

Documentary Study

**18 Stanwix Street
Block 3162, Lot 7 (part)
Brooklyn, Kings County, NY 11206**

LPC # 18BSA030K (Board of Standards and Appeals)

Prepared for:

Delson Developments
233 Lee Avenue 2A
Brooklyn, NY 11206

Prepared by:

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Author:

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October 2022 (revised)

MANAGEMENT SUMMARY

LPC #: 18BSA030K (Board of Standards and Appeals)

Phase of Survey: Documentary Study (Phase IA)

Location Information

Location: 18 Stanwix Street (Block 3162, Lot 7)

Minor Civil Division: Brooklyn

County: Kings

Survey Area (Metric & English)

Length: 75' (23m) (irregular)

Width: 24' (7m)

Depth: not applicable

Number of Acres Surveyed: 0.4 acres (0.02 ha) (1700 sq ft / 160 sq m)

Number of Square Meters & Feet Excavated: not applicable

Percentage of the Site Excavated: not applicable

USGS 7.5 Minute Quadrangle Map: Brooklyn, NY

Archaeological Survey Overview

Number & Interval of Shovel Tests: not applicable

Number & Size of Units: not applicable

Width of Plowed Strips: not applicable

Surface Survey Transect Interval: not applicable

Results of Archaeological Survey

Number & name of prehistoric sites identified: not applicable

Number & name of historic sites identified: not applicable

Number & name of sites recommended for Phase II/Avoidance: not applicable

Report Author(s): Matthew Spigelman, PhD, RPA #36587230

Date of Report: October 2022 (revised)

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INTRODUCTION

Delson Developments LLC is proposing to construct a new, three-story plus basement, multi-family residential structure at 18 Stanwix Street (Block 3162, Lot 7), Brooklyn, NY (Figure 1). The proposed development requires a variance and was therefore sent to the NYC Board of Standards and Appeals (18BSA030K). The NYC Landmarks Preservation Commission (LPC) issued comments on 8/9/2022 noting that the property may be archaeologically significant “based on the potential for the recovery of remains from 19th Century occupation on the project site” and requested that an archaeological documentary study be performed. That study is presented here, the purpose of which is to, as per LPC, “clarify these initial findings [of LPC] and provide the threshold for the next level of review, if such review is necessary” (CEQR Technical Manual 2021; LPC 2018).

The property has a consistent width of 24’-0” and a variable depth, measuring 81’-7 1/2” to the north and 87’-6” to the south. The proposed building measures 24’-0” in width and 63’-7” in length, with a basement stairwell extending an additional approximately 4’ beyond the rear of the structure. The depth of disturbance will be approximately 10’ below ground level. The project area therefore forms a parallelogram, measuring 67’-7” × 24’-0” × 74’-6” × 24’-11”, and excludes the rear approximately 13’ of the lot, leaving that area undeveloped (Figure 2).

CURRENT CONDITIONS

The property was visited on 9/12/2022 by the author, accompanied by Solomon Sandel of Delson Developments LLC. The property is fenced and developed with a one-story tall temporary structure (Photograph 1) and two metal shipping containers (Photograph 2). All of these structures sit on the ground surface, without appreciable foundations. The rear of the property, beyond the project area, is covered in wooden shipping pallets (Photograph 3). The sides of the temporary structures are similarly obscured, such that effectively no ground surface is visible (Photograph 4). Photographs provided by Mr. Sandel show that as recently as 2004 the property was a fenced dirt lot with some ground cover (Photographs 5–6).

ENVIRONMENTAL SETTING

Long Island is composed of glacial till and is part of the Atlantic Coastal Plain, which sits atop the Continental Shelf (Isachsen et al. 2000). The area has great depth to bedrock, with surface and near surface deposits composed of glacial till deposited by four major Pleistocene glaciations. Areas of significant elevation are found throughout Long Island due to the presence of glacial kames (large hills composed of sand), while freshwater sources consist of intermittent streams and glacial kettle lakes. Historically, some inland areas were swampy and many coastal areas had marshes and mudflats.

The project area is located in an upland setting, at an elevation of approximately 65 feet above sea level. According to surveys made in 1776–1777 (BOH 1875–1876) the project area was historically located 0.6 miles (1km) south of the headwaters of the west branch of Newtown Creek, and 0.8 miles (1.2km) east of the headwaters of Wallabout Creek. There are no naturally occurring freshwater sources in the vicinity of the project area. The soil within the project area is

currently mapped as Urban Land-Greenbelt Complex, 0–3% slopes (NRCS 2022), but was historically mapped as Miami stony loam (USDA 1903).

PREVIOUSLY IDENTIFIED INDIGENOUS ARCHAEOLOGICAL SITES

A search for previously identified indigenous archaeological sites was conducted using NYS CRIS and published sources (Bolton 1922; Parker 1922; Grumet 1981). No indigenous archaeological sites have been previously identified within a one-mile (1.6km) radius of the project area, and the Greenpoint / Williamsburg / Bushwick area as a whole is generally lacking in previously identified indigenous archaeological sites. The closest known indigenous habitation to the project area was located on and around the Maspeth Hills (Bolton 1922: Site 65; Grumet 1981:28–29; Parker 1922: Site Queens #13; NYS Museum Site Number 4536), overlooking the eastern branch of Newtown Creek (aka Marshpath Kills), approximately 2.5 miles (4.1km) to the northeast of the project area. Grumet (1981:42) reports that the west branch of Newtown Creek (aka English Kills) bore the indigenous name Quandus Quaricus during the contact period. Bolton (1922: Map VIIIB) suggests that Flushing Ave, located 1/4-mile (0.4km) north of the project area, formed along the route of an indigenous pathway.

HISTORIC SOURCES REVIEW

The project area is located within what was during the Colonial period a rural part of the Town of Bushwick, near the boundary with Williamsburg, to the northwest, and Brooklyn, to the southwest. These towns were all founded during the period of Dutch governance in the 17th century (Stiles 1867). Into the early-19th century the project area was part of a sizable farm, owned and operated in its final form by Abraham Vandervoort. In 1835 Vandervoort sold a collection of four parcels, totaling over 20 acres, to Charles F. Grim, a lawyer from New York City (Liber 51, Page 387; Appendix A). The area is depicted as rural farmland on the USCS (1844) New York Bay Map (Figure 3), with the larger farm bounded on the west by what would become Bushwick Avenue and in the other directions by neighboring farms.

A subdivision map for the land in and around the project area was recorded by Grim in 1845 (Figure 4), with Lot 95 containing the project area, fronting the newly designated Washington Street to its west (Liber 494, Page 140). Grim sold Lot 96, adjacent to the north of the project area, and Lot 95, containing the project area, to Philip Kreuzscher in 1846 and 1847 (Liber 173, Page 57; Liber 201, Page 213). The Dripps map of 1852 (Figure 5) shows Lot 96 developed with a residence (later known as 20 Bremen Street), while Lot 95 remained undeveloped. The two lots are shown as a contiguous property on the 1869 Dripps map (Figure 6). Lot 96 contains the residence (20 Bremen Street) and an outbuilding (96 Adams Street), while Lot 95 (containing the project area) is an undeveloped side yard. The Lot 96 structures are visible in later tax photographs (Figure 7). The residence, 20 Bremen Street, was a side gable, two-story with basement structure, with a somewhat ornate porch fronting Bremen Street. The outbuilding, 96 Adams Street, was a simple one-and-a-half-story tall, front gable structure in wood clapboard with a door onto Adams Street. Due to the early date of their construction, in the late-1840s or early-1850s, it is unlikely that these structures were served by municipal services, suggesting that a cistern would have occupied the space between them, within Lot 96, and a privy would have been located at the rear of Lot 95, to the east of the project area.

In 1857 Philip Kreuzer, and his wife Catherine, sold Lot 95, containing the project area, as well as Lot 96, to the north, and Lots 93 and 94, to the south, to William and Mary Hoese for \$4600 (Liber 454, Page 195). Lot 95 was then sold by itself in 1877 by members of the Hoese family to Henry Loeffler for \$1000 (Liber 1305, Page 48). Based on this sale price it appears that Lot 95 (modern Lot 7) remained undeveloped through this 1877 sale. The next year, in 1878, Henry and Katharine Loeffler would sell Lot 95 (modern Lot 7) for \$2400 to John and Katharine Albert (Liber 1318, Page 336; Liber 1324, Page 287). This precipitous rise in value suggests that the Loefflers had developed Lot 95, containing the project area, with a structure (18 Bremen Street) in 1877–1878. In a later tax photograph (Figure 7) this structure is a simple two-story tall row house, with an additional basement level served by a lightwell set off from the street by a metal fence.

The construction of a residence at 18 Bremen Street, within the project area, in 1877–1878 is consistent with the city directories (Appendix B), census records (Appendix C), and maps of that period. A Brooklyn Directory for 1879 is the first to list a resident at 18 Bremen Street, an Abraham Fentiche who worked in insurance. He does not appear in any other records and was likely a short-term tenant. The 1880 census records the Albert family, the owners of the property, as living at 18 Bremen Street, along with the Kehr family. Based on the locations of their births the two families were likely closely related. The Bromley atlas of 1880 (Figure 8) is one of the first maps to show a structure on the property, a wood frame building fronting Bremen Street. The Hopkins atlas of 1880 (Figures 9a–b) also records this structure and is the first to record sewer and water lines running along Bremen Street.

The presence of municipal utilities on Bremen Street by 1880 and the owner occupancy of the 18 Bremen Street residence by the Albert family, suggests that the structure was likely served by indoor plumbing, for both the delivery of fresh water and the removal of waste, from the time of its construction in 1877–1878.

No significant changes to the 18 Bremen Street structure are apparent for the remainder of the 19th century and into the mid-20th century. The same wood frame residence is shown on the Robinson and Pidgeon atlas of 1886 (Figure 10), the Sanborn atlas of 1888 (Figure 11), and the Hyde atlas of 1898 (Figure 12). The Sanborn atlas of 1907 (Figure 13) designates a shop as operating from the structure, presumably on the ground floor. The same structure, without evidence for additional improvements or alterations, is shown on the Bromley atlas of 1908 (Figure 14), the Hyde atlas of 1916 (Figure 15), the Fairchild aerial photograph of 1924 (Figure 16), and the Hyde atlas of 1929 (Figure 17). The rear yard of the property remained undeveloped throughout this time.

City directories and census records show that the Albert family lived at 18 Bremen Street from 1880 through 1908, with a possible break in the 1890s. During this time a portion of the house was typically rented to another family, with frequent turnover in occupancy. By 1910 the Alberts had moved elsewhere in Brooklyn and now rented out the whole of the house, still organized as two units. The property remained two rental units through at least 1940. A tax photograph from the 1980s (Figure 18) shows that the project area remained developed with the 1877–1878 two-story residential structure into the late-20th century, while an aerial photograph

from 2004 (Figure 19) shows that the project area, and the adjacent properties, had their residential structures demolished and were vacant lots by the early years of the 21st century.

The evidence from property records, maps, and historic photographs therefore suggests that the project area was undeveloped, rural, farmland through 1845, at which point it and the surrounding area was subdivided into approximately the current street layout and lot boundaries in advance of development. Lot 96, adjacent to the north of the project area, was developed by 1852 with a house (20 Bremen Street) and outbuilding (96 Adams Street), while Lot 95, containing the project area, served as an undeveloped side-yard to these properties throughout the 1850s and 1860s. There is no evidence that these structures would have had municipal water or sewage service during this time, so it is likely that a cistern was located on Lot 96, between the two structures, and that a privy was located in the rear of Lot 95, to the east of the project area. The project area itself was developed for the first time in 1877–1878, with a two-story-tall with basement, wood-frame, residential structure (18 Bremen Street) that would occupy the front of the property through at least 1980. This structure was likely served by water and sewer service from the time of its construction, as these are noted on an 1880 atlas and it was an owner-occupied property. The presence of these municipal services would have likely removed the need for the construction of a cistern, well, or privy within or adjacent to the project area to serve this structure.

CONCLUSIONS

Based on the environmental setting of the project area and the distribution of previously identified indigenous archaeological sites within Brooklyn and Queens, the project area is considered to have low sensitivity for indigenous archaeological materials or sites. The project area is in an inland location, without direct access to freshwater or tidal resources and not directly adjacent to any known or suspected indigenous pathways. Evidence of indigenous settlement or use is more likely to be found around the headwaters of the English Kills (aka Newtown Creek), to the north, and/or Wallabout Creek, to the west.

Based on the historic sources reviewed here, the land encompassing the project area was utilized as farmland into the 19th century. This land was subdivided for urban development in 1845, and the property to the north of the project area was developed with a residence and outbuilding soon thereafter. The project area and adjacent land served as a side yard to these structures, and likely held a privy at the rear of the property, to the east of the project area. The project area itself was developed with a residence in 1877–1878, which was likely served by municipal water and sewer connections from the time of its construction. The project area therefore has a low probability to contain significant archaeological materials or sites, most notably shaft features such as cisterns, wells, or privies, due the presence of these municipal services. If a chronologically earlier privy is located on the property, associated with the earlier structures to the north, it is most likely located along the rear property line, to the east of the project area.

RECOMMENDATIONS

Subsurface investigation is not recommended for the project area as currently defined. The project area excludes the rear approximately 13 feet of the property, which will not be developed by the proposed project. The rear of the property, to the east of the project area, however, has a

high sensitivity to contain a privy associated with the earlier development of the adjacent property in the mid-19th century (Figure 20). If the extent of the project area should change prior to construction such that this sensitive area will be impacted, it is recommended that a Work Plan be submitted to LPC and a subsurface investigation, and potential archaeological excavation, be conducted.

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FIGURES

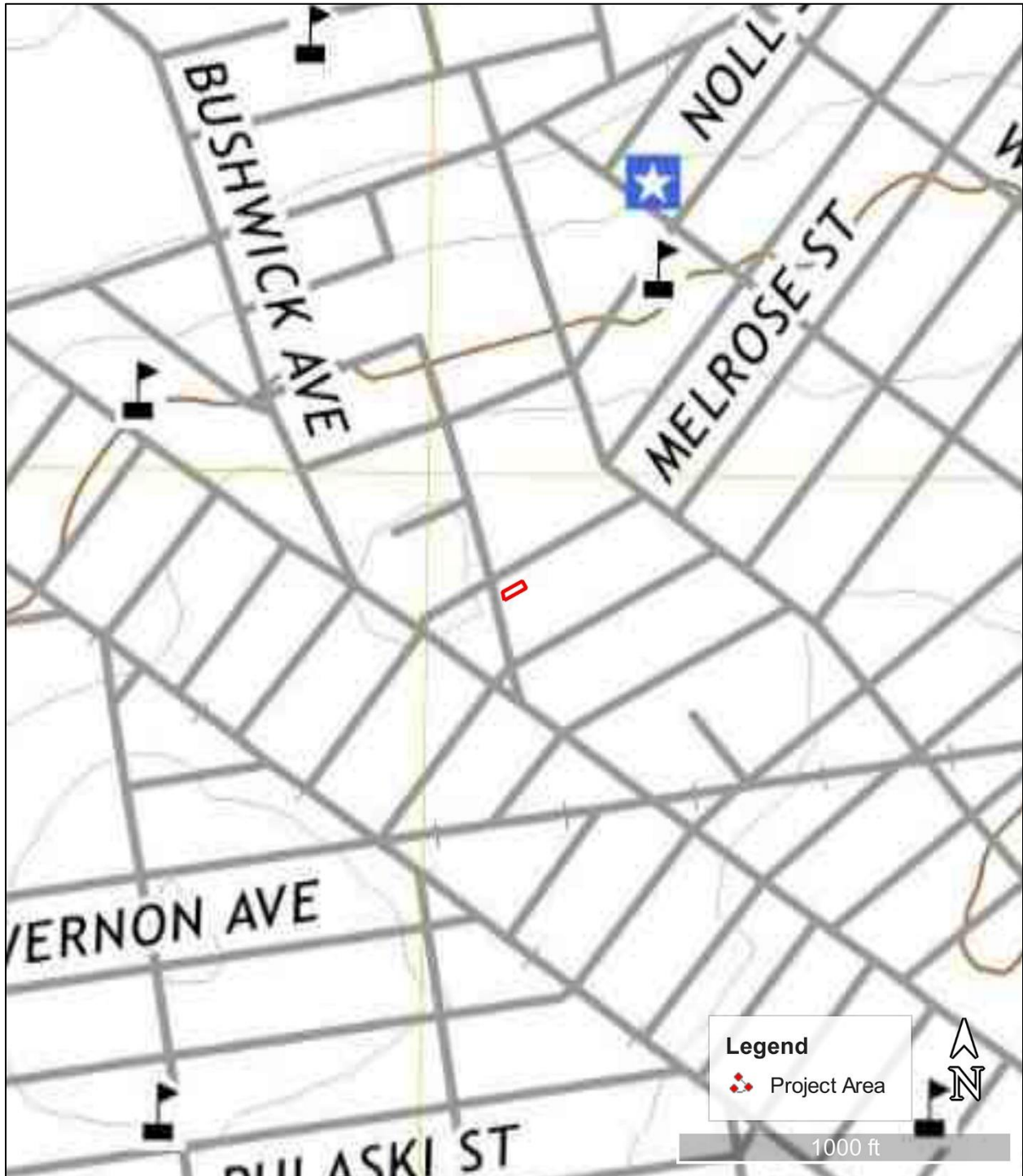


Figure 1. Location of the Project Area on the Brooklyn NY Quadrangle (USGS 2019).

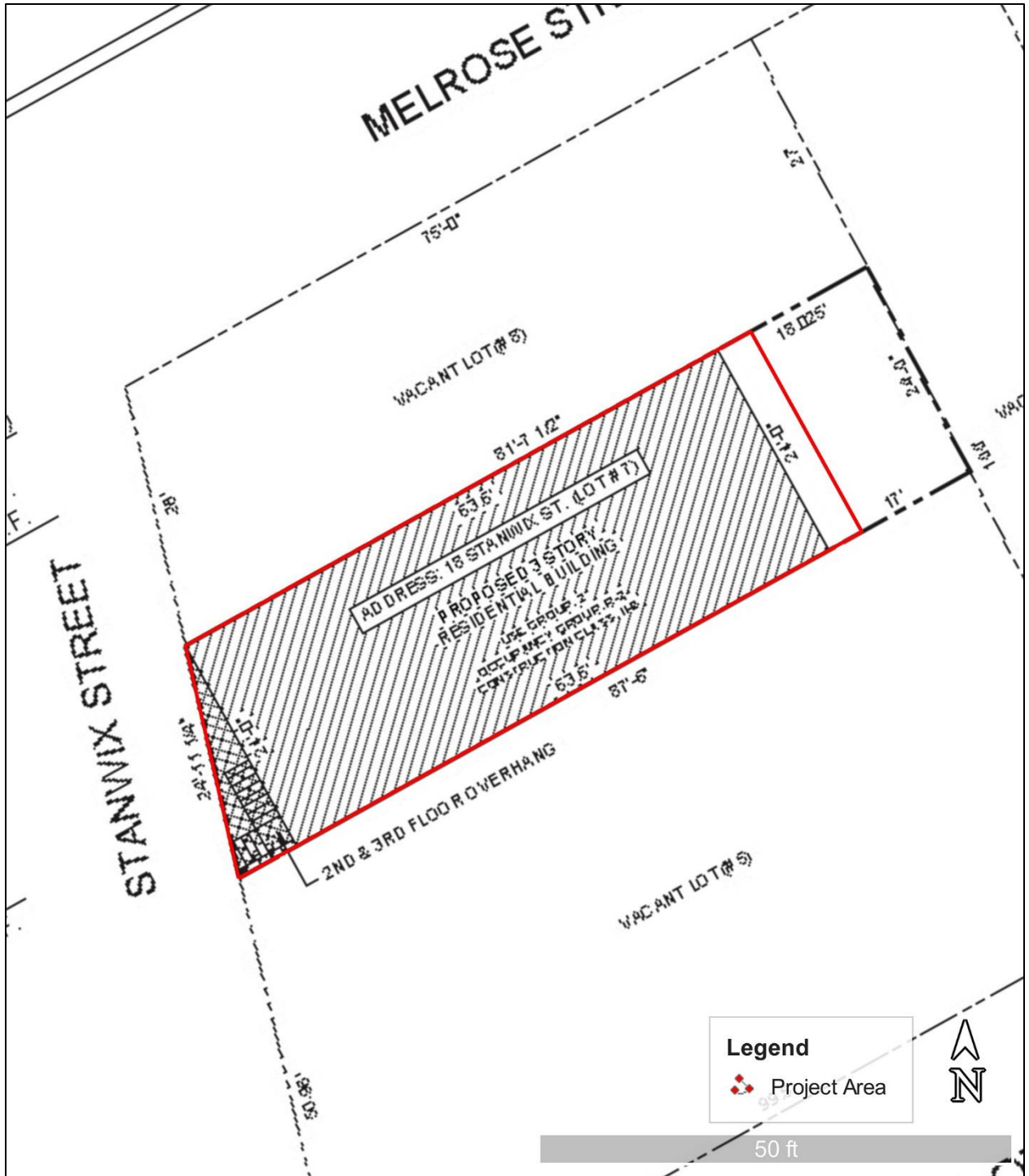


Figure 2. Proposed development with the Project Area indicated.

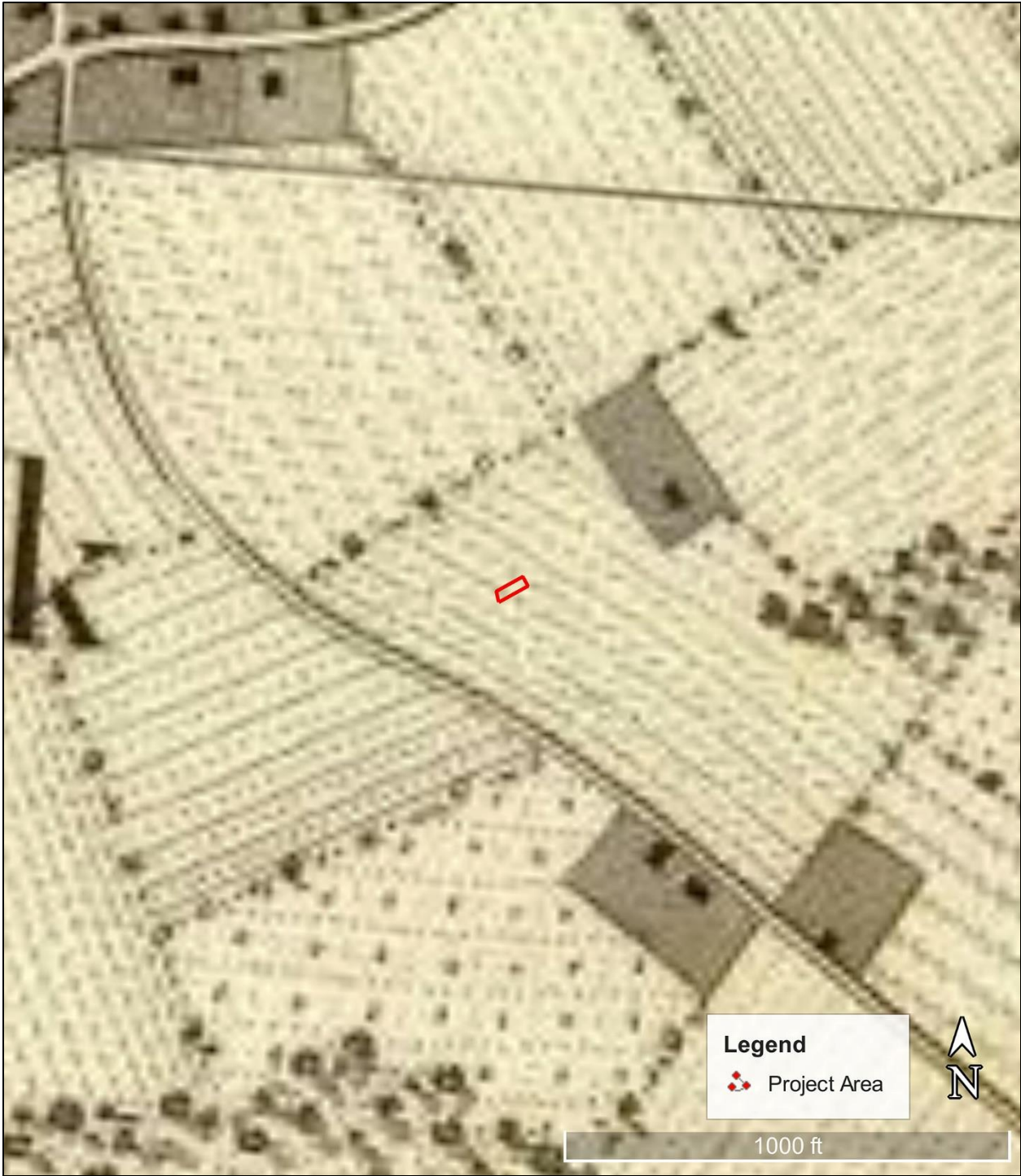


Figure 3. Detail of USCS 1844 map.

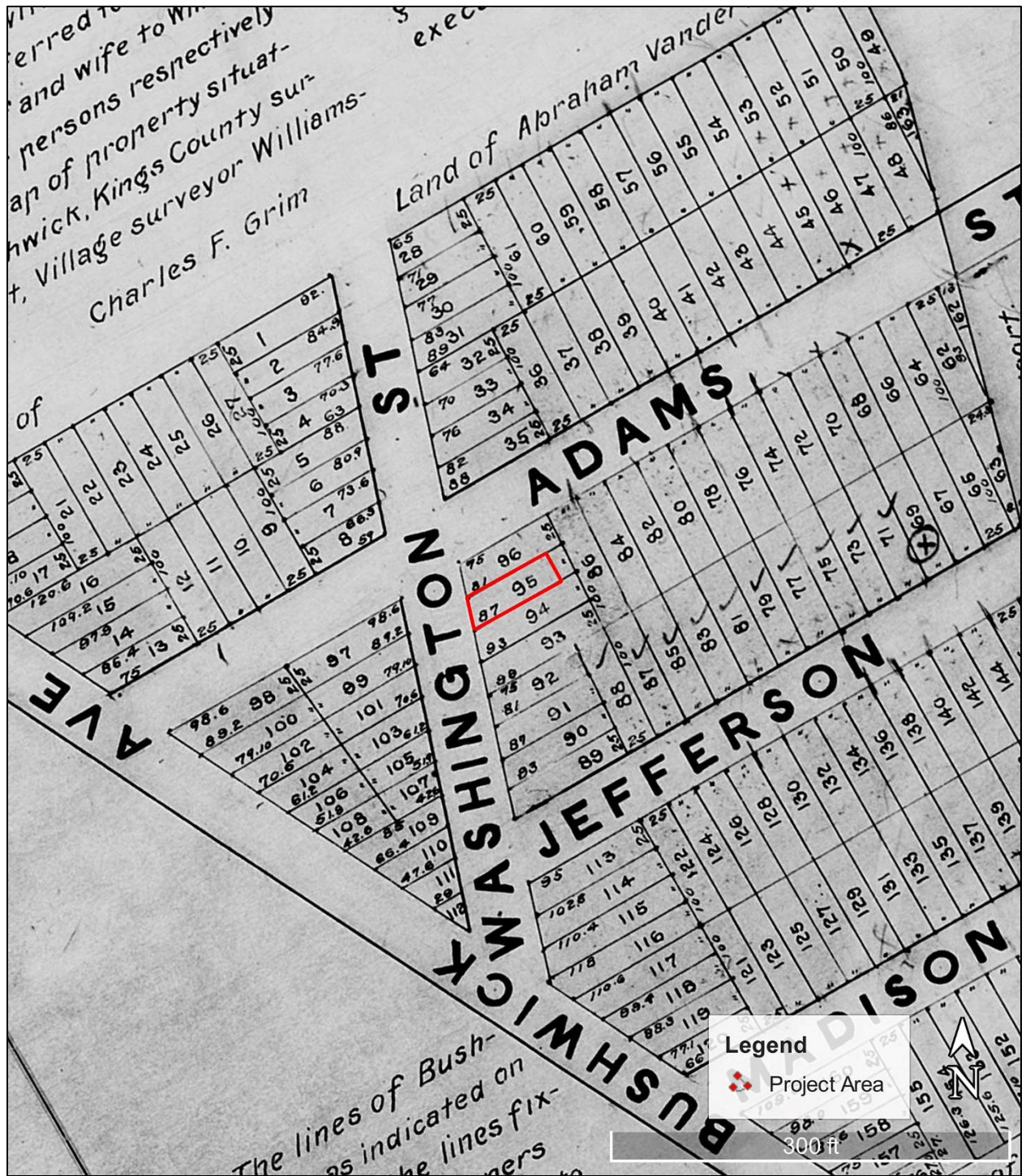


Figure 4. Detail of the 1845 subdivision map (Liber 140 Page 399).



Figure 5. Detail of the Dripps 1852 map.

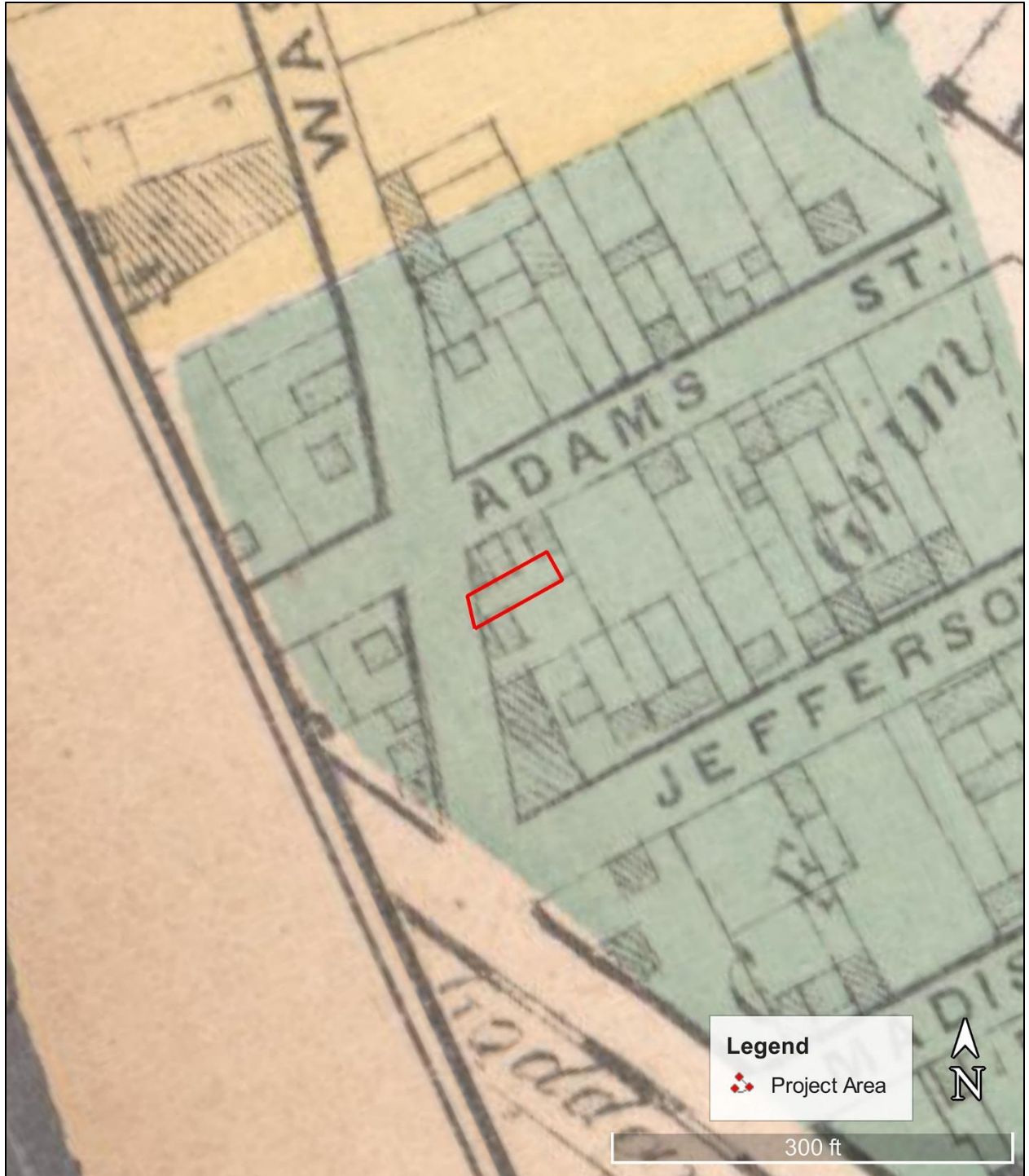


Figure 6. Detail of the Dripps 1869 map.



Figure 7. Ca. 1940 tax photographs. Left: 98 Melrose Street, note earlier structure at 96 Melrose Street to the right. Right: 18 Bremen Street (lot number mislabeled in photograph), note earlier structure at 20 Bremen Street to the left (with porch).

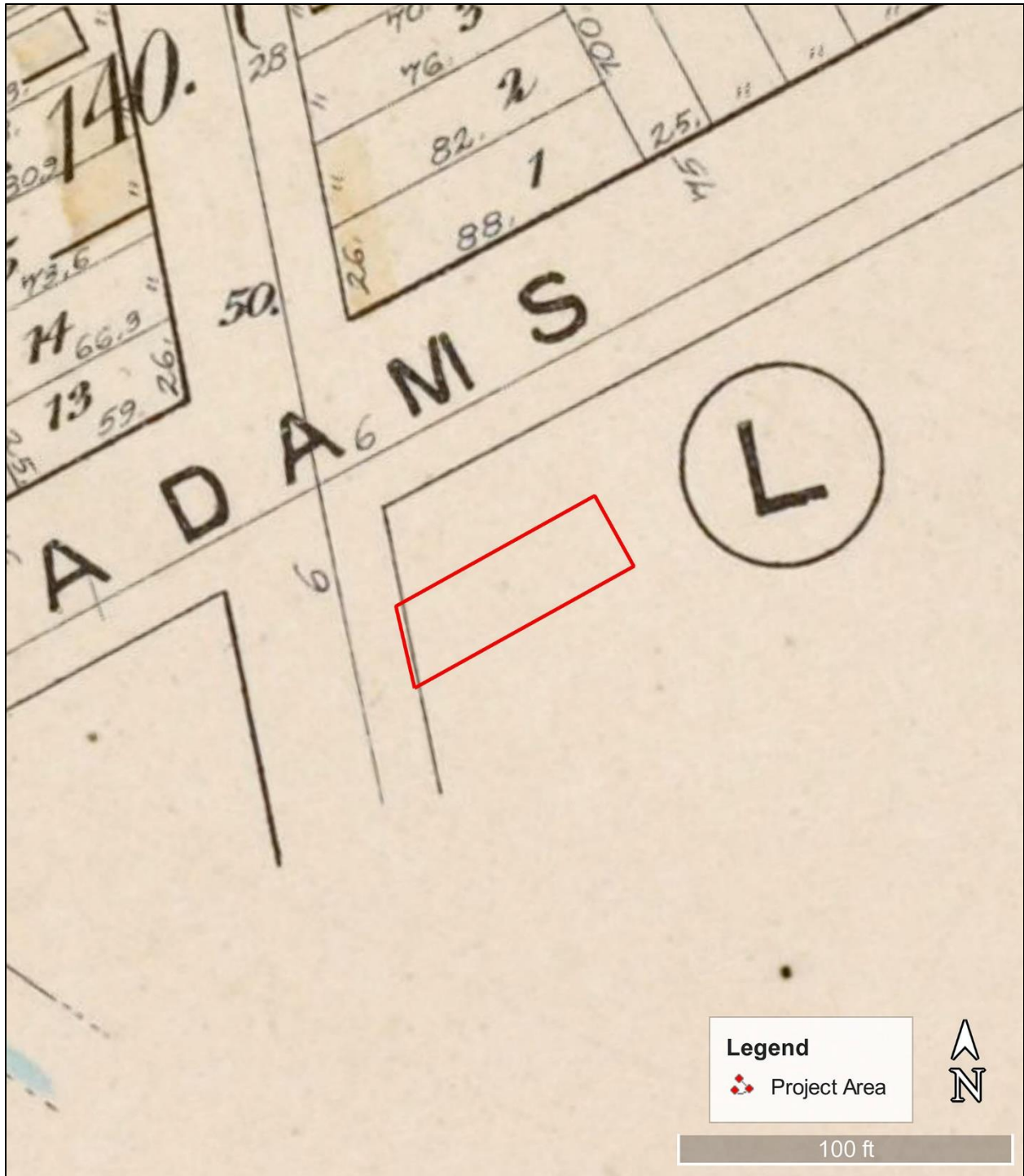


Figure 9a. Detail of the Hopkins 1880 atlas, note 6" water line running north-south along Bremen Street.

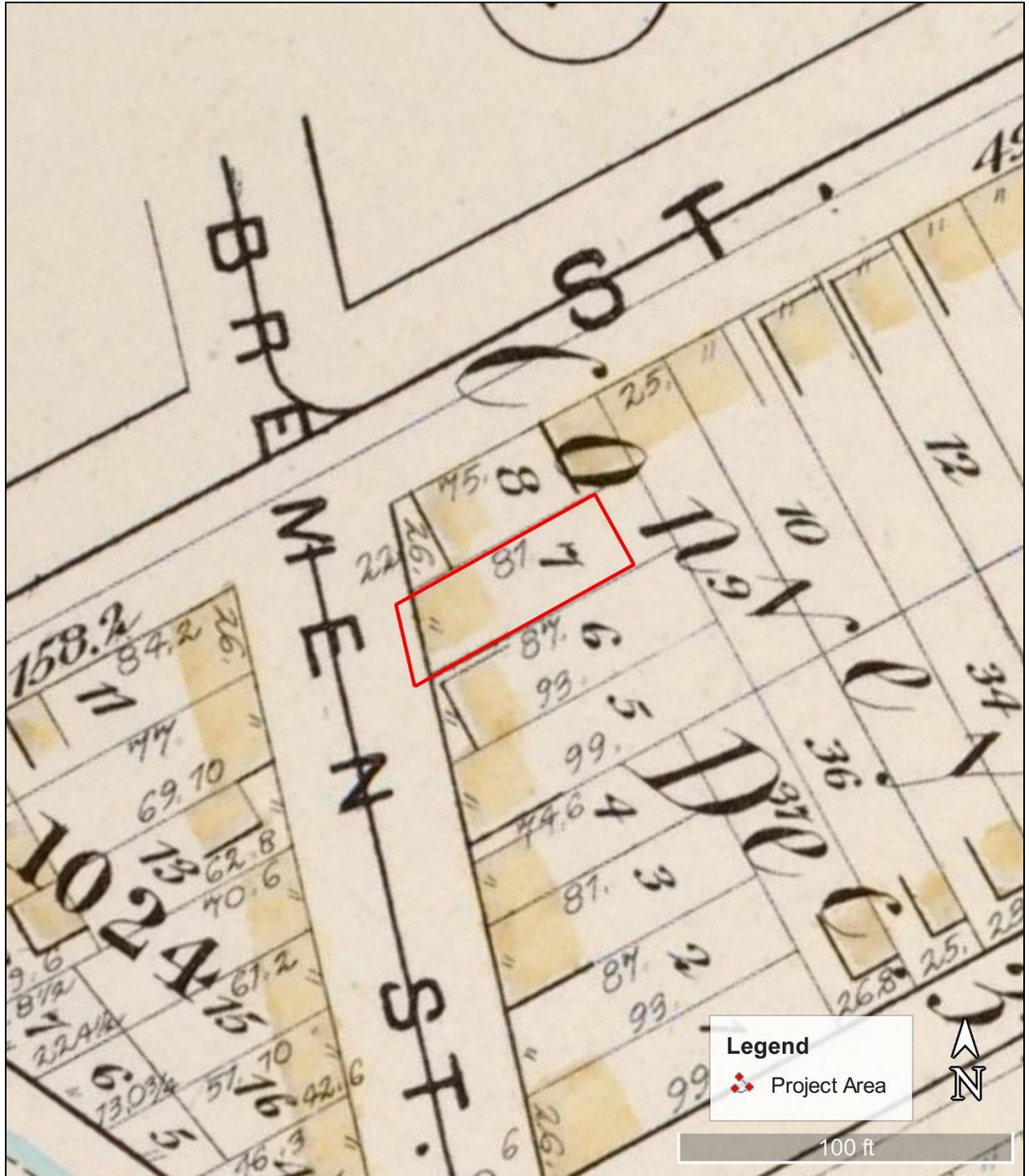


Figure 9b. Detail of the Hopkins 1880 atlas, note sewer line running north-south along Bremen Street.

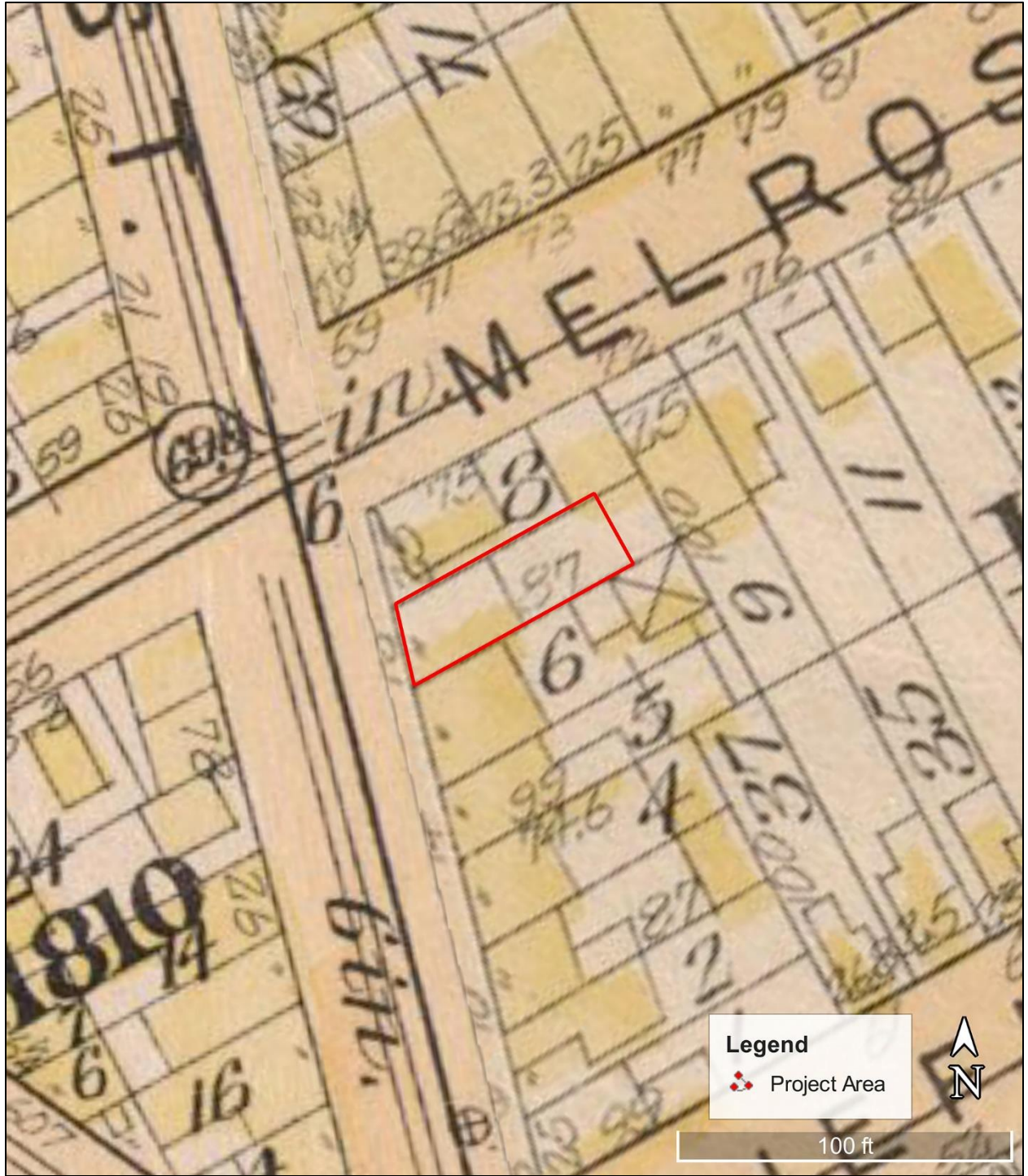


Figure 10. Detail of the Robinson and Pidgeon 1886 atlas.

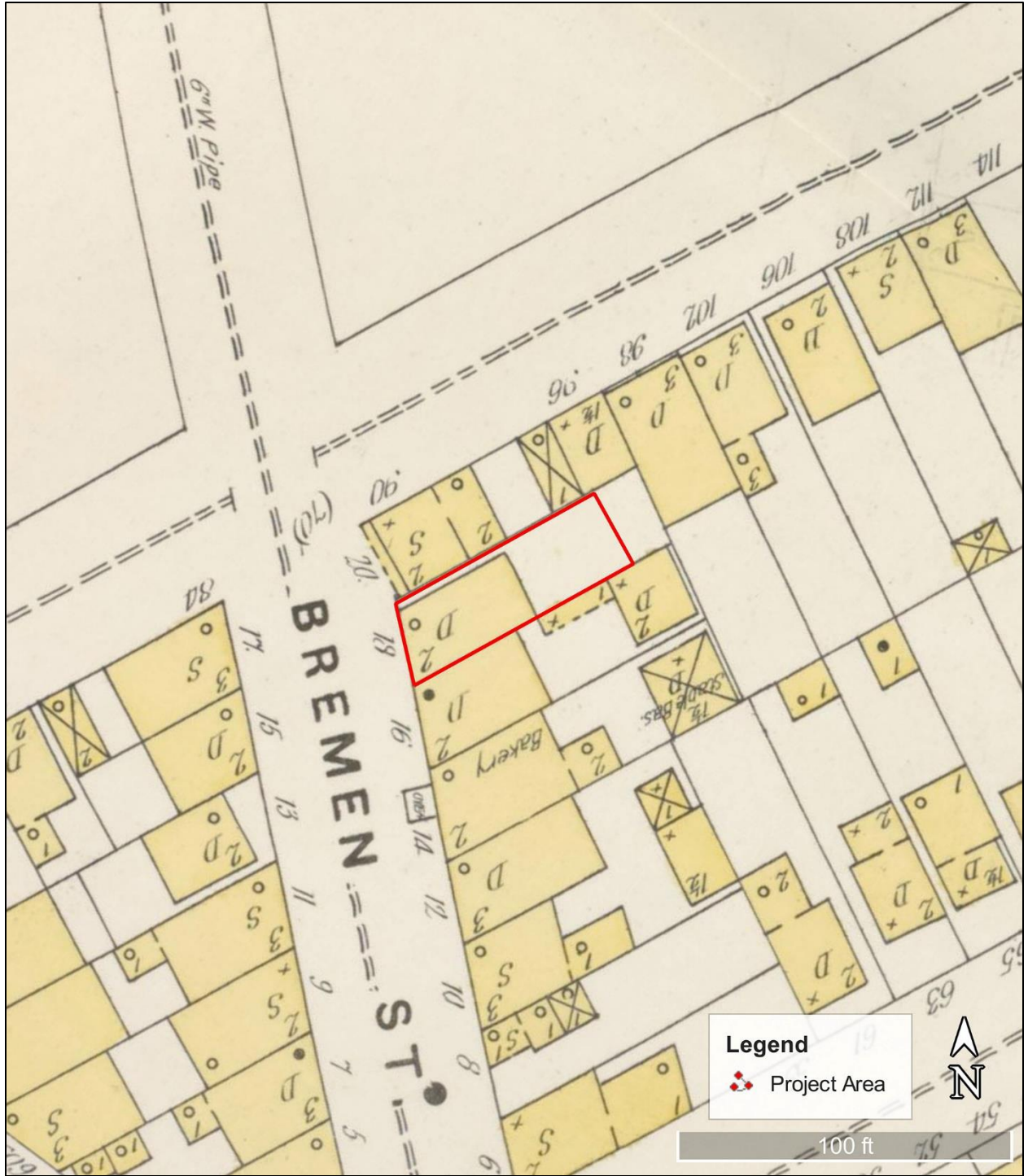


Figure 11. Detail of the 1888 Sanborn atlas.



Figure 12. Detail of the Hyde 1898 atlas.

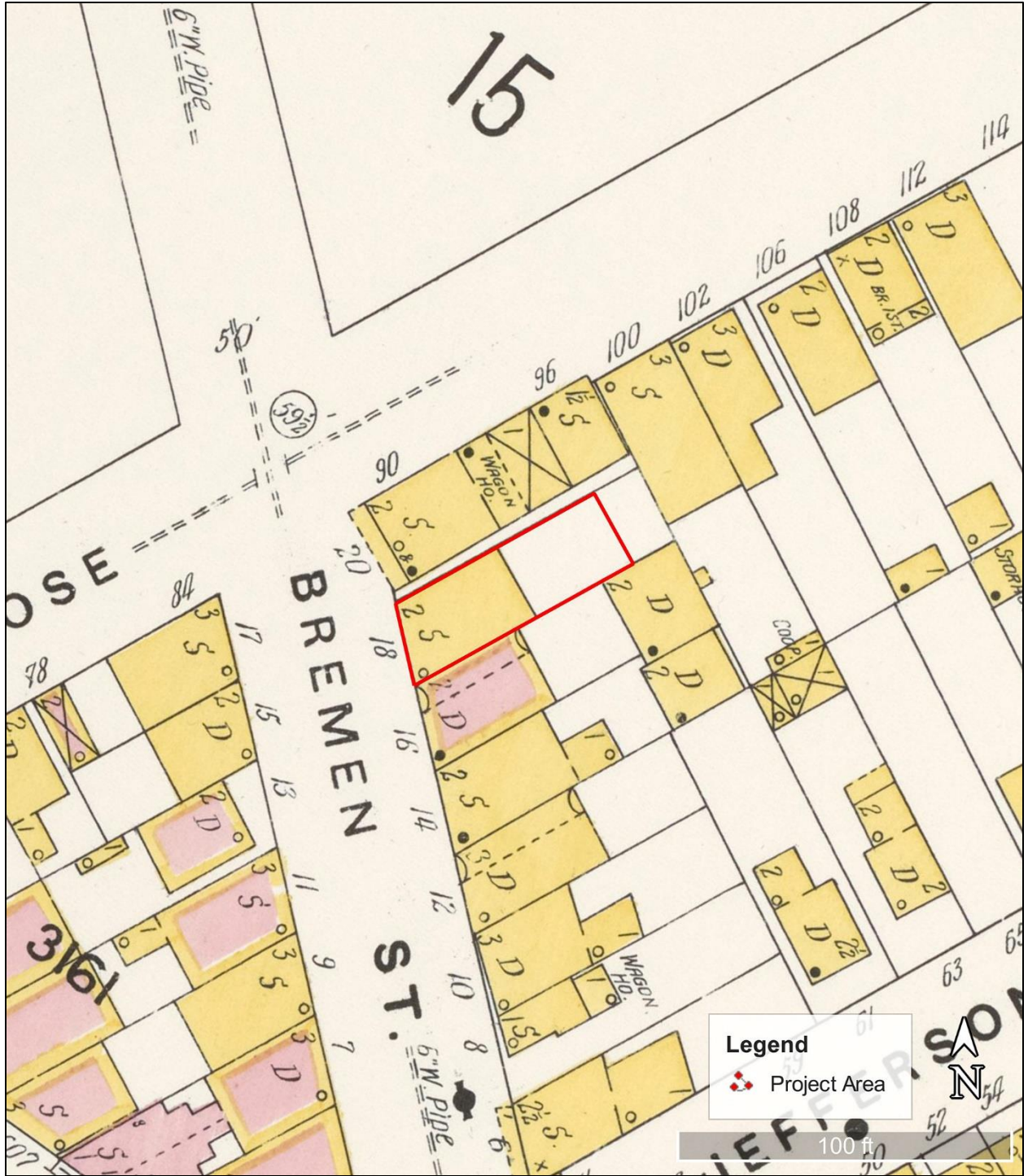


Figure 13. Detail of the 1907 Sanborn atlas.

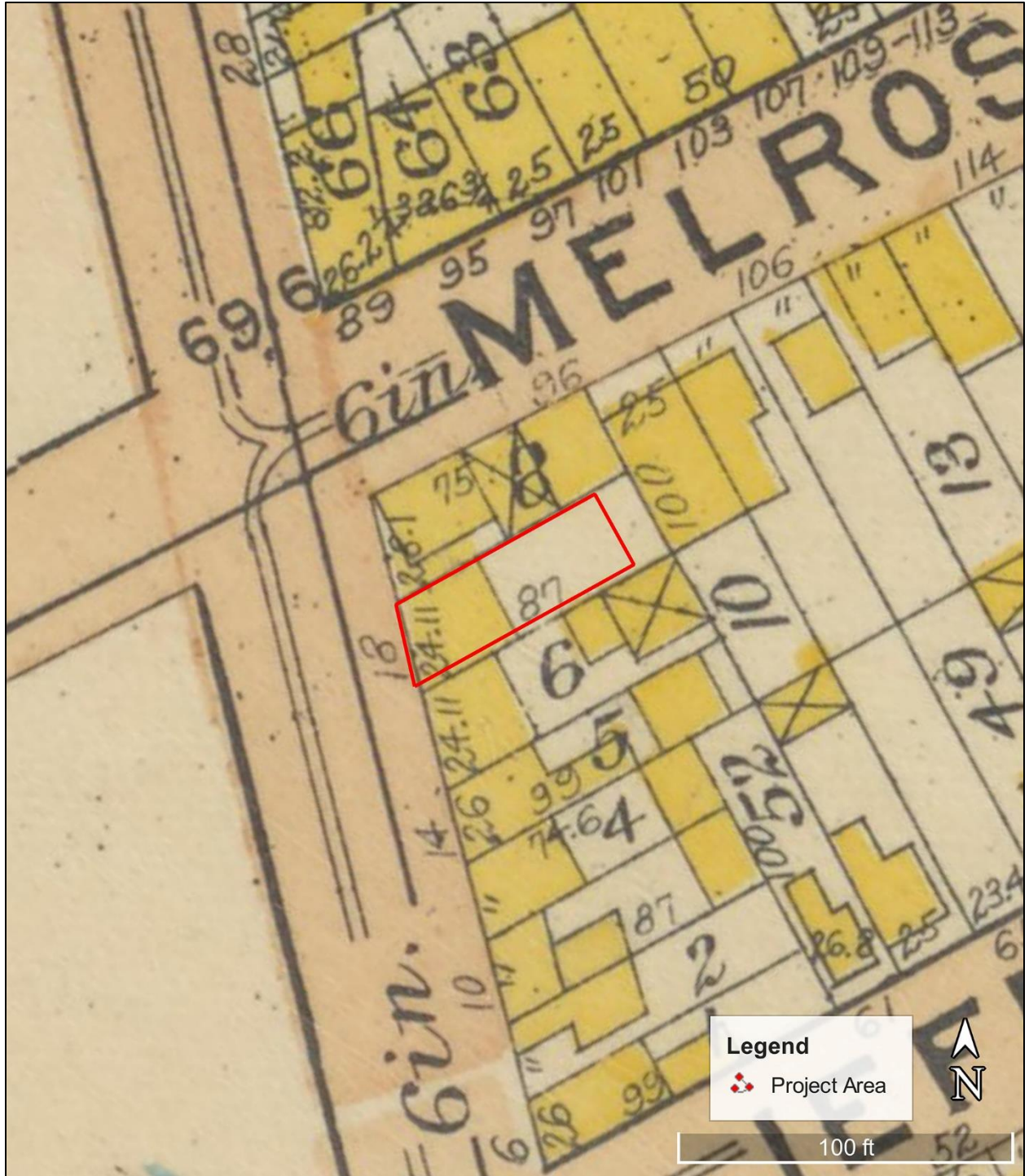


Figure 14. Detail of the Bromley 1908 atlas.



Figure 15. Detail of the Hyde 1916 atlas.

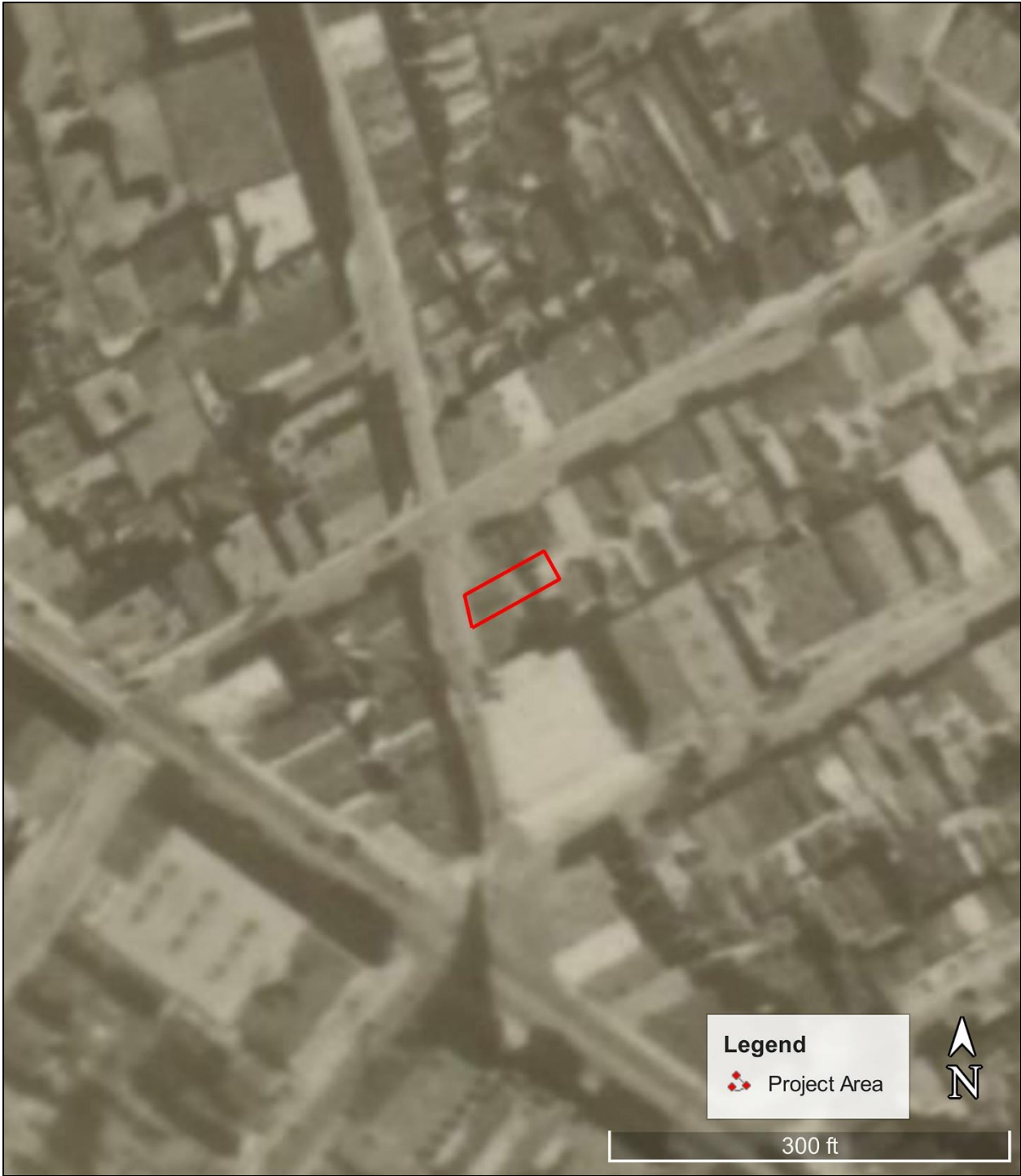


Figure 16. Detail of the Fairchild 1924 aerial photograph.

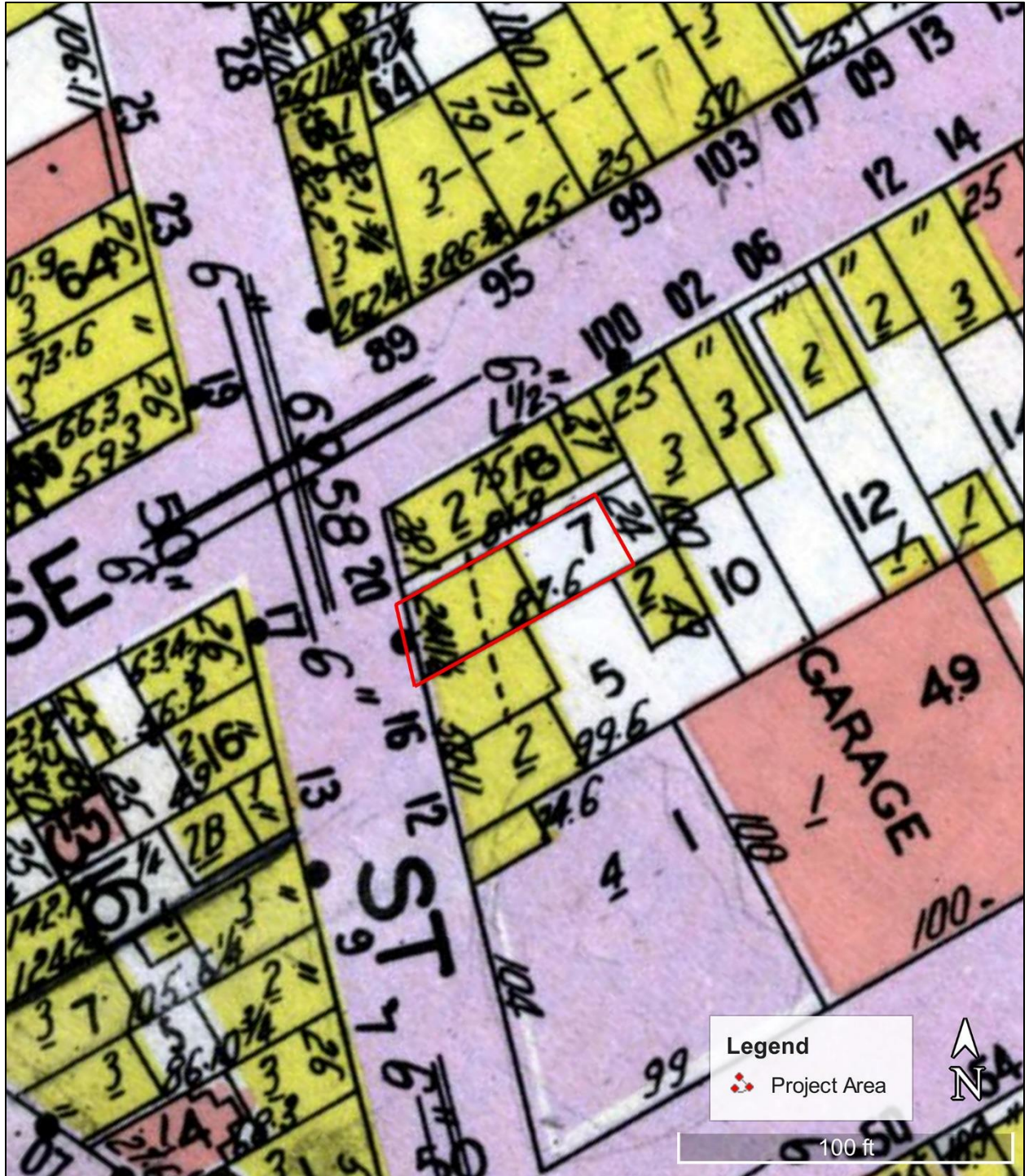


Figure 17. Detail of the Hyde 1929 atlas.



Figure 18. Ca. 1980s tax photograph of 18 Stanwix Street showing occupied building.



Figure 19. Aerial photograph of the project area from 2004 (Google Earth Pro).



Figure 21. Photograph Location Map.



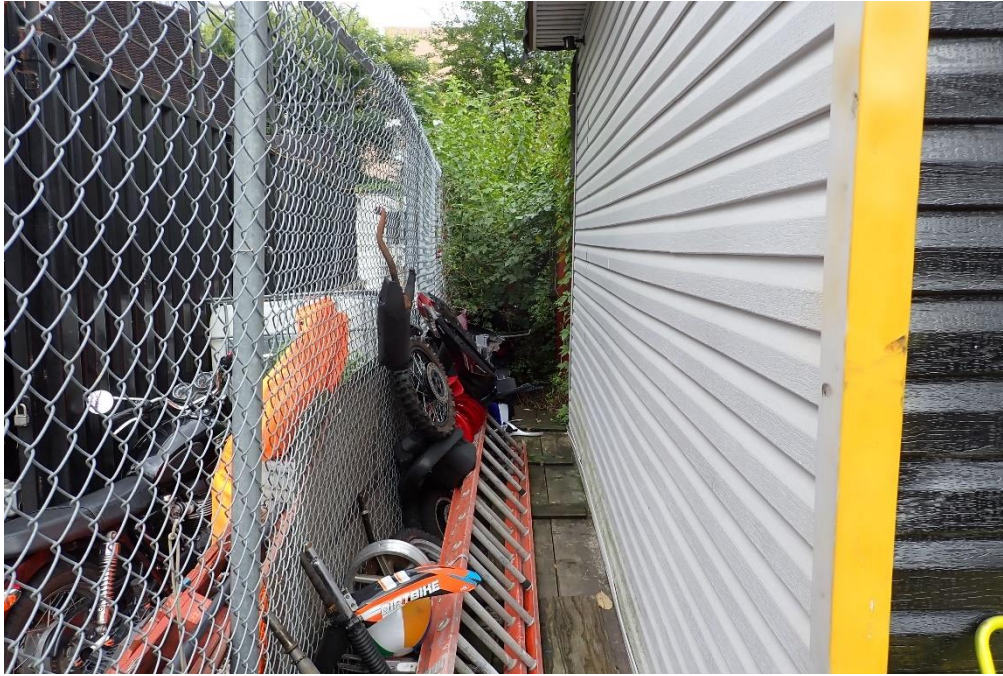
Photograph 1. Overview of the project area, facing east.



Photograph 2. South side of the project area, note temporary structure and metal shipping containers, facing east.



Photograph 3. Rear of property, to the east of the project area, facing north.



Photograph 4. North side of the project area, note temporary structure and metal shipping containers, facing east.



Photograph 5. Overview of property in 2004, facing east. Provided by Solomon Sandel.



Photograph 6. Overview of property in 2004, facing east. Provided by Solomon Sandel.

APPENDIX A: SELECTED CONVEYANCE RECORDS

Date	Grantor	Grantee	Price	Liber	Page	Notes
12 June 1835	Abraham Vandervoort (Town of Bushwick, Farmer)	Charles F. Grim (City of New York, Counsellor at Law)	\$6055	51	387	Survey map of four parcels, total of 20+ acres.
3 Dec. 1845	—	—	—	494	140	Subdivision Map
14 Dec. 1847	Charles F. Grim	Philip Kreuscher	\$85	173	57	Lot 96
17 Dec. 1846	Charles F. and Mary Ann Grim	Philip Kreuscher	\$80	201	213	Lot 95
29 June 1857	Philip and Catherine Kreuscher	William and Mary Hoese	\$4600	454	195	Lots 93, 94, 95, 96
14 April 1875	Frederick W. and Eleanora C. Hoese; Maria T. and Phillip Shultz / Schultz	Jacob C. Hoese	\$1000	1277	174	Lot 95
23 Jan. 1878	Philip Kreuscher	Maria Theresa Schultz (second part), Jacob C. Hoese (third part), Frederick W. Hoese (fourth part)	\$1	1305	46	Heals earlier deed (Liber 454, Page 195)
29 Sept. 1877	Jacob Charles and Amelia Hoese	Henry Loeffler	\$1000	1305	48	Lot 95
17 May 1878	Henry and Katharine Loeffler	George Weidner	\$2400	1318	336	Lot 95
11 July 1878	Katherine and Henry Loeffler	John and Katharine Albert	\$2400	1324	287	Lot 95

APPENDIX B: BROOKLYN DIRECTORIES 18 BREMEN ST.

Year	Late Name	First Name	Occupation
1879	Fentiche	Abraham	ins.
1881	Allbert[sic]	John	tailor
	Kehr	William	—
1882	Albert	John	cutter
	Herbee	Joseph	blockmkr.
1883	Albeck[sic]	John	tailor
	Deistel	Charles	lab.
	Schafer	Alexander	clk.
1884	Albert	John	cutter
	Batalitykay	Berthold	cloth examiner
1885	Albert	John	cutter
	Donohue	Margaret	wid. Michael
	Donohue	Maurice	lather
	Donohue	Wm. F.	bricklayer
	Reed	William F.	conductor
1886	Ulbert[sic]	John	cutter
1887	Albert	John	cutter
	Gemmler	Peter	police
1889	Bower	Jacob	engineer
	Moroski	Frederick	framer
	Moroski	Otto	framer
1890	Bechler	Joseph	brewer
	Winer	Jacob	tailor
1891	Hoffmann	Jacob	tailor
	Keller	Mary	wid.
	Debo	Martin	tailor
1894	Probeck	Albert	peddler
1897	Hessel	Casper	tailor
1899	Mueller	Geo.	railingmkr.
	Ruke	Jacob	tailor
1900	Albert	John	tailor
1901	Albert	John	tailor
	Albert	Wm. J.	painter
	Apolonia	Eliza	wid. Jacob
1902	Albert	John K.	cigars
1903	Albert	John K.	cigars
1904	Albert	John K.	cigars
	Furfey	Richd	candy
1906	Albert	John K.	cigars
	Lipp	Adolph	—
1907	Albert	John K.	cigars
1908	Albert	John K.	cigars

Directories 1856–1908 consulted via Ancestry.com (www.ancestry.com) and the Brooklyn Public Library via the Internet Archive (www.archive.org).

APPENDIX C: STATE AND FEDERAL CENSUS RECORDS

1880 US Census

18 Bremen Street, House Number 180

Household Number 393

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Albert	John	Head	36	Prussia	Tailor	—
Albert	Catherina	Wife	34	Hesse Darmstadt	Tailoress	—
Albert	William	Son	4	New York	—	—

Household Number 394

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Kehr	William	Head	38	Hesse Darmstadt	Letter Carrier	—
Kehr	Bertha	Wife	30	Prussia	Keeping House	—
Kehr	Hermann	Son	8	New York	At School	—
Kehr	Rosa	Daughter	6	New York	—	—

1900 US Census

18 Bremen Street, House Number 108

Household Number 369

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Leser	Appolonia	Head, Widow	42	Germany	Candy Store	Rents
Rippstein	Albertina	Daughter	19	Germany	—	—
Rippstein	Clara	Daughter	16	Germany	tailoring	—
Rippstein	Mary	Daughter	12	Germany	at school	—
Rippstein	Anna	Daughter	8	New York	at school	—

Household Number 370

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Albert	John	Head	55	Germany	tailor	Owns House Free
Albert	Catherine	Wife	53	Germany	—	—
Albert	William	Son	24	New York	fresco painter	—
Albert	Amelia	Daughter	14	New York	at school	—

1905 New York

18 Bremen Street

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Lipp	Adolph	Head	35	Germany	Rubber	—
Lipp	Josephine	Wife	30	United States	Housework	—
Lipp	Jennett	Daughter	5	United States	—	—

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Albert	John	Head	59	Germany	clothing cutter	—
Albert	Catherina	Wife	57	Germany	housework	—
Albert	Emma	Daughter	19	United States	milliner	—

1910 United States

18 Bremen Street, House Number 59

Family Number 168

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Lazzarr	Antonio	Head	27	Italy	shoemaker	rents house
Lazzarr	Francisco	Wife	20	Italy	—	—
Lazzarr	Anna	Sister	17	Italy	waist maker	—

Household Number 169

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Wolfing	Regina	Head	52	Germany	—	rents house
Hansgen	Paul	Son-in-law	23	Germany	driver, wagon	—
Hansgen	Katherine	Daughter	22	Germany	—	—
Hansgen	Lester	Grandson	1	New York	—	—
Wolfing	Elizabeth	Daughter	18	New York	braider	—
Wolfing	John	Son	15	New York	clerk, grocery	—

1920 United States

18 Stanwix Street, House Number 41

Household Number 125

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Avilenzis	Belnina	Head	60	Italy	Proprietor Shoe Maker	rents house
Avilenzis	Lilly	Wife	46	Italy	none	—
Avilenzis	Benny	Son	22	Italy	Shoemaker	—
Avilenzis	Lilly	Daughter	5	New York	none	—

Household Number 126

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Zafarano	Rosa	Head, widow	59	Italy	none	rents house
Zafarano	Sam			Italy	Laborer	—
Zafarano	Michael	Son	23	Italy	chauffeur	—
Chiarello	Jennie	Head	32	Italy	tailor	rents house
Chiarello	Anna	Daughter	12	Italy	—	—
Chiarello	Sam	Son	10	Italy	—	—
Chiarello	Mike	Son	9	Italy	—	—
Chiarello	Joseph	Son	5	Italy	—	—

1940 United States

18 Stanwix Street

Household Number 167

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Elder	John	Head	36	New York	sweeper	rents house
Elder	Carmella	Wife	33	New York	—	—
Elder	John	Son	4	New York	—	—

Household Number 168

Last Name	First Name	Relation	Age	Place of Birth	Occupation	Other
Maier	Henry	Head	45	New York	paint sprayer	rents house
Maier	Mary	Wife	37	New York	—	—
Maidier	Henry	Son	18	New York	—	—