g. federal census 1880, 1900) indicated that each of the row houses on the project site contained from one to three families at any given time, and that the residents continued to be a generally working-class mix of immigrants and those who were locally born.

The row houses on the project site remained standing through the mid-twentieth century. Sanborn maps from 1906 (Figure 10), 1926 (Figure 11), and 1955 (Figure 12) showed almost no change in the configuration of the houses during this period, other than the removal of one of the row houses in 1955. Beginning in the 1960s, many of the remaining buildings were razed; the 1965 Sanborn map showed that 12 of the 19 individual historic lots within the project site were now vacant. The remaining buildings appear to have been removed by the 1970s (only one demolition permit was filed on the Department of Building index page for the property, from 1969). A 1974 aerial photograph as well as the 1978 Sanborn map confirmed that the entire project site was then devoid of houses.

From the mid-1970s through the mid-1990s, the project site was owned by the Atlantic Pontiac Company, which used the lot to store vehicles and other materials. A long, narrow structure appeared along the rear fence of the project site on aerial photographs from 1974, 1976, 1980 [Figure 13], 1984, 1991, and 1994 (Equity Environmental Engineering 2020, Appendix F). There was no official building permit filed with the Department of Buildings for this unknown structure, which could have been a carport, garage or some other kind of storage building. This unknown structure was removed before or just after the current owners purchased the project site, in 1996.

V. CONCLUSIONS

The nineteenth-century occupation history for the project site revealed that the property remained undeveloped through at least the mid-1850s. The first houses were constructed on the project site in 1857 and 1858, according to delinquent tax notices published in the newspapers. One of the houses was at the western end of the project site and

¹ As described in the Methodology section and Appendix D, the record books indicating the specific dates that each building was hooked up to municipal sewers were not found by NYCDEP staff through a FOIL search. These books had previously been open to researchers at the Brooklyn Borough NYCDEP office but are no longer available.

the other was near the eastern end of the project site. The remainder of the project site, which ultimately contained 19 individual row houses, was developed in several stages. Most of the houses were constructed between 1856 and 1866, and the five houses at the easternmost end were constructed in about 1868. The Dripps map (Figure 8) depicted a nearly fully built street front and tax assessment records and deeds indicated that all of the 19 lots had houses on them by this time.

City directories indicated that residents near the Pacific Street and Grand Avenue intersection from the mid-1850s through the early 1870s were working class men, and a few women. Those people who could be cross-referenced in censuses were shown as part of residential family units, with many household heads noted as Irish immigrants. There was considerable turnover during these years, with little consistency in the city directories from year to year. Furthermore, because the project site houses were not assigned discrete addresses until 1871, it was not possible to determine which, if any, families lived in the project site houses in the 1850s and 1860s based on the directories alone. As well, because the large majority of these people were renters, it was not possible to tie these residents to land or tax records, which might have indicated occupation of specific historic lots within the project site. The exception was Henry Tuck and his family, who lived on historic lot 22 from ca. 1868 into the 1890s.

Research identified that there was a municipal well and pump available for residents on Pacific Street by 1854, and municipal water lines were installed under neighborhood streets beginning in the 1860s, after which time the houses would have been able to hook up to these services. However, it is possible that residents also made use of wells and/or cisterns in their rear yards, which would have provided a dedicated water source for the individual houses. Sewers were installed under portions of Pacific Street beginning in 1860, and continuing through about 1871. During the period before municipal sewers were available to buildings the project site, residents would have had to rely on privies, which normally would have been located at the far rear of the lot, at the furthest possible distance from the houses.

Archaeological resources such as domestic artifacts and refuse associated with the project site residents may have been deposited in shaft features—such as wells, cisterns, and privies—that were likely located in the yards of the lots. Comparative data has shown that these types of archaeological resources frequently are found in urban contexts, particularly in Brooklyn. Masonry and wooden portions of these abandoned and truncated shaft features are often encountered because their deeper and therefore earlier layers remain undisturbed by subsequent construction, and in fact, construction often preserves the lower sections of the features by sealing them beneath structures and fill layers.

Privies were located furthest from the residences, often along the rear lot lines, while wells and cisterns frequently (but not always) were located closer to the rear walls of street-fronting buildings or outbuildings. Privies and cisterns would be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location. Until the 1860s, before the introduction of piped city water, residents would have relied on rear yard shaft features, such as wells and cisterns. Privies and cesspools would have been used at least until the introduction of municipal sewers. As noted above, although municipal water was available in this neighborhood beginning in the early 1860s and municipal sewers beginning in the late 1860s, owners often did not hook up their buildings, many of which were rental properties, to water and sewer lines until years, and sometimes decades, after the services were available, suggesting a potentially longer use-life for yard shaft features. Other archaeological studies in Brooklyn have shown that even when streets were supplied with municipal services (usually by the late 1860s), the houses on these streets, especially if they were constructed earlier, sometimes were not hooked up to these pipes until a number of years later, suggesting that the residents may have made use of wells, cisterns, or privies for a considerably longer period of time (HPI 2013, 2014b).

Identifying and examining buried features associated with the nineteenth century occupancy of the project site may reflect the daily activities of the residents and provide insight into cultural behavior of the predominantly Irish immigrant working class community. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation or group identity, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

The nineteenth-century row houses on the project site remained standing until the 1960s, when they were razed. From the 1970s through the early 1990s, there was an unknown structure located along the rear lot line where any

potential privies would have been located, suggesting some potential disturbance in this area. Today, there is an earthen berm that has been created in this same area, attesting to further disturbance in the location where potential privies might have been situated, as well as recent, visible ground disturbance from the construction of a fence at the southeastern end of the property. However, given the depths that shaft features could reach, these documented disturbances would not necessarily preclude the recovery of truncated remains from these resources.

Based on this research, HPI concludes that portions of the project site which remained open yard areas or did not have buildings with basements on them, retain some sensitivity for nineteenth-century archaeological resources. These sensitive locations, which are focused on the former yard areas of the 1850s and earlier 1860s era buildings, are shown on Figure 14.

VI. RECOMMENDATIONS

Based on the conclusions outlined above, HPI recommends that a program of archaeological field testing be undertaken within a sample of the portions of the project site shown to be archaeologically sensitive as shown on Figure 14. The sample should include the two westernmost portions of the lot, the owner-occupied Henry Tuck family residence in the center of the block, and a selection of additional locations within the remaining sensitive areas of the project site. This testing, often referred to as Phase IB, would determine the presence or absence of nineteenth-century shaft features and possible yard deposits associated with the former houses and their occupants on the project site. The sensitive areas at the rear of the lots are the locations where former privies would have been located, and the sensitive areas against the rear of the houses are the locations where former cisterns would have been located.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of a field testing work plan (LPC 2018; CEQR 2020). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

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FIGURES



Phase IA Archaeological Documentary Study
 962 Pacific Street Rezoning Project
 Block 1133, Lot 13
 Brooklyn, New York

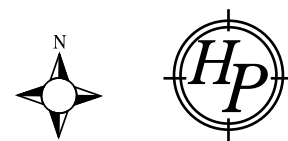
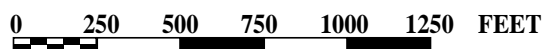
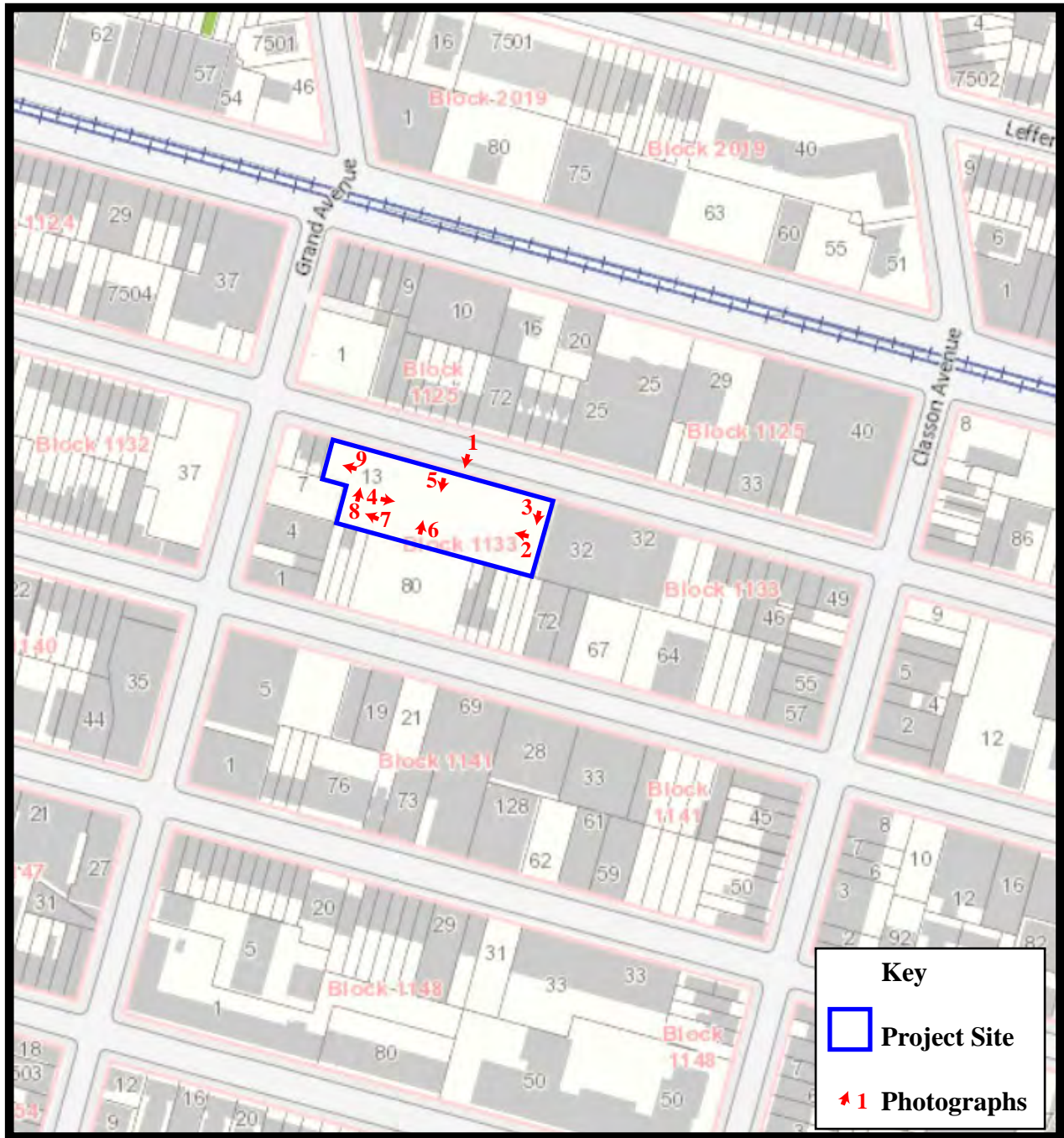


Figure 1: Project site on *Brooklyn, N.Y. 7.5 Minute Topographic Quadrangle* (U.S.G.S. 2016).





Phase IA Archaeological Documentary Study
 962 Pacific Street Rezoning Project
 Block 1133, Lot 13
 Brooklyn, New York

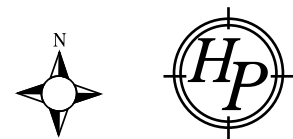


Figure 2: Project site and photograph locations on modern block and lot map (Oasis 2021).

0 100 200 300 400 500 FEET

A horizontal scale bar with markings at 0, 100, 200, 300, 400, and 500 feet.



Phase IA Archaeological Documentary Study
 962 Pacific Street Rezoning Project
 Block 1133, Lot 13
 Brooklyn, New York

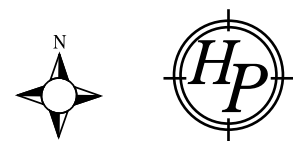
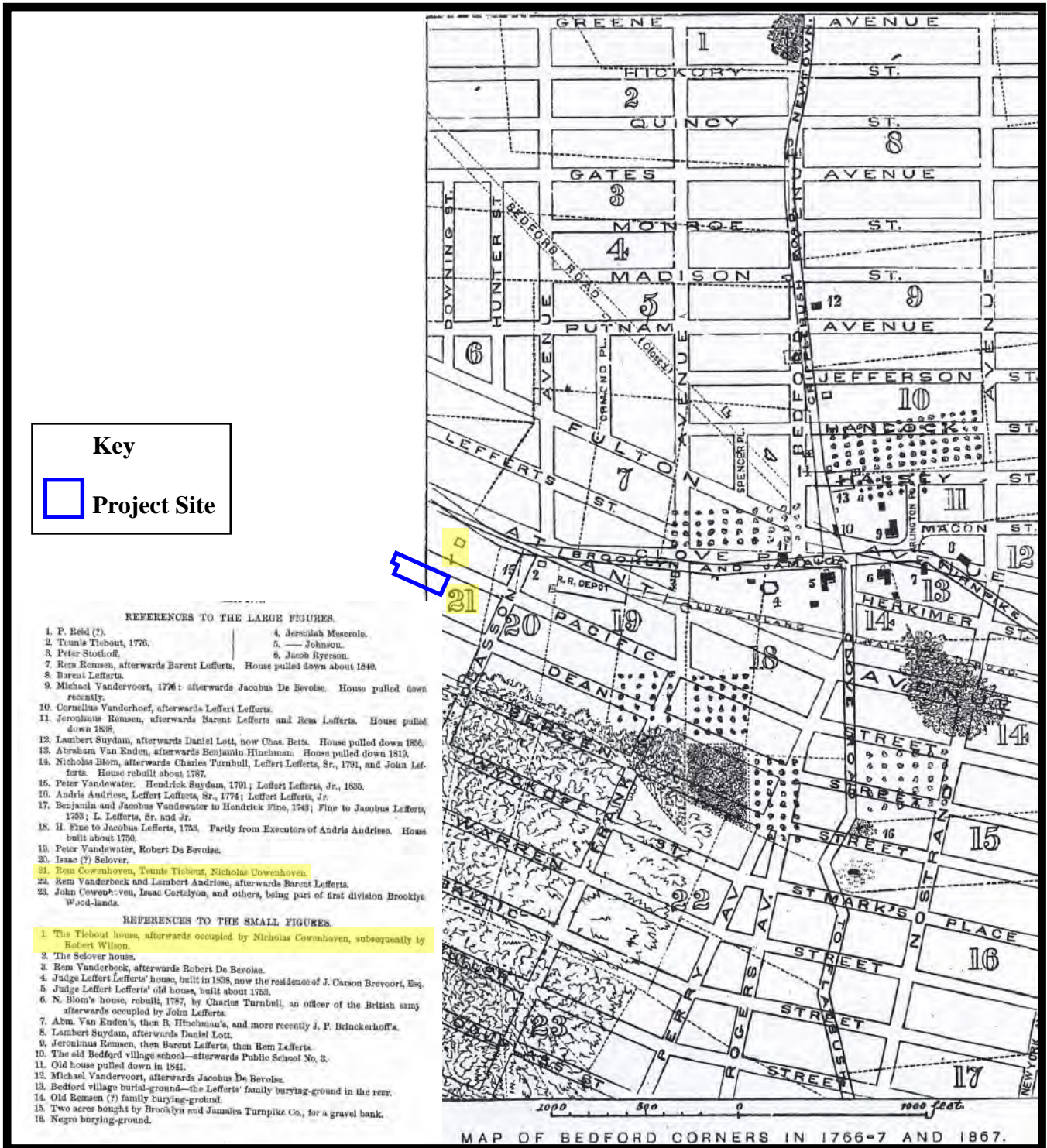


Figure 3: Project site on *New York City Reconnaissance Soil Survey* (U.S.D.A. 2006).

0 1000 2000 3000 4000 5000 FEET

A horizontal scale bar with alternating black and white segments, corresponding to the numerical values 0, 1000, 2000, 3000, 4000, and 5000 FEET.



Phase IA Archaeological Documentary Study
962 Pacific Street Rezoning Project
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Brooklyn, New York

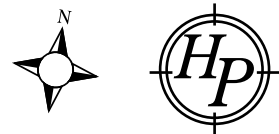
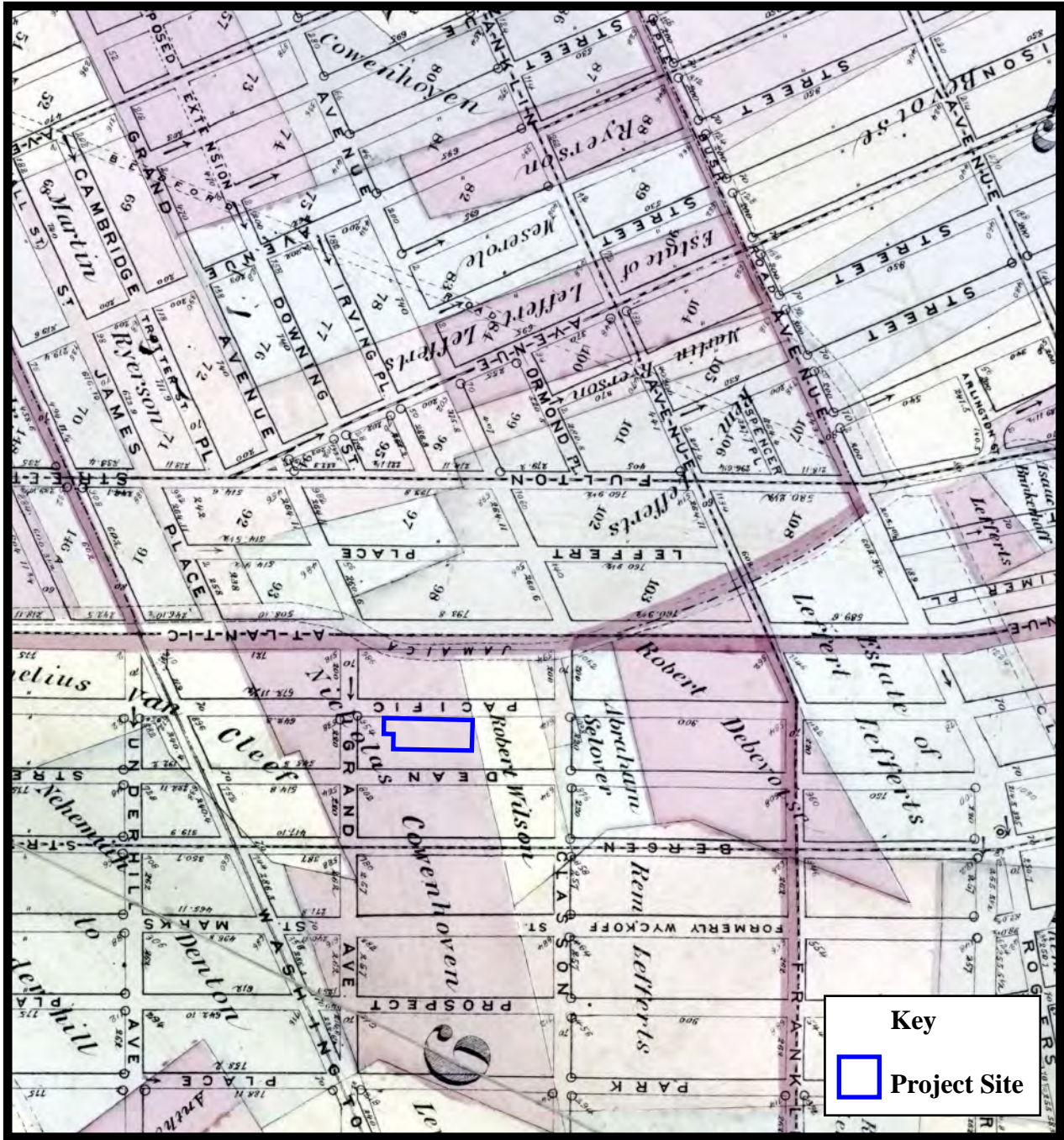


Figure 4: Project site on *Map of Bedford Corners in 1766-7 and 1867* (Stiles 1867). [Nearby resources highlighted].



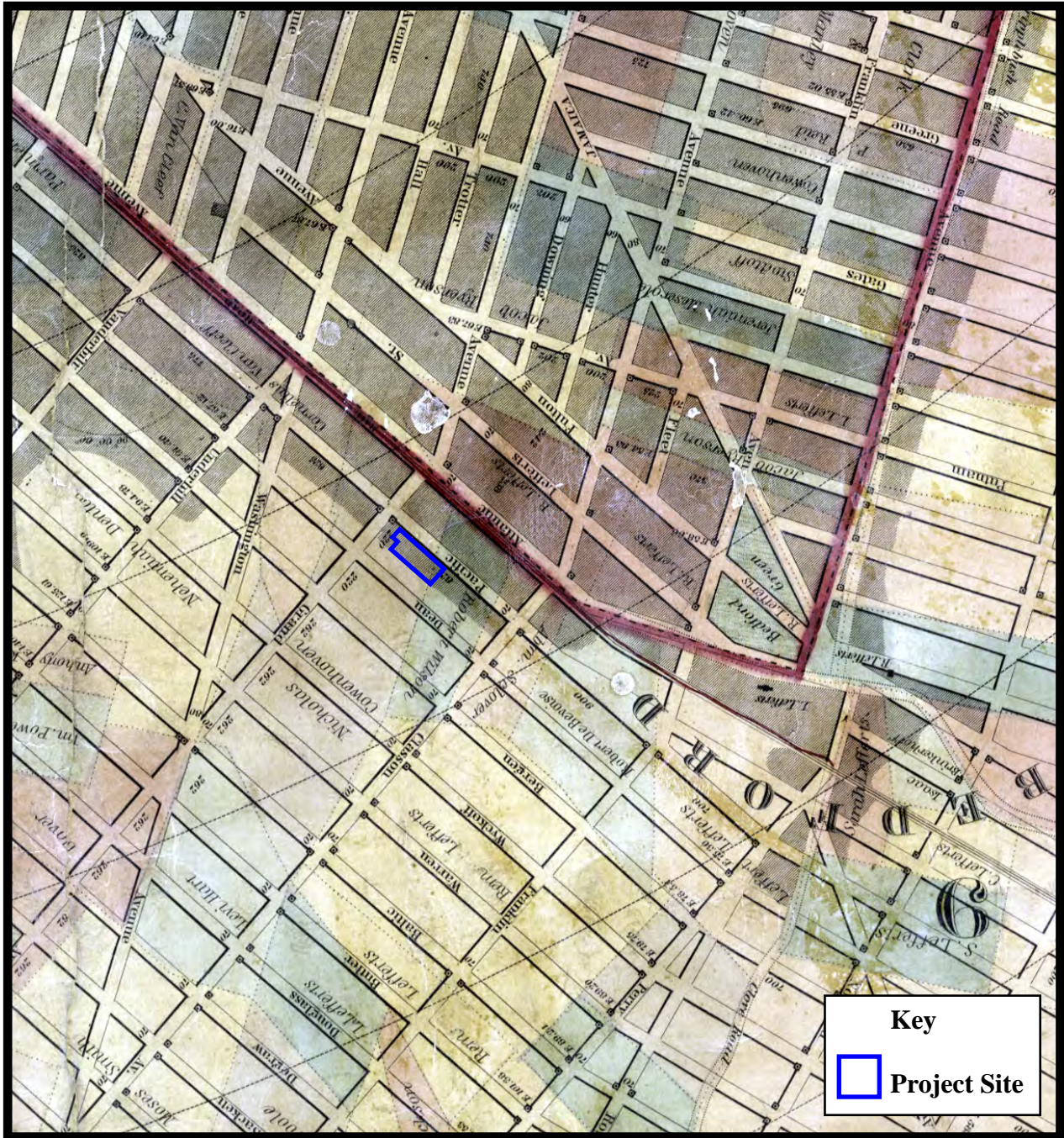
Phase IA Archaeological Documentary Study
 962 Pacific Street Rezoning Project
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Figure 5: Project site on *Farm Line Map of the City of Brooklyn* (Fulton 1874).

0 200 400 600 800 1000 FEET





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962 Pacific Street Rezoning Project
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Brooklyn, New York

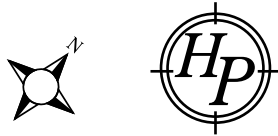
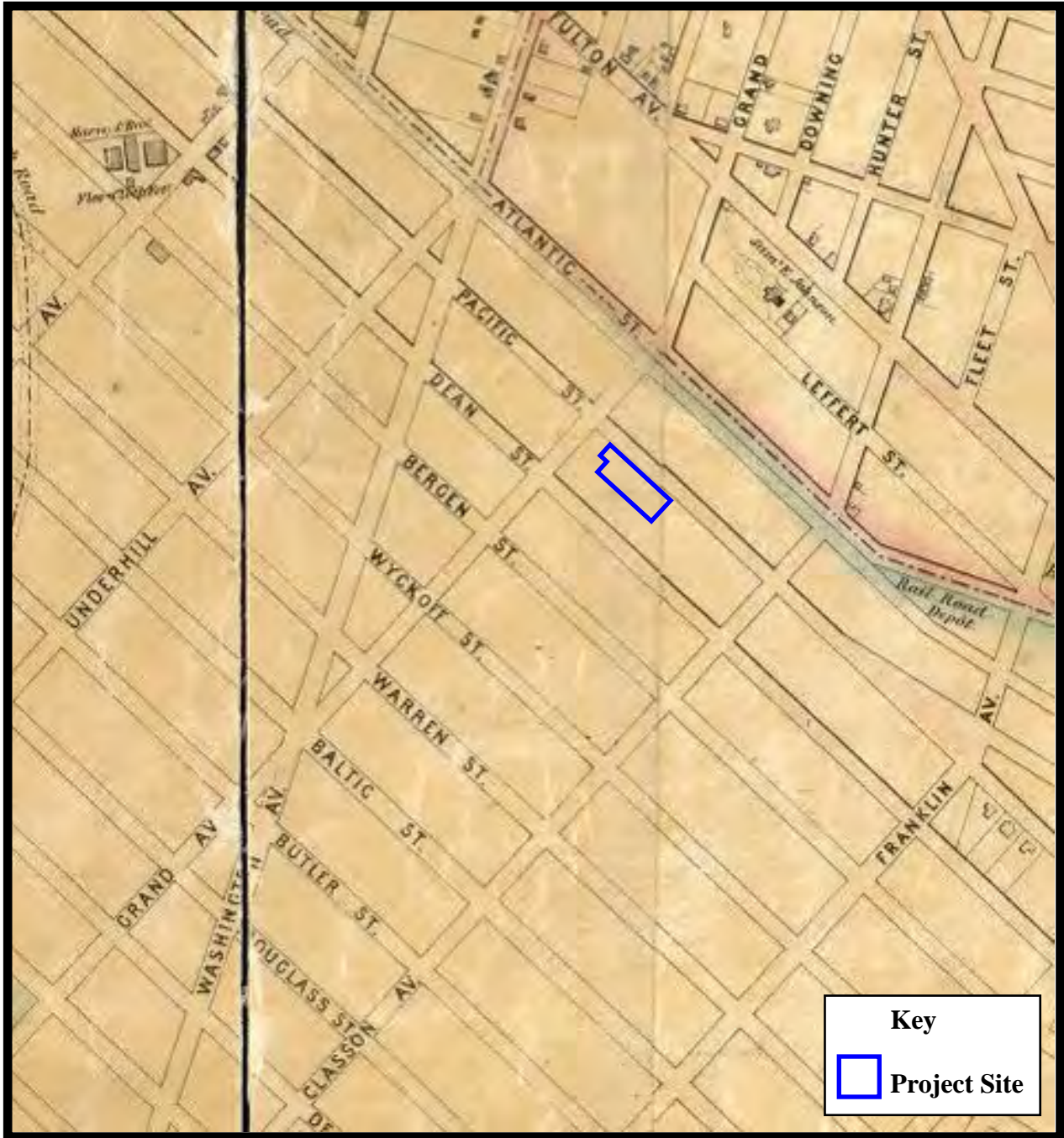



Figure 6: Project site on *Map of the City of Brooklyn...* (Colton 1849).

0 400 800 1200 1600 2000 FEET





Key	
	Project Site

Phase IA Archaeological Documentary Study
962 Pacific Street Rezoning Project
Block 1133, Lot 13
Brooklyn, New York

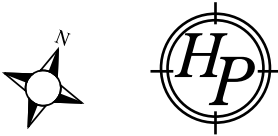
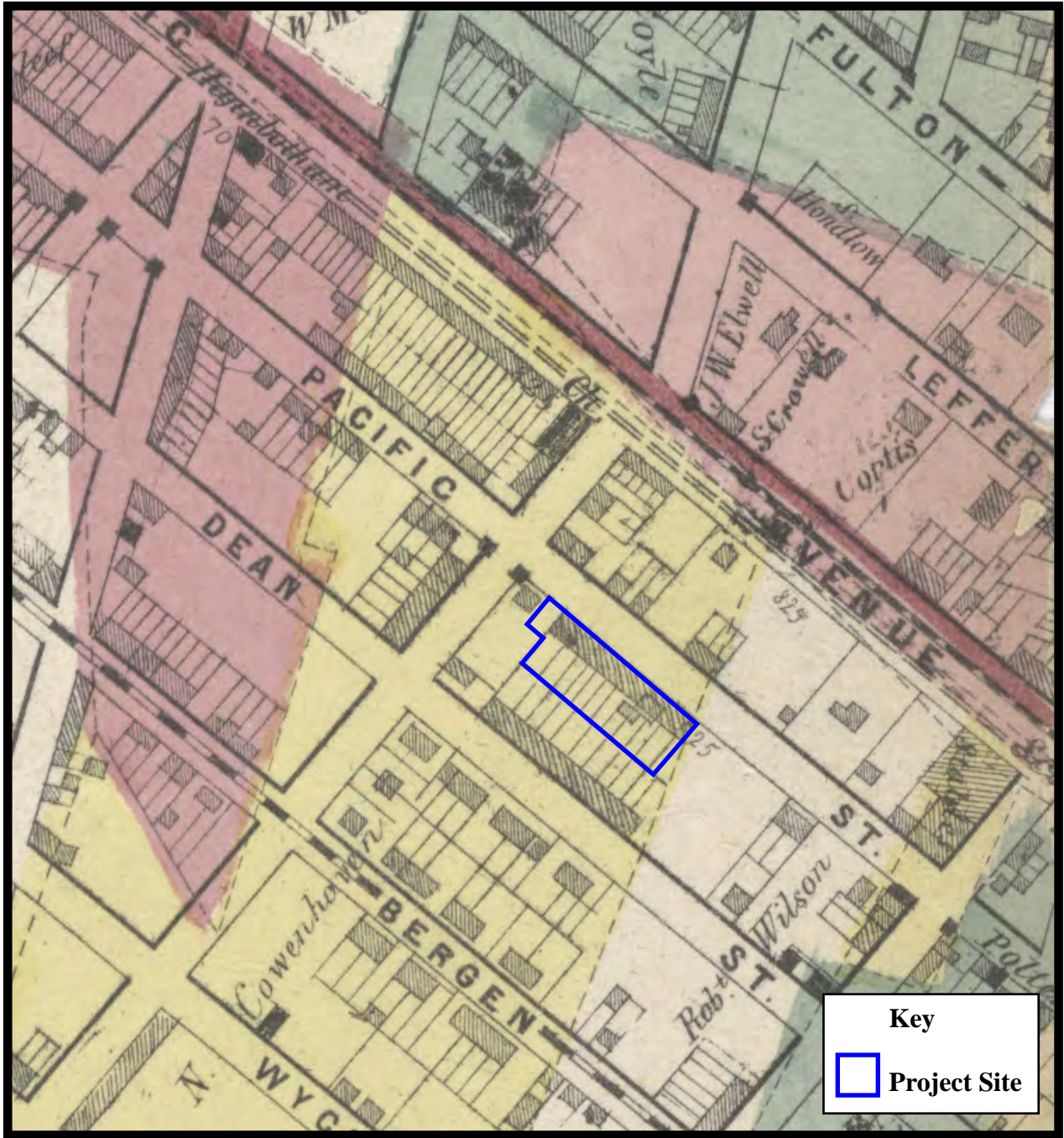


Figure 7: Project site on *Map of the City of Brooklyn...* (Dripps 1850).

0 250 500 750 1000 1250 FEET



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962 Pacific Street Rezoning Project
Block 1133, Lot 13
Brooklyn, New York

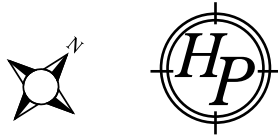


Figure 8: Project site on *Map of the City of Brooklyn...* (Dripps 1869).

0 100 200 300 400 500 FEET



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 Block 1133, Lot 13
 Brooklyn, New York



Figure 9: Project site on *Insurance Maps of Brooklyn, New York* (Sanborn 1888).

0 100 200 300 400 500 FEET

A horizontal scale bar with markings at 0, 100, 200, 300, 400, and 500 feet.



Phase IA Archaeological Documentary Study
 962 Pacific Street Rezoning Project
 Block 1133, Lot 13
 Brooklyn, New York

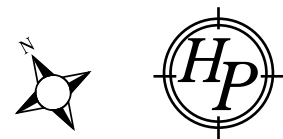
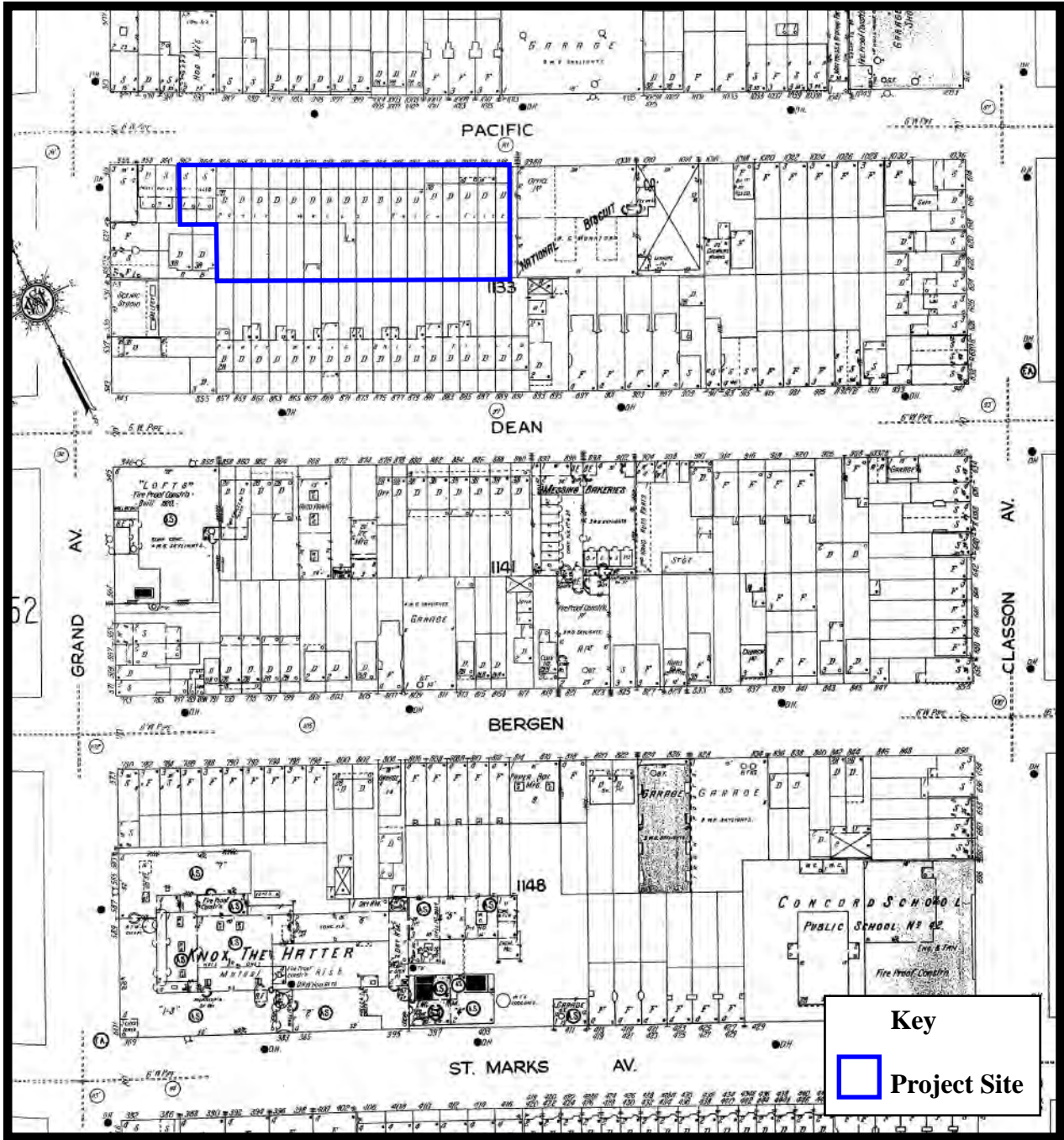


Figure 10: Project site on *Insurance Maps of the Borough of Brooklyn, New York* (Sanborn 1906).

0 100 200 300 400 500 FEET

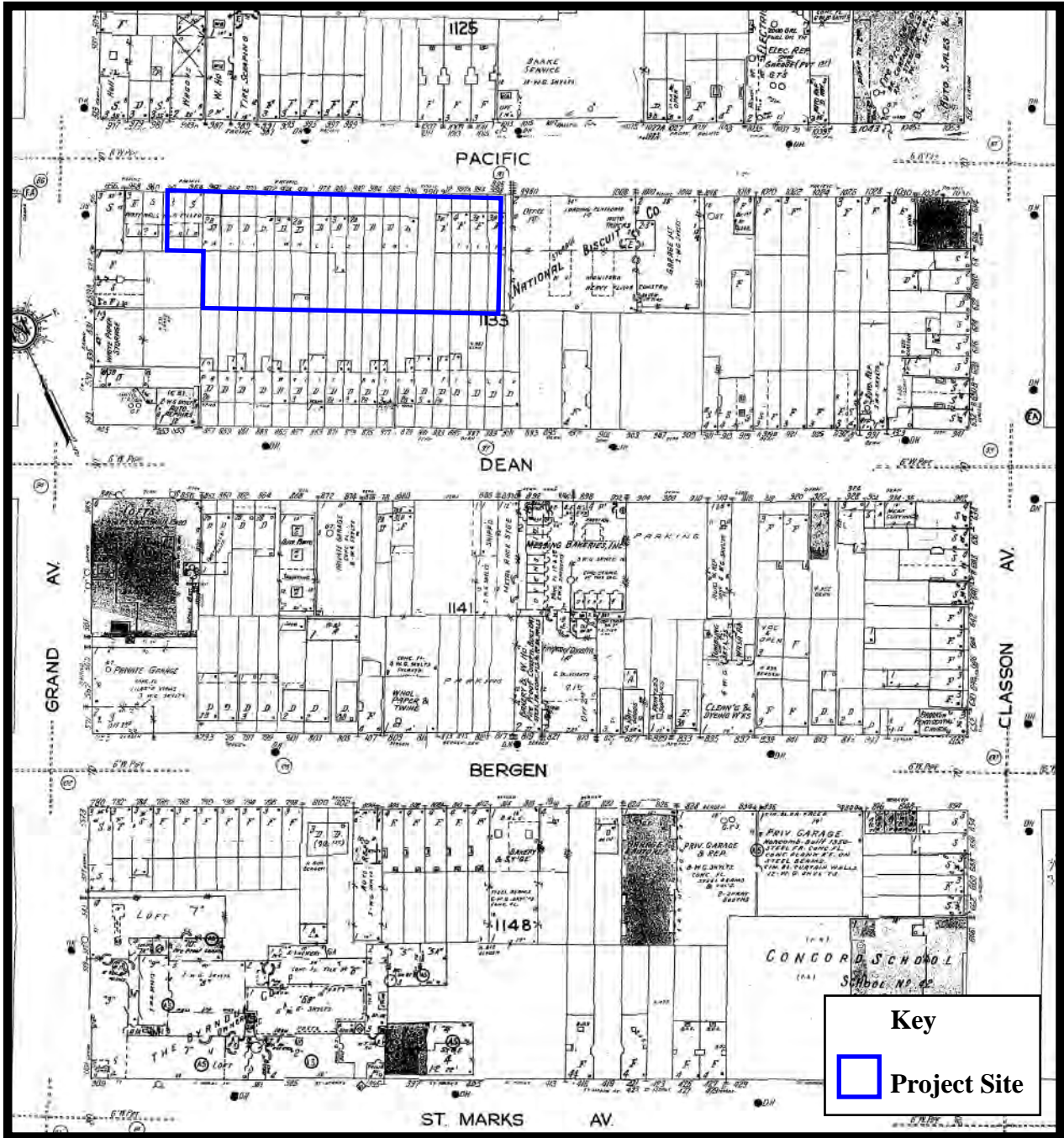


Phase IA Archaeological Documentary Study
 962 Pacific Street Rezoning Project
 Block 1133, Lot 13
 Brooklyn, New York



Figure 11: Project site on *Insurance Maps of the Borough of Brooklyn, New York* (Sanborn 1926).

0 100 200 300 400 500 FEET

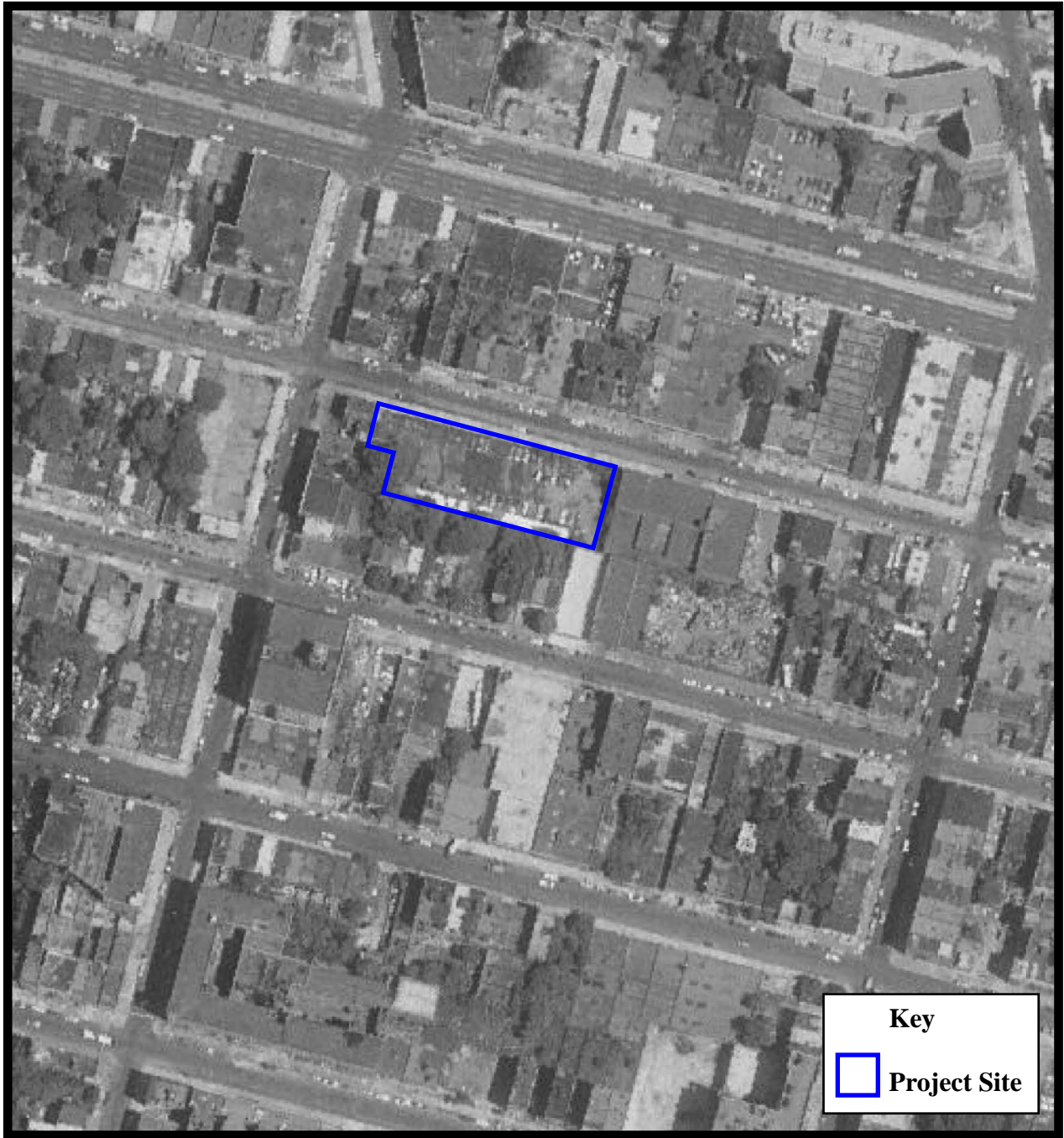


Phase IA Archaeological Documentary Study
 962 Pacific Street Rezoning Project
 Block 1133, Lot 13
 Brooklyn, New York



Figure 12: Project site on *Insurance Maps of the Borough of Brooklyn, New York* (Sanborn 1955).

0 100 200 300 400 500 FEET



**Phase IA Archaeological Documentary Study
962 Pacific Street Rezoning Project
Block 1133, Lot 13
Brooklyn, New York**

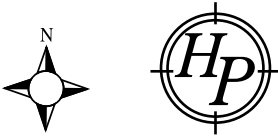
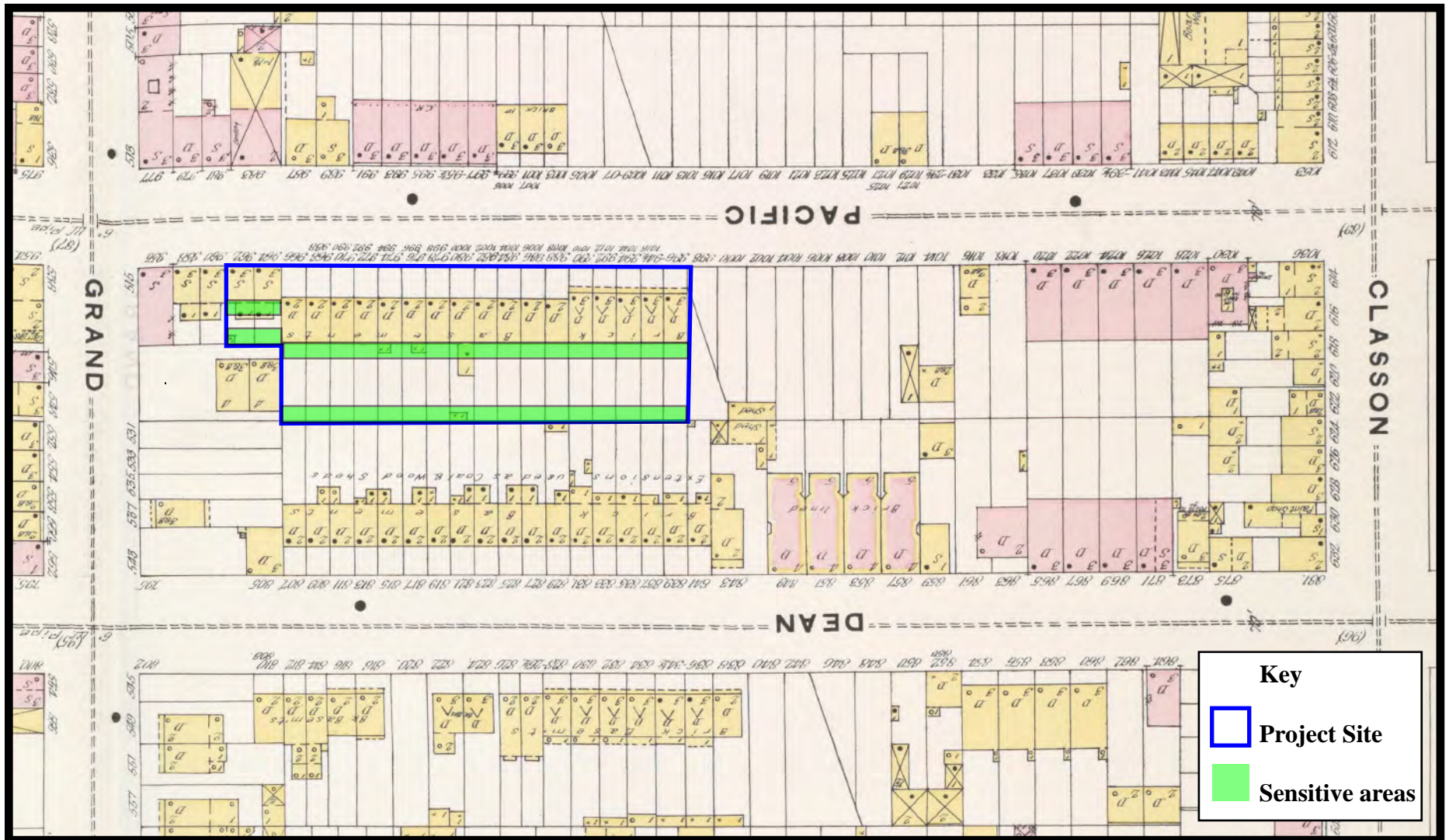


Figure 13: Project site on 1980 aerial photograph.





Phase IA Archaeological Documentary Study
 962 Pacific Street Rezoning Project
 Block 1133, Lot 13
 Brooklyn, New York

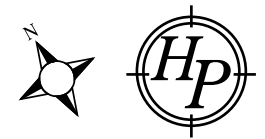
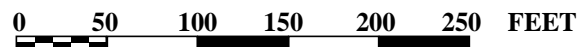
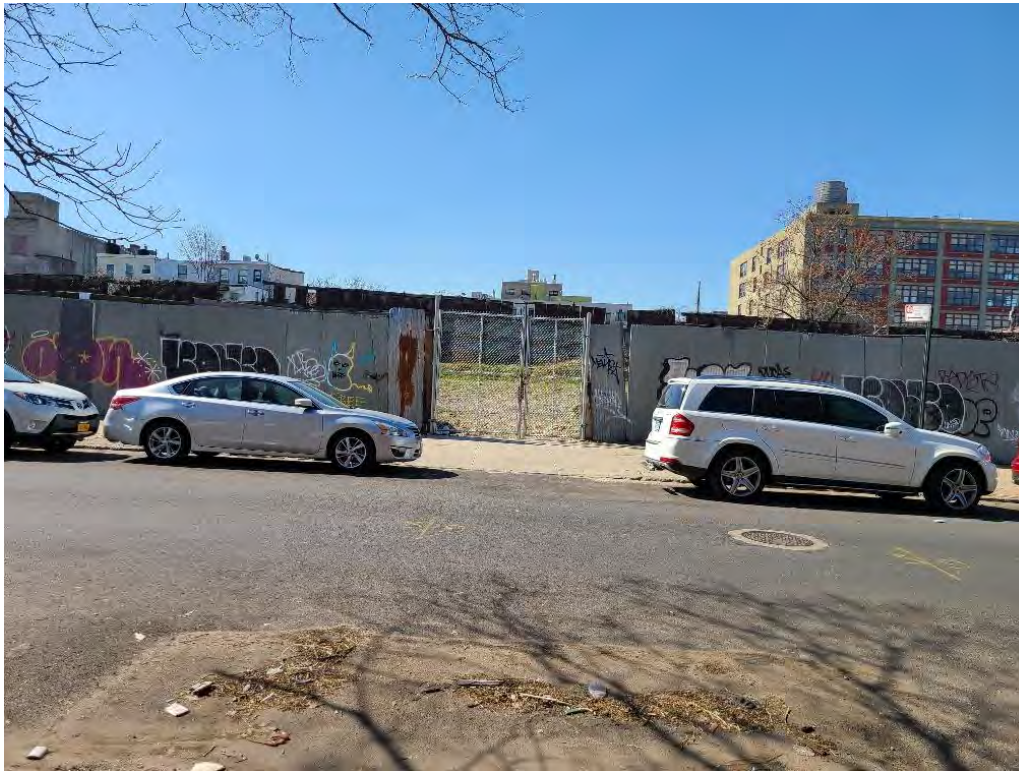


Figure 14: Project site showing archaeological sensitivity on *Insurance Maps of Brooklyn, New York* (Sanborn 1888).



PHOTOGRAPHS



Photograph 1. View of the project site behind the gate and fence, looking southwest from Pacific Street.



Photograph 2. View of the project site looking northwest, with Pacific Street on the right. Note the disturbed soil in the foreground from recent earthmoving.



Photograph 3. Detail of the recent earthmoving at the southeastern side of the project site, with the new wooden fence on the left marking the lot boundary. View looking south.



Photograph 4. Overview of the project site looking southeast, with Pacific Street on the left. Note the soil berm along the right side of the lot. The tall crane in the far background marks the abutting property, where new construction is underway.



Photograph 5. Project site showing the rear lot line with the soil berm. View looking southwest.



Photograph 6. The central portion of the project site with Pacific Street in the background, where the former row houses once stood. View looking northeast.



Photograph 7. Detail of the western end of the project site. The gray fence marks the lot boundary. Note the soil berm on the left, along the rear lot line. View looking northwest.



Photograph 8. The western end of the project site, with Pacific Street in the background. Note the soil berm on the left side. View looking northeast.



Photograph 9. The small section of the project site closest to Grand Avenue. View looking northwest.

APPENDIX A: SELECTED LAND TRANSFER RECORDS

APPENDIX A: SELECTED LAND TRANSFER RECORDS

Lot	Address	Land transfers	Remarks
13	962	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to William Morrison (Liber 310:282) 1855, to Patrick Daley (Liber 408:271) Pre-1857, to James Heslin (Liber 449:93) 1857, to Samuel Hart (Liber 449:93)	1855 lots vacant (<i>Brooklyn Daily Eagle</i> and deed) 1858 unpaid taxes on house on lot 50-75 feet west of Grand
14	964	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to William Morrison (Liber 310:282) 1855, to Patrick Daley (Liber 408:271)	1855 lots vacant
15	966	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Chancellor H. Brooks (Liber 845:159) 1869, to Calvin Graves (Liber 894:445) 1885, to 1 st National Bank of Cooperstown (Liber 1638:90)	1853, lot vacant 1866, house on lot
16	968	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Chancellor H. Brooks (Liber 845:159) 1869, to Calvin Graves (Liber 894:445) 1885, to 1 st National Bank of Cooperstown (Liber 1638:90)	1853, lot vacant 1866, house on lot
17	970	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Chancellor H. Brooks (Liber 845:159) 1869, to Calvin Graves (Liber 894:445) 1885, to 1 st National Bank of Cooperstown (Liber 1638:90)	1853, lot vacant 1866, house on lot
18	972	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Chancellor H. Brooks (Liber 845:159) 1869, to Calvin Graves (Liber 894:445) 1885, to 1 st National Bank of Cooperstown (Liber 1638:90)	1853, lot vacant 1866, house on lot

APPENDIX A: SELECTED LAND TRANSFER RECORDS

Lot	Address	Land transfers	Remarks
19	974	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Chancellor H. Brooks (Liber 845:159) 1869, to Calvin Graves (Liber 894:445) 1885, to 1 st National Bank of Cooperstown (Liber 1638:90)	1853, lot vacant 1866, house on lot
20	976	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Chancellor H. Brooks (Liber 845:159) 1869, to Calvin Graves (Liber 894:445) 1885, to 1 st National Bank of Cooperstown (Liber 1638:90)	1853, lot vacant 1866, house on lot
21	978	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Chancellor H. Brooks (Liber 845:159) 1869, to Calvin Graves (Liber 894:445) 1885, to 1 st National Bank of Cooperstown (Liber 1638:90)	1853, lot vacant 1866, house on lot
22	980	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Henry Tuck (Liber 848:498) 1876, to Annie/Anna B. Tuck (Liber 1359:304)	1853, lot vacant 1866, house on lot
23	982	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Chancellor H. Brooks (Liber 845:159) 1869, to Calvin Graves (Liber 894:445) 1885, to 1 st National Bank of Cooperstown (Liber 1638:90)	1853, lot vacant 1866, house on lot
24	984	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Chancellor H. Brooks (Liber 845:159) 1869, to Calvin Graves (Liber 894:445) 1885, to 1 st National Bank of Cooperstown (Liber 1638:90)	1853, lot vacant 1866, house on lot

APPENDIX A: SELECTED LAND TRANSFER RECORDS

Lot	Address	Land transfers	Remarks
25	986	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Chancellor H. Brooks (Liber 845:159) 1869, to Calvin Graves (Liber 894:445) 1885, to 1 st National Bank of Cooperstown (Liber 1638:90)	1853, lot vacant 1866, house on lot
26	988	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1866, to George C. Johnson (Liber 767:525) 1867, to Virginia W. Parsons (Liber 774:385) 1868, to Chancellor H. Brooks (Liber 845:159) 1869, to Calvin Graves (Liber 894:445) 1885, to 1 st National Bank of Cooperstown (Liber 1638:90)	1853, lot vacant 1866, house on lot
27	1010	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1868, to Julia McMaster	1853, lot vacant 1868, house under construction
28	1012-1014	1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1868, to Julia McMaster (Liber 855:489)	1853, lot vacant 1868, house under construction
29		1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1868, to Julia McMaster (Liber 855:489)	1853, lot vacant 1868, house under construction
30		1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1868, to Julia McMaster (Liber 855:489)	1853, lot vacant 1868, house under construction
31		1845, to Valentine G. Hall (Liber 134:352) 1851, to John C. Bunting (Liber 234:85) 1851, to Edward Belknap (Liber 242:399) 1853, to Valentine G. Hall (Liber 307:164) 1868, to Julia McMaster (Liber 855:489)	1853, lot vacant 1868, house under construction

APPENDIX B: TAX ASSESSMENT RECORDS (1869-1889), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES

APPENDIX B: TAX ASSESSMENT RECORDS (1869-1889), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES

Lot	Address	Ward	Old Ward	Owner / Building height					
				1869-1873	1873-1874	1874-1877	1877-1881	1881-1885	1885-1889
13	962	11	36b	Thomas J. Seeley 3 stories	James J. Seeley 3 stories	Patrick Cunningham 3 stories	Patrick Cunningham 3 stories	Patrick Cunningham 3 stories	Patrick Cunningham 3 stories
14	964	12	36a	Mary Shirr Patrick Sheridan 3 stories	Mary Sherr 3 stories	Mary Sherr 3 stories	Mary Shirden 3 stories	Mary Sheridan 3 stories	Mary Sheridan 3 stories
15	966	13	38	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement
16	968	14	39	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement
17	970	15	40	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement
18	972	16	41a	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement
19	974	17	41	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement
20	976	18	42a	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement
21	978	19	42	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement
22	980	20	43a	Henry Tuck 2 stories w/basement	Henry Tuck 2 stories w/basement	Henry Tuck 2 stories w/basement	Annie B. Tuck 2 stories w/basement	Anna B. Tuck 2 stories w/basement	Anna B. Tuck 2 stories w/basement
23	982	21	43	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement
24	984	22	44	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement

APPENDIX B: TAX ASSESSMENT RECORDS (1869-1889), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES

Lot	Address	Ward	Old Ward	Owner / Building height					
				1869-1873	1873-1874	1874-1877	1877-1881	1881-1885	1885-1889
25	986	23	45a	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement
26	988	24	45	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	Calvin Graves 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement	1 st National Bank of Cooperstown 2 stories w/basement
27	1010	25	46	Julia McMaster 2.5 stories w/basement	Julia McMaster 2.5 stories w/basement	Owen Matthews 2.5 stories w/basement	Owen Matthews 2.5 stories w/basement	Susan R. Matthews 2.5 stories w/basement	Anna McLaughlin 2.5 stories w/basement
28	1012- 1014	26	47	Julia McMaster 2.5 stories w/basement	Julia McMaster 2.5 stories w/basement	Julia McMaster 2.5 stories w/basement	George Rothman 2.5 stories w/basement	William J. Kelly 2.5 stories w/basement	Michael May 2.5 stories w/basement
29		28	48	Julia McMaster 2.5 stories w/basement	V.G. Hall 2.5 stories w/basement	V.G. Hall 2.5 stories w/basement	V.G. Hall 2.5 stories w/basement	Chas. J. Warren 2.5 stories w/basement	Chas. J. Warren 2.5 stories w/basement
30		29	49	Julia McMaster 2.5 stories w/basement	V.G. Hall 2.5 stories w/basement	V.G. Hall 2.5 stories w/basement	V.G. Hall 2.5 stories w/basement	Chas. J. Warren 2.5 stories w/basement	Chas. J. Warren 2.5 stories w/basement
31		30	60	Julia McMaster 2.5 stories w/basement	V.G, Hall 2.5 stories w/basement	V.G, Hall 2.5 stories w/basement	V.G, Hall 2.5 stories w/basement	Chas. J. Warren 2.5 stories w/basement	Chas. J. Warren 2.5 stories w/basement

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 13, 962 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 14, 964 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 15, 966 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 16, 968 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 17, 970 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 18, 972 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 19, 974 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 20, 976 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 21, 978 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 22, 980 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 23, 982 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 24, 984 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 25, 986 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 26, 988 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 27, 990 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 28, 992 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 29, 992A Pacific Street

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 30, 994 Pacific Street.

APPENDIX C: HISTORIC TAX PHOTOGRAPHS (1939-1941), COURTESY NEW YORK CITY MUNICIPAL ARCHIVES



Block 1133, Lot 31, 996 Pacific Street.

APPENDIX D: FOIL REQUEST, NYC DEP SEWER HOOKUP RECORDS



Julie Horn <julieabellhorn@gmail.com>

[OpenRecords] Request FOIL-2021-826-03786 Submitted to Department of Environmental Protection (DEP)

donotreply@records.nyc.gov <donotreply@records.nyc.gov>

Thu, Aug 12, 2021 at 5:06 PM

Reply-To: foil@dep.nyc.gov

To: julieabellhorn@gmail.com

Your request FOIL-2021-826-03786 has been successfully submitted to the Department of Environmental Protection (DEP). The details of your request are shown below.

Request Title: 19th-century Brooklyn sewer permits

Request Description: The Brooklyn Borough office of the DEP on Livingston Street maintains a series of hand-written ledger book volumes, which recorded requests to hook up houses to sewer mains under the local streets during the 19th century. Our firm is working on a rezoning project for [962 Pacific Street](#) in Brooklyn (see attached file for tax map). This large lot, presently Block 1133, Lot 13, formerly contained 19 smaller historic lots, numbered Lots 13-31 and having addresses of 962-998 and [1010-1016 Pacific Street](#). I was provided a "spur map" (attached to this request) that showed the permit numbers for each house. I am requesting the information that is recorded for each individual permit in these ledger book volumes, which should include the date the permit was issued and the landowner. From west to east, the permit numbers (shown in light red on the spur map) are: 31980.5 54045.7 33042.5 33334.5 32922.5 32969.5 53545.7 45178.6 33005.5 35813.5 35935.5 35980.5 Our firm has used these ledger books multiple times in past years; they formerly were held behind the service counter in the Livingston Street 8th floor office. Thank you.

Attached File: DEP_letter_attachments.pdf: [DEP_letter_attachments.pdf](#)

Requester's Contact Information

Name:

Julie Abell Horn

Title:

Not provided

Organization:

Historical Perspectives, Inc.

Email:

julieabellhorn@gmail.com

Phone Number:

(516) 253-0468

Fax Number:

Not provided

Street Address (line 1):

Not provided

Street Address (line 2):

Not provided

City:

Not provided

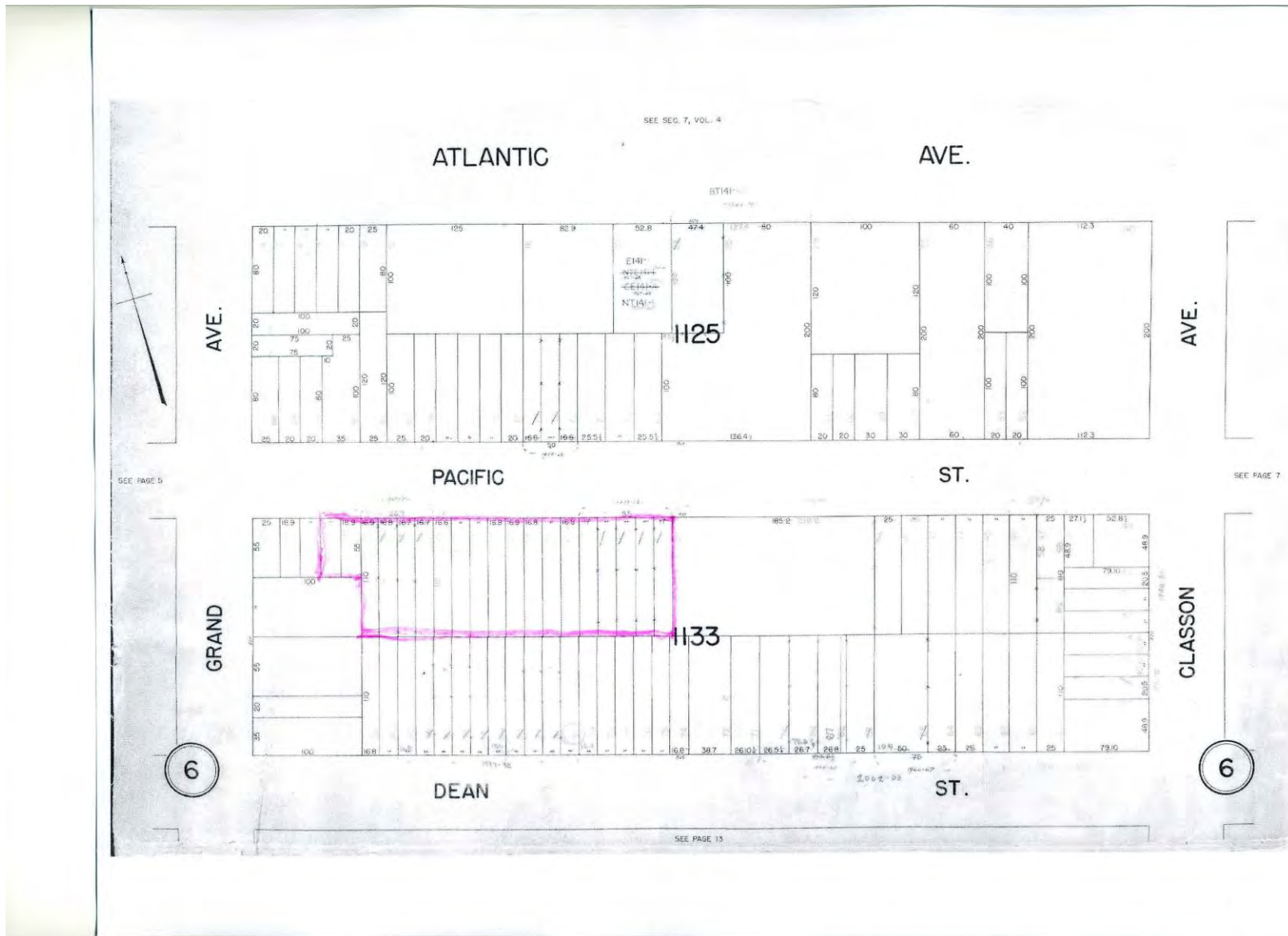
State:

Not provided

Zip Code:

Not provided

You can view the request and take any necessary action at the following webpage: <https://a860-openrecords.nyc.gov/request/view/FOIL-2021-826-03786>.



Tax map showing location of modern Lot 13, which is undergoing a CEQR review and rezoning application.



Julie Horn <julieabellhorn@gmail.com>

[OpenRecords] Request FOIL-2021-826-03786 Closed

donotreply@records.nyc.gov <donotreply@records.nyc.gov>

Tue, Sep 14, 2021 at 2:44 PM

Reply-To: foil@dep.nyc.gov

To: julieabellhorn@gmail.com

The Department of Environmental Protection (DEP) has **closed** your FOIL request [FOIL-2021-826-03786](#) for the following reasons:

- A diligent search for records responsive to your request did not locate any such records. Accordingly, your request is denied.

You may appeal the decision to deny access to material that was redacted in part or withheld in entirety by contacting the agency's FOIL Appeals Officer: foilappeals@dep.nyc.gov within 30 days.