

280 Bergen Street Project

Brooklyn, Kings County, New York

PREPARED FOR

New York City Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, NY 10007

PREPARED BY



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APRIL/28/2021

Project Summary

SHPO Project Review Number: N/A

Involved Local, State and Federal Agencies: New York City Landmarks Preservation Commission (LPC), New York City Department of City Planning

Phase of Survey: Phase 1A Documentary Study

Survey Area (English & Metric)

Number of Acres Surveyed: 0.43 acre (0.17 hectare)

› Number of Square Meters and Feet Excavated: None

› Percentage of Site Excavated: N/A

USGS 7.5 Minute Quadrangle Maps: *Brooklyn, NY* (1979)

Results of Archaeological Assessment

Number & Name of Archaeological Sites identified: None

Number & Name of Historic Sites identified: None

Number & Name of Sites Recommended for Phase II/Avoidance: None

Recommendations: Due to limited subsurface development and/or recorded disturbance within Lots 1, 34, 35, 36, and 37 of Block 388, there is potential to identify intact subsurface archaeological features and deposits related to nineteenth century occupations. Further archaeological investigation at the Phase IB level is recommended prior to any sub-pavement ground disturbance activity.

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Date of Report: April 7, 2021

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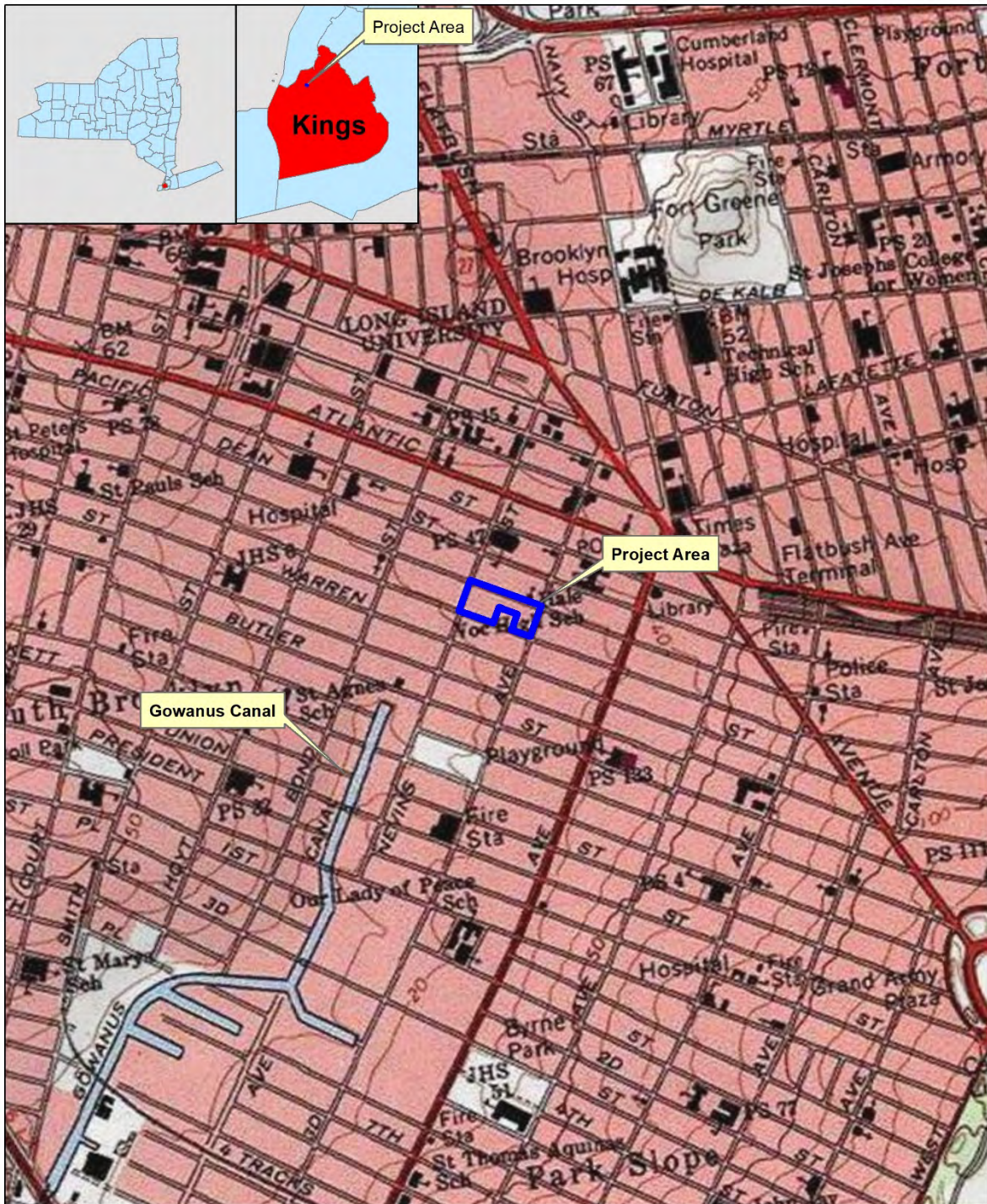
Introduction

VHB Engineering, Surveying, Landscape Architecture, and Geology P.C. (VHB), New York, New York, has prepared this Phase IA Archaeological Documentary Study report in accordance with the City Environmental Quality Review (CEQR) process for applications to the Department of City Planning (DCP) on behalf of BNW3 Re-Gen, LLC (the Applicant) for the 280 Bergen Street Project, located in Brooklyn, New York.

Implementation of the overall project (referred to as 280 Bergen Street) would entail the rezoning of 17 separate and adjacent lots located within Block 388 (Lots 1, 8, 9, 11, 12, 19, 31, 34-38, 41, 42, 51, 52, and 58) and proposed mixed-use redevelopment of a subset of the lots. Block 388, known as the Project Area, is bounded to the north and west by Bergen Street and Nevins Street, respectively, and to the south and east by Wyckoff Street and Third Avenue (Figure 1). The total Project Area under consideration for the undertaking comprises approximately 137,800 square feet.

According to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) Cultural Resources Information System (CRIS), the rezoning and mixed-use redevelopment site is within an Archaeological Sensitive Area. Consistent with the *CEQR Technical Manual*, VHB prepared a Request for Environmental Review to the NYC Landmarks Preservation Commission (LPC) on January 8, 2021 for the project. In a response letter dated January 13, 2021, LPC noted that based on their review of archaeological sensitivity models, reports, and historic maps, there is potential for the recovery of remains from nineteenth century occupations within Lots 1, 34, 35, 36, 37 and 58 of Block 388. LPC recommended that an archaeological documentary study (Phase IA) be performed for these specific lots of Block 388 (Appendix A). Upon further consultation between the Applicant and the DCP to clarify the study area for the undertaking, DCP no longer considered Lot 58 to be a part of the overall proposed action and so, therefore, was not included in the study. The current Phase IA study includes only Lots 1, 34, 35, 36, and 37 (Figure 2).

Figure 1: 1979 USGS Topographic Map, Brooklyn, New York (1:24,000)



Brooklyn Block 388 Rezoning, Brooklyn, NY

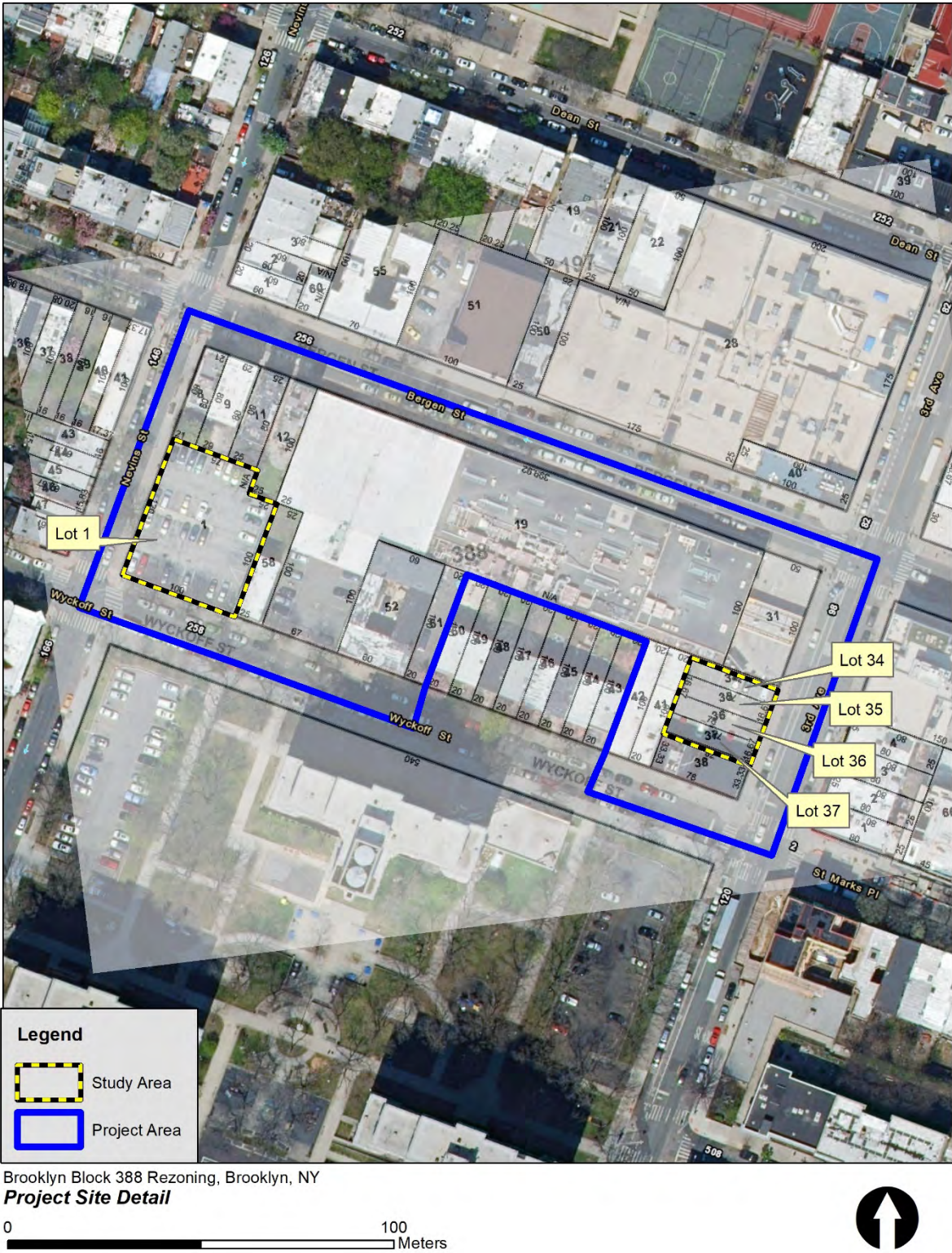
Project Site on Brooklyn, NY topographic quadrangle (USGS 1979)

0 100 200 300 400 500
Meters



7.5-minute USGS series showing the location of the Project Area in blue.

Figure 2: Project Site Detail



In total, these lots comprise 0.43 acres and are collectively known to be the Area of Potential Effects (APE) for archaeological considerations for the project. For the purpose of this report, the lots (i.e. the APE) will be referred to as the Study Area, and where needed, will be discussed individually. All of the Study Area lots are publicly owned by the City of New York, Department of Housing Preservation and Development (HPD) and leased to Lessor, Ulano Corp, through a long term lease terminating in 2063. The overall Project Area is not currently located within the boundaries of an identified historic district. Furthermore, no existing structures which are currently located within the Project Area are considered to have architectural significance.

The goals of this study are to research the archaeological sensitivity of the Study Area, and to determine the extent within the Study Area of historic-period and modern-era disturbances. The study was performed in accordance with the *CEQR Technical Manual* (2020), the LPC Guidelines for Archaeological Work in New York City (2018), the guidelines outlined in the Standards for Cultural Resource Investigations and the Curation of Archaeological Collections issued by the New York Archaeological Council (1995) and the Phase I Archaeological Report Format Requirements issued by the New York State Office of Parks, Recreation, and Historic Preservation (2005).

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Project Description

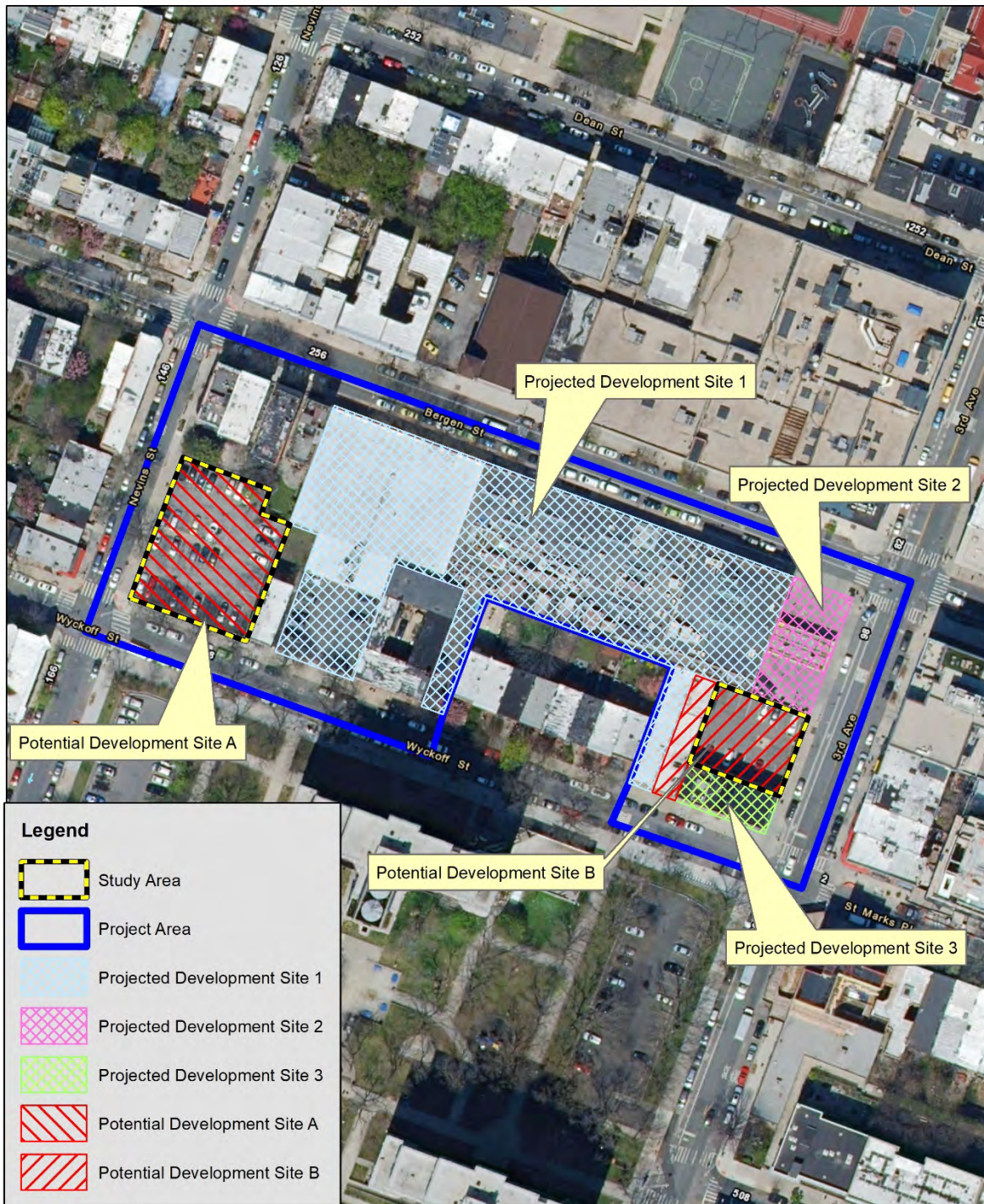
The 280 Bergen Street Project consists of a zoning map amendment to rezone the Project Area (Block 388, Lots 1, 8, 9, 11, 12, 19, 31, 34 - 38, 41, 42, 51, 52, and 58) from an M1-2 zoning district to an R7D district with a C2-4 overlay within 100 feet of Third Avenue, and an R7A district on the remainder of the Project Area, and zoning text amendment to establish these lots as a Mandatory Inclusionary Housing (MIH) area (Proposed Actions) (Figure 3).

The Proposed Actions would facilitate an approximately 307,000-gsf mixed-use development within four buildings proposed on Lots 19, 42, and 51, Brooklyn Block 388, in the Boerum Hill neighborhood of Brooklyn (Projected Development Site 1).

There are also two other Projected Development Sites being considered as part of the Project that are not owned or controlled by the Applicant and are proposed as part of an adjacent rezoning proposal (the 98 Third Avenue Rezoning Proposal). Projected Development Site 2 (i.e. Lot 31 at the intersection of Third Avenue and Bergen Street) would be redeveloped with an eight-story mixed use building to contain residential uses and ground floor retail. Projected Development Site 3 (i.e. Lot 38 at the intersection of Third Avenue and Wyckoff Street) would be redevelopment with a six-story building with ground floor retail and residential above. No accessory parking would be provided within these buildings.

Furthermore, Potential Development Site A (i.e. Lot 1) and B (i.e. Lots 34, 35, 36, 37, and 41) are also being considered as part of the Project (see Figure 3). With the exception of Lot 41, Potential Development Sites A and B constitute the current Study Area. Potential Development Site A would be developed with an eight-story building with residential and parking and Potential Development Site B would be assumed as a nine-story building with residential and retail but no parking. Photographs representative of current conditions at the Study Area are shown in Figures 4 through 8.

Figure 3: Projected and Potential Development Sites Within Block 388



Aerial Detail Showing the Location of the Study Area in Relation to the Projected and Potential Development Sites.

Figure 4: Photograph Locations

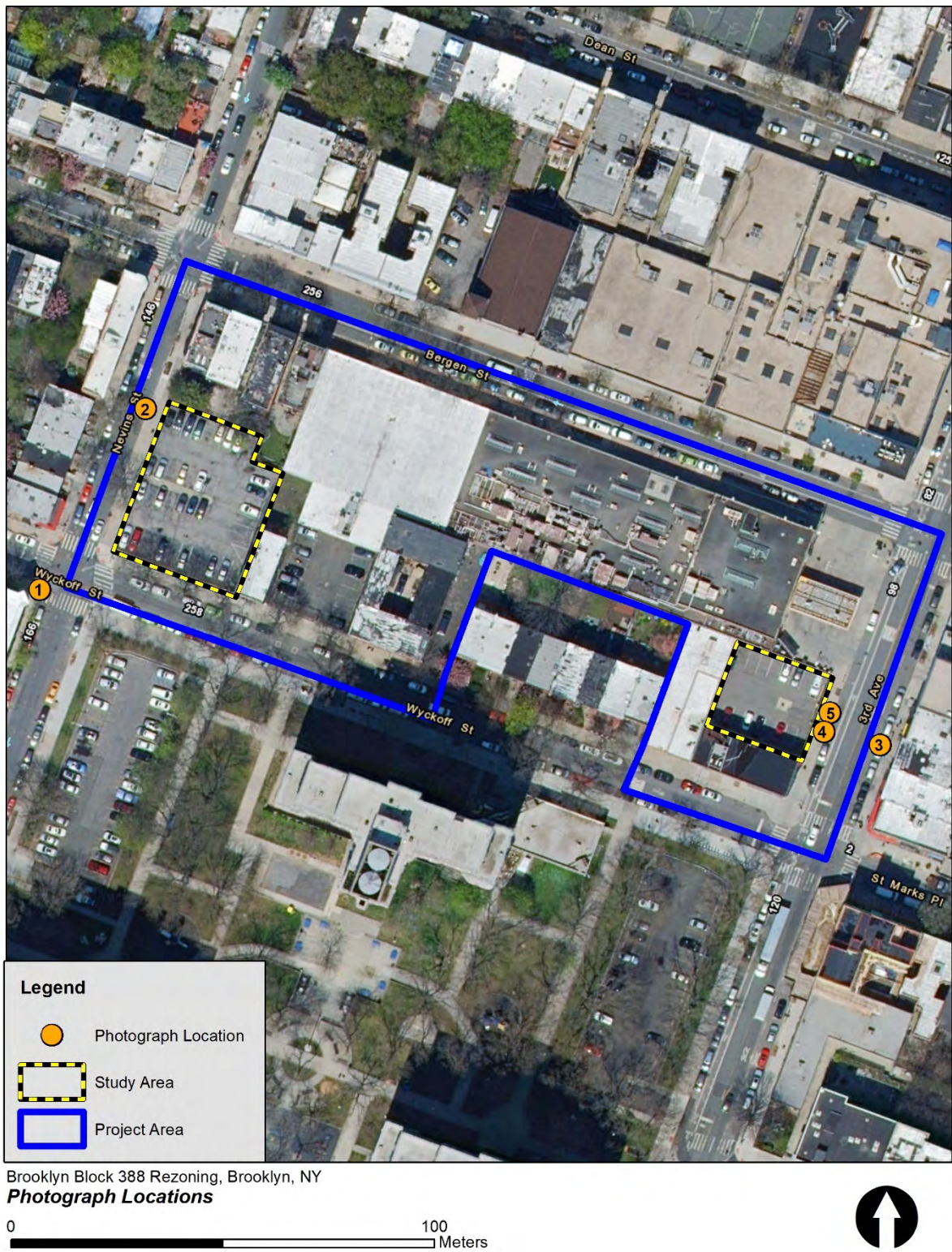


Figure 5: Potential Development Site A – Lot 1 (Photo 1)



Looking northeast from the intersection of Wyckoff Street and Nevins Street.

Figure 6: Potential Development Site A – Lot 1 (Photo 2)



Looking southeast on Nevins Street midblock between Bergen Street and Wyckoff Street.

Figure 7: Potential Development Site B – Lots 34 through 37 (Photo 3)



Looking west on Third Avenue near Wyckoff Street.

Figure 8: Potential Development Site B – Lots 34 Through 37 (Photo 4 [left] and Photo 5 [right])



Detail of lots within Potential Development Site B, looking west along Third Avenue.

3

Research Design

A Phase I archaeological survey typically involves archival research (reconnaissance, or Phase IA) and archaeological testing (intensive, or Phase IB). Initial consultation with LPC resulted in a review letter issued by LPC on January 13, 2021 noting that the Project Area is potentially sensitive for nineteenth century archaeological material and/or features and that a Phase IA Documentary Study is warranted.

According to LPC guidelines, the Phase 1A Documentary Study must:

- › Document the site's use and occupation
- › Assess whether the site has been so disturbed in the past that it no longer has potential for intact archaeological remains to be present
- › Assess the probability that potential archeological resources will be disturbed by the Proposed Project
- › Explain why further archaeological work should or should not be required

In order to accomplish this, this Documentary Study includes a review of data from a variety of digital and archival repositories for relevant information, including archaeological site forms and archaeological surveys conducted near the Project Area; archival research to determine the range of potential archaeological sites that may exist within the Project Area; a summary of the specific land use history for the Project Area that focuses on the physical integrity of potential archaeological resources and the impact of previous disturbance to the archaeological record; a brief sketch of the area history and how the specific history of the Project Area fits within that general historical context; and evidence of historic and existing ground disturbance.

A variety of published and unpublished materials was reviewed for this study, including historic maps and photographs, local histories, building records, and secondary historical accounts. In addition to historic/archival research, VHB consulted resources on soils and geology to describe evidence of historic and recent-period disturbance at the site. VHB conducted research at the repositories noted in Table 1.

Table 1: Archival Research and Repositories

Source Repository	Information Obtained
New York City Landmarks Preservation Commission	Archaeological reports, historic photographs
New York State Office of Parks, Recreation and Historic Preservation, Cultural Resource Information System	Archaeological report and archaeological form records
New York Public Library, Pincus and Princess Fayal Map Division	Historic maps, 1776-1921
Brooklyn Public Library, Map Collection	Revolutionary War Maps
New York Historical Society	Historic photographs
New York City Department of Finance, ACRIS	Property records
NY City Map	1926 and 1951 aerial photographs
U.S. Library of Congress	Historic maps, 1800-1896
Historic Map Works	Historic maps, 1890
USGS Map Locator	Topographic maps
Web Soil Survey	Soil map

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Environmental Setting

The Study Area for the current survey is comprised of five lots measuring roughly 0.43 acres (0.17 hectare) and lies in Brooklyn, a densely-settled urban landscape comprising residential, retail, industrial, and commercial office properties. Topography of the area is gently sloping, but the Project Area surface is relatively level with elevations ranging between 22 ft (6.7 meters [m]) and 25 ft (7.6 m) above mean sea level (see Figure 1). There are no surface forms of fresh water within or adjacent to the Project Area. The nearest source of water is the Gowanus Canal, located approximately 900 ft (274 m) to the southwest. Prior to the creation of the canal, the surrounding area contained the original location of Gowanus Creek and a number of freshwater springs. Prior to large scale development of the immediate area, the Project Area was comprised of freshwater marshland.

According to the United States Geological Survey (USGS), the Project Area is located in Long Island which is situated geologically within the region known as the Long Island Coastal Lowlands province, a portion of the Atlantic Coastal Plain (US DOI 2017). Long Island is underlain by Moraine deposits dating to the latest glaciation event (Wisconsin). During the Wisconsin period of the Pleistocene, a mantling of glacial drift was deposited. This left gravel and boulders deposited around 15,000 years ago, along with deposits of both unsorted till (a clay matrix with boulder to pebble-sized rocks intermixed), and sorted and stratified sand and gravel (the result of glacial outwash) (NCTC 2021).

Soils in the Project Area consist of Urban land, till substratum (UtA), 0-3% slopes (Table 2, Figure 9). Urban land, which is commonly found in dense, urban areas, is characterized by soils that have been heavily disturbed by anthropogenic activities (Soil Survey Staff 2021). In the case of the Project Area, the Urban land soils likely represent filling of the marshy, low-lying areas in the 18th century, and subsequent development in the 19th and 20th centuries.

Table 2: Mapped Soils Within the Project Area

Name	Soil Horizon Depth	Color	Texture	Slope %
Urban land, till substratum	0-15 inches (0-38 cm)	N/A	Cemented material	0-3
	15-79 inches (38-200 cm)	N/A	Gravelly sandy loam	

[illegible]

0 120 240 360 480 600 Meters



13 Environmental Setting

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Existing Conditions

The Project Area consists of almost the entirety of Block 388 (with the exception of Lots 43 through 50 on the south side of the block). Lots 1, 34, 35, 36, and 37 of Block 388, are free of standing structures. Furthermore, these lots have all been previously subjected to surface paving consistent with asphalt and concrete surface treatments and are currently used as gated parking facilities for vehicles. There is no vegetation visible within the Study Area. All portions of the Project Area appear to be occupied to the lot lines by existing pavement (see Figures 5-8 [Photos 1-5]).

Within the eastern Study Area, which comprises Lots 34, 35, 36, and 37, a grated catch basin is located within the central area (see Figure 8 [Photos 4 and 5]). This indicates the presence of a subsurface water catchment, retainment, or drainage system. The Study Area does not contain electrical lighting, though utility poles with hanging wires are located within Lot 1. The parking facility entrances are administered by an electrically operated gate, which is powered through subsurface connection to existing electrical facilities, though it is unclear as to where specifically this connection is located. Electrical utilities servicing Block 388 are located beneath the existing Right-of-Way (ROW) along Third Avenue, Bergen Street, Nevins Street, and Wyckoff Street.

6

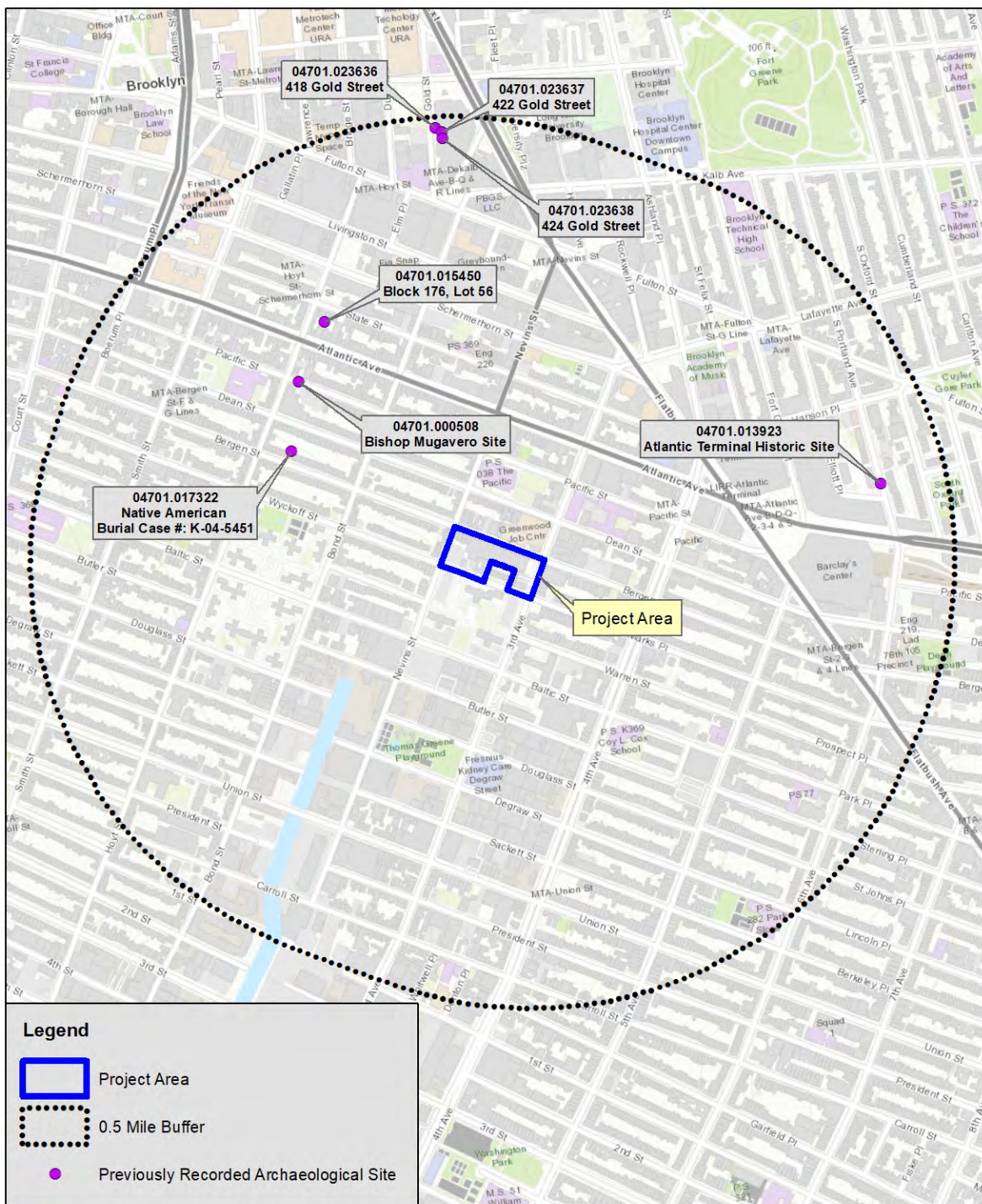
Archaeological Site File Search

Consultation with the NYC LPC and the NYS CRIS indicates that the Project Area lies within an Area of Archaeological Sensitivity. A total of seven previously recorded archaeological sites have been documented within a half-mile radius of the Project Area (Table 3, Figure 10). These previously recorded archaeological resources, with one exception, contain historic nineteenth century components. The archaeological sensitivity of the Project Area vicinity is based on documentary and archaeological evidence for precontact burials and nineteenth century settlement features and deposits which have been identified to the west of the Project Area, and generally north of Dean Street, respectively.

Table 3: Archaeological Sites Identified Within 0.5-miles (0.8-kilometers) of the Project Area

Site Identifier	Site Name	Period/Cultural Affiliation	Description	Current Listing
04701.000508	Bishop Mugavero Site	Historic 19 th C.	Brick Features, Stone Privy	Eligible
04701.013923	Atlantic Terminal Historic Site	Historic 19 th C.	Stone Lined Shaft Features	Undetermined
04701.015450	Block 176, Lot 56	Historic 19 th C.	Privy and Cistern	Eligible
04701.017322	Native American Burial Case #: K-04-5451	Unknown Precontact	Burial (Sub-Basement)	Eligible
04701.023636	418 Gold Street	Historic 19 th C.	Cistern Lot 42 (Rear Yard)	Undetermined
04701.023637	422 Gold Street	Historic 19 th C.	Sampled Features (Undetermined) Lot 44 (Rear Yard)	Undetermined
04701.023638	424 Gold Street	Historic 19 th C.	Cistern Lot 45 (Rear Yard)	Undetermined

Figure 10: Previously Recorded Archaeological Sites



Brooklyn Block 388 Rezoning, Brooklyn, NY
Previously Recorded Archaeological Sites

0 1 Kilometers



Previously Recorded Archaeological Site Center-Points Located Within a 0.5-mile Radius of the Project Area

Historic accounts from Stiles (1867) note that prior to the historic development of the area, a precontact village was located near the present-day terminus of the Gowanus Canal, and that an associated American Indian burial ground was located near the present-day intersection of Hoyt Street and Baltic Street, located approximately 2 blocks west, 1 block south of the Project Area. Although the resource is documented as a site, the burial ground is included as an undetermined building resource (0401.000103) in CRIS. The previously recorded precontact burial (04701.017322), listed above in Table 3, was identified approximately two blocks west of the Project Area during renovations of a brownstone home (149 Bergen Street) in 2004 (Adams 2004).

Within a half-mile radius of the Project Area a total of 15 archaeological surveys have been completed and their associated reports filed with the OPRHP and/or LPC. These include Audin (2013), Bergoffen (2008), Davis (2020), Geismar (2016, 2017), Horn and Saunders (2015), Hunter Research (2004), Lee et al. (2011), Loorya (2007), Mascia (2002), Meade (2019), Pappadalarido and Schuldenrein (2019), Schneiderman and Horn (2018), and Schneiderman-Fox (2001a, 2001b).

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Precontact Sensitivity

Prehistoric cultural sequences represented in New York comprise the three major archaeological time periods known as the Paleoindian (c. 13,500-10,000 years Before Present, or B.P.), Archaic (10,000-3,000 years B.P.), and Woodland (3,000-350 years B.P.). Overall, these generalized cultural sequences, with minor localized subdivisions (e.g., Early Archaic, Late Woodland), conform well to the wider settlement and site patterns observed throughout the Mid-Atlantic and Northeast regions of eastern North America.

The results of more than twenty years of archaeological studies in New York and the southern New England region suggests that the locations of precontact archaeological sites appear to be strongly influenced by the proximity of navigable bodies of water (e.g., streams, rivers, bays), natural sources of fresh drinking water (e.g., springs, seeps), elevated landforms, and lithic outcrops (sources of raw material for the manufacture of stone tools). Typically, precontact archaeological deposits encountered on landforms associated with larger water bodies like rivers or bays, contain a greater diversity of artifact assemblages, subsurface features, and overall dimensions. Sites located away from water sources are typically considered to be short-term resource procurement zones. These are considered logistically mobile sites where a limited range of activities were performed, such as hunting, nut collecting, plant processing, or lithic raw material procurement (i.e. quarries). Archaeological assemblages recovered from these loci frequently contain a low diversity of artefactual remains, due to the short term/specialized use of resource procurement zones.

One precontact village site (04701.000100) is documented within a half-mile of the Project Area. The site, known historically as the precontact village Werpos, is registered in CRIS at the intersection of Warren Street and Hoyt Street. The village's location and brief history is discussed by Stiles (1867) in a historic account of precontact land use of Brooklyn. Prior to Dutch colonization of the area, Werpos was inhabited by the Lenape people, a federation of tribes living in and around the area of what is now New York and New Jersey. The native peoples were prolific farmers and fishermen, growing tobacco and corn in the fertile lands of Long Island and fishing in and around the numerous waterways along the coast. According to a map produced in 1946 by amateur historian James A. Kelly, a Lenape village identified as Werpos, along with a burial ground, were historically located west of the Project Area

(Mann, 2020). Following the colonization of Brooklyn, the village and immediate surrounds were incorporated into larger Dutch farms. Remnants of the Lenape are still evident throughout Brooklyn, including Flatbush Avenue which was originally a Native American trade route. The burial grounds associated with Werpos were reportedly leveled during the early to mid-nineteenth century during implementation of the city-wide street grid system and infilling. It is possible the burial (resource 04701.017322) reported along Bergen Street identified in contexts beneath the brownstone sub-basement was once previously associated with the burial grounds at Werpos; however, if true, there exists some variation in the actual location versus the historically documented location of the burial ground. The actual locations of both Werpos and its associated burial grounds have not been substantiated by archaeological investigations.

Prior to the arrival of Europeans, the Project Area was likely a marshy, swampy area prone to flooding. The marshy area may have been an area where hunting took place during the precontact area. By the mid-eighteenth century, most of the Project Area may have been reclaimed farmlands as shown in general area maps (see Ratzer [ca. 1766]). Conversely, a mid-nineteenth century map of the area shows the eastern portion of the Project Area as marshlands, indicating this area may have reverted to its natural state. It is likely there exists some degree of geographic variability in referencing the actual location of Block 388 onto historic maps. With that understanding, the Project Area most likely was a mix of solid land within the western portions (i.e. western Study Area – Lot 1) and that of marshlands within the eastern portions (i.e. eastern Study Area – Lots 34, 35, 36, and 37).

Due to the known location of the Project Area to the Gowanus Creek floodplain, recurrent sedimentation may account for deeply buried deposits extending to depths below the historic leveling activity of the nineteenth century. As the area was likely subject to intermittent flooding activities, long-term habitation of the floodplain is unlikely. The Project Area in general was more likely the locus of ephemeral or limited use activities such as hunting, tool maintenance/manufacturing, or food processing. It is possible that intact cultural deposits may exist at deeper depths below historic activity, though to what extent is unknown.

8

Historic Context

Several sources (primary and secondary) were consulted in the development of the historic context for the Project Area, which consists of Lot 1, Lot 34, Lot 35, Lot 36, and Lot 37. Block 388 is, bounded by Wyckoff Street to the south, Third Avenue to the east, Bergen Street to the north, and Nevins Street to the west. Documented land use of the Project Area from the mid-seventeenth century through the mid-twentieth centuries was established through an examination of both historic narratives and maps. The commercial and residential development of the property was identified through an examination of historic insurance and sales maps as well as newspaper articles which contained the names and businesses associated with the buildings contained within the block. Historic photography and oral histories were able to provide a clearer picture of the area during the late nineteenth through the mid-twentieth century which further clarified the recent history and development of land use within the block.

Beginning with the earliest available records, the Project Area appears to have been part of a larger tract of land originally held by Huyuck Aertsen (Van Rossum) (Table 4). Prior to 1830, the Project Area was located within the Gowanus Creek tidal marsh which placed the property under tidal waters until the creek was drained in the early to mid-nineteenth century, though some early maps may point to the Project Area being located atop solid ground (see Chapter 7). Gowanus Creek was sufficiently drained for partial development of Block 388 by 1830. Portions of the block were sold in 1838 and exact ownership of land within the Study Area became unknown. Due to Covid-19 restrictions, specific research of records maintained at the Kings County Clerk of Courts was not possible; however, insurance maps, along with newspaper articles from the time period provided a broad overview of the history of the existing tenants, which by the second half of the nineteenth century included the Long Island Bottling Company, R. F. Stevens Milk Company, J. D. Williams Skin Dyeing and Finishing, and other small businesses as well as numerous residential tenants.

Table 4: Historic Deed and Conveyances – Block 388

Year	Grantor	Grantee	Notes
1646	Governor Kieft	Huyuck Aertsen (Van Rossum)	Land size described as, "19 morgens and 105 rods"
1667	Governor Nicholls	Albert Cornelisen	Albert Cornelisen married the widow of Huyuck Aertsen, taking control of his land holdings
1680	Albert Cornelisen	Michael Hansen (Bergen)	This property was then joined with an adjacent parcel purchased by Hansen from Theunis Nyssen qin 1656
1720s	Michael Hansen	Hans Bergen	Due to a lawsuit filed by the town of Brooklyn over the size of Hansen's property, the land was conveyed to his son Hans Bergen
1731	Hans Bergen	Michael Bergen	Hans Bergen deeded the land to his eldest son Michael Bergen
1748	Rachel Bergen	Michael Bergen	Hans Bergen's widow Rachel Bergen deeded additional lands in her will to their son Michael Bergen, enlarging the estate
Mid to late 18 th Century	Michael Bergen	Michael Bergen Grant	Michael Bergen deeded all of his lands to his grandson Michael Bergen Grant
1808	Michael Bergen Grant	George Powers	George Powers purchased the land from Michael Bergen Grant
Early 19 th Century	George Powers	Mary Powers	George Powers deeded to his daughter Mary Powers some or all of the land purchased from Michael Bergen Grant
1833	Mary Powers	Nicholas Casthalez	Mary Powers sold part of her land to Nicholas Casthalez, subsequently dividing Block 388 in half
1838			12 lots were sold at auction of behalf of Nicholas Casthalez

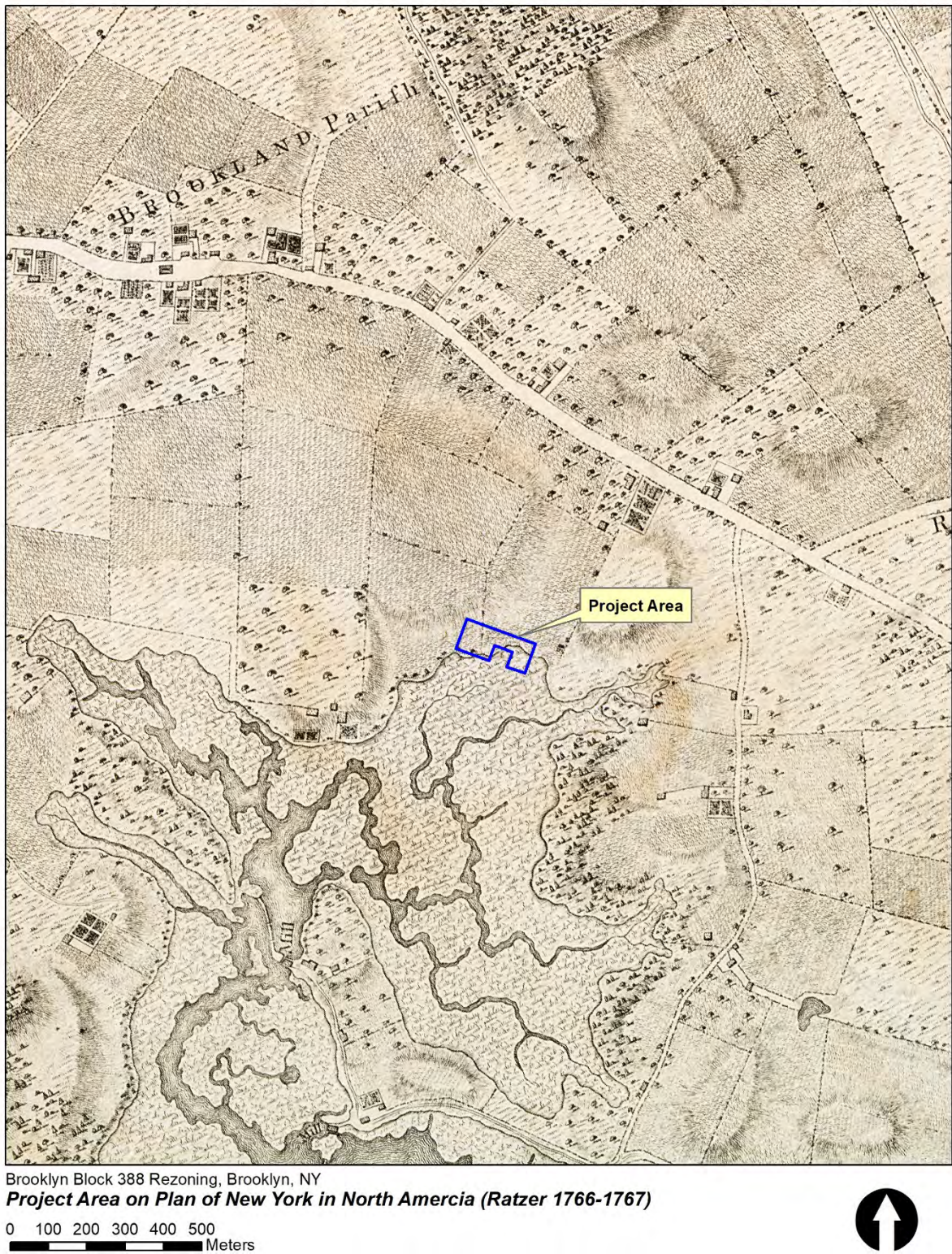
The end of the precontact period came with the first documented interaction with Europeans which was marked by the arrival of Italian explorer, Giovanni da Verrazano in 1524 (Natiba, 2019). Verrazano introduced European diseases to the Lenape, resulting in a significant decline in the local American Indian population. Verrazano's exploration of the area was followed shortly after by French fur traders who arrived from the French colonies in the north (Levine, 2019). The first wave of permanent European settlers were the Dutch, who began colonizing the area in what is now Manhattan and Long Island in the beginning of the seventeenth century. The area of Brooklyn consisted of five Dutch towns; Brooklyn, Bushwick, Flatbush, Flatlands, and New Utrecht. Gravesend was established shortly after by British colonizers seeking religious freedom. These settlements, along with Manhattan, were part of the larger New Netherland Colony. The Dutch maintained ownership of the colony for almost 100 years until losing control during a naval battle with the British in 1664. The colony was renamed the Province of New York for the commander of the British Navy, James, Duke of York. Once becoming a British colony, the six townships of Brooklyn were formed into Kings County.

The Project Area falls within the historic Gowanus Creek watershed which was originally over six square miles in total size. Beginning as early as the mid-seventeenth century, Dutch colonists were damming portions of Gowanus Creek to create millponds. In the mid-seventeenth century, a tidal grist mill was constructed south of the Project Area which was known as the "Old Brouwer Mill" or "Upper Mill". A second tidal grist mill was built further south along the creek and was known as the "Brouwer Mill" or "Lower/Dentons Mill". The mills are visible on the 1766-1767 Ratzer's map of Brooklyn and were integral in the development of the community (Figure 11). The eventual drainage of the Gowanus Creek watershed allowed for the construction of additional neighborhoods within Kings County.

After ownership of the land transferred from the Lenape to the Dutch colonists, Brooklyn was developed into agricultural lands dominated by large scale farms. The development of these farms was instrumental in the sustained growth of the region and helped to develop a thriving economy based on tobacco exports. This type of large-scale farming was made possible by the colonists' heavy reliance on enslaved workers. Between 1698 and 1790 the population of Kings County was comprised of 30% enslaved workers. This community would go on to become one of the largest formerly enslaved African American communities in the country after the abolition of slavery in New York in 1827 (Goldstein, 2020). Several important historic structures including the homes of prominent nineteenth century abolitionists are located in the vicinity of the Project Area.

With the start of the Revolutionary War a line of defensive points was constructed extending from the edge of the Gowanus Creek tidal marsh northward through Brooklyn. One of these forts, Fort Box, was located in the vicinity of the Project Area (Figure 12). Brooklyn was the site of the first major conflict of the Revolutionary War, known as the Battle of Long Island. Continental Army soldiers found themselves surrounded by British troops and were forced to escape by fording Gowanus Creek and seeking refuge on the Island of Manhattan (Figure 13). Following the end of the Revolutionary War, Fort Box was abandoned, only to be rebuilt as Fort Fireman following the British burning of the US Capitol during the War of 1812.

Figure 11: Historic Mid-Eighteenth Century Map of the Project Area



Historic Map Showing the General Location of the Project Area in Relation to Gowanus Creek and Environs.

An aerial photograph of a coastal region. A blue letter 'E' is superimposed on the image, marking a specific location. To the right of the 'E' is a star-shaped marker, and further right is a road labeled 'FT. GREENE'. The terrain is a mix of land and water, with various structures and features visible. The text 'FT. GREENE' is written vertically along the road.

Figure 13: The Battle of Long Island



24 Historic Context

The project area was slowly drained during the early nineteenth century and an 1834 sales map indicates that the western portion of the block was partially cleared for development, with the eastern portion being marshlands (Figure 14). The map also indicates that Dean Street, one block north of Bergen Street, was being outfitted with a rail line and landscaping of the streets had come as far south as the intersection of Bergen and Powers Streets, now Bergen Street and Third Avenue.

Between 1827 and 1833, most of the Project Area became sufficiently drained for development, and the street grid system extending from New York Harbor was continued across Brooklyn. At the time of this development, the property later to become Block 388 was owned by Mrs. Mary L. Powers who then divided and sold a portion of the block to Mr. Nicholas Casthalez in 1833. Mr. Casthalez took ownership of the northern side of the block while Mrs. Powers and the estate of Mr. George Martense retained control of the southern and eastern sides of the block. Mr. Casthalez subdivided his tract into 12 lots with the bill of sale for the total properties appearing in the New York Evening Post on April 27, 1838 (The New York Evening Post, pg. 4 April 27, 1838) (Figure 15). The sales advertisement listed the properties as Lots 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206, and they measured 25 ft in width by 100 ft in length. The lots were adjacent to what was listed as "boiling springs" which are visible on the 1835 map. The springs were likely remnants of the previous tidal marsh and were no longer extant by the 1850s. According to the 1834 map the area south of Wyckoff Street still remained part of the existing tidal marsh.

An 1850 Dripps map of Brooklyn shows several buildings located within the Project Area, one of which was built on the former site of the boiling springs (Figure 16). The map also indicates that the tidal marsh, or a leg of Gowanus Creek, still extended as far north as Baltic Street at its intersection with Nevins Street. By 1859 the construction of the Gowanus Canal appears to have completely drained the tidal marsh and by 1869, development of Block 388 was underway for both commercial and residential real estate (Figure 17).

Towards the latter half of the nineteenth century, Block 388 was mostly zoned for mixed-use residential and commercial enterprise. Newspaper articles from the period indicate that structures located within Block 388 were multi-use with commercial real estate on the first floor and residential apartments on the upper floors. Newspaper articles from this era also cite want ads for seamstresses, laundresses, laborers, etc. for work within Block 388. Furthermore, newspaper articles also note petty crimes and the addresses of suspected criminals, who lived on the upper floors of the buildings. Traffic in the area also appears to have been quite dense as there are multiple references to accidents involving residents of Block 388 and wagons or trolleys. By the 1880s the Project Area housed the J. D. Williams Skin Dyeing and Finishing Company. Companies that specialized in the processing of animals were common in the area as the Gowanus Canal was utilized for general waste and commercial biproduct removal.

By the end of the nineteenth century the area had become increasingly more diverse and more populated as immigrants arriving in New York City were looking for work and cheap lodging which appears to have been abundant within the vicinity of Project Area. Sanborn Fire Insurance maps dated as early as 1884 show the layout of lots within Block 388 very

Figure 14: 1834 Map of Brooklyn and Environs Showing Location of the Project Area



Brooklyn Block 388 Rezoning, Brooklyn, NY

Project Area on Map of Brooklyn, Kings County, Long Island (Martin 1834)

0 100 200 300 400
Meters



Map of property in Brooklyn, L.I.; 1834, Map Collection, B P-[1834].FI; Brooklyn Historical Society

Figure 15: Notice of 1838 Lot Purchase,
Block 388

IN CHANCERY.
BEFORE THE VICE CHANCELLOR.
Frederick W. Boardman, }
vs. }
Otis Loomer and others, }

STATE OF NEW YORK, S. S.

IN pursuance of a decretal order of the Court of Chancery, will be sold at public auction, at the sales room of Messrs. James Bleecker & Sons, Auctioneers, No. 13 Broad street, in the city of New York, on the second day of June next, at noon, under the direction of the subscriber, one of the Masters of said Court—

ALL those certain lots, pieces, or parcels of ground situate, lying, and being in the city, late town of Brooklyn, county of Kings, and State of New York, known and distinguished on a certain map filed the 27th September, 1834, in the office of the clerk of Kings County, entitled map of property lying in the Sixth Ward of the city of Brooklyn, Sept. 1834, surveyed by Isaac T. Ludlum, City Surveyor, as lots numbers 195 (one hundred and ninety-five) 196 (one hundred and ninety-six) 197 (one hundred and ninety-seven) 198 (one hundred and ninety-eight) 199 (one hundred and ninety-nine) 200 (two hundred) 201 (two hundred and one) 202 (two hundred and two) 203 (two hundred and three) 204 (two hundred and four) 205 (two hundred and five) and 206 (two hundred and six,) said lot number 195 being bounded northeasterly in front by a street laid down on the said map by the name of Bergen street eighteen feet six inches, northwesterly by ground of George Martineau one hundred feet two inches, southwesterly in the rear by ground of Mary Powers eleven feet eight inches, and southeasterly by said lot distinguished on said map by the number 196 one hundred feet, said lots 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206, being taken together are bounded northeasterly in front by said street, laid down on said map by the name of Bergen street, southeasterly by ground of said Mary Powers, southwesterly in the rear by ground of said Mary Powers, and northwesterly by said lot distinguished on said map by the number 195, each of said lots containing in breadth in front and rear each twenty-five feet, and in depth on each side one hundred feet, together with one half of Bergen street to be kept open in front and used as a public street or highway until closed or altered by public authority or by the consent of all persons legally authorized to close or alter the same, the said lots being part and parcel of a certain large piece of ground, which was conveyed to Nicholas Casthalez, by the said Mary Powers of the city of Brooklyn aforesaid, by deed bearing date the 27th May, 1833, in liber No. 36 of conveyances, page 393 &c. on the 19th day of June, 1833.
Dated New York, April 20th, 1838.

The Evening Post. 27 Apr 1838. Page 4.

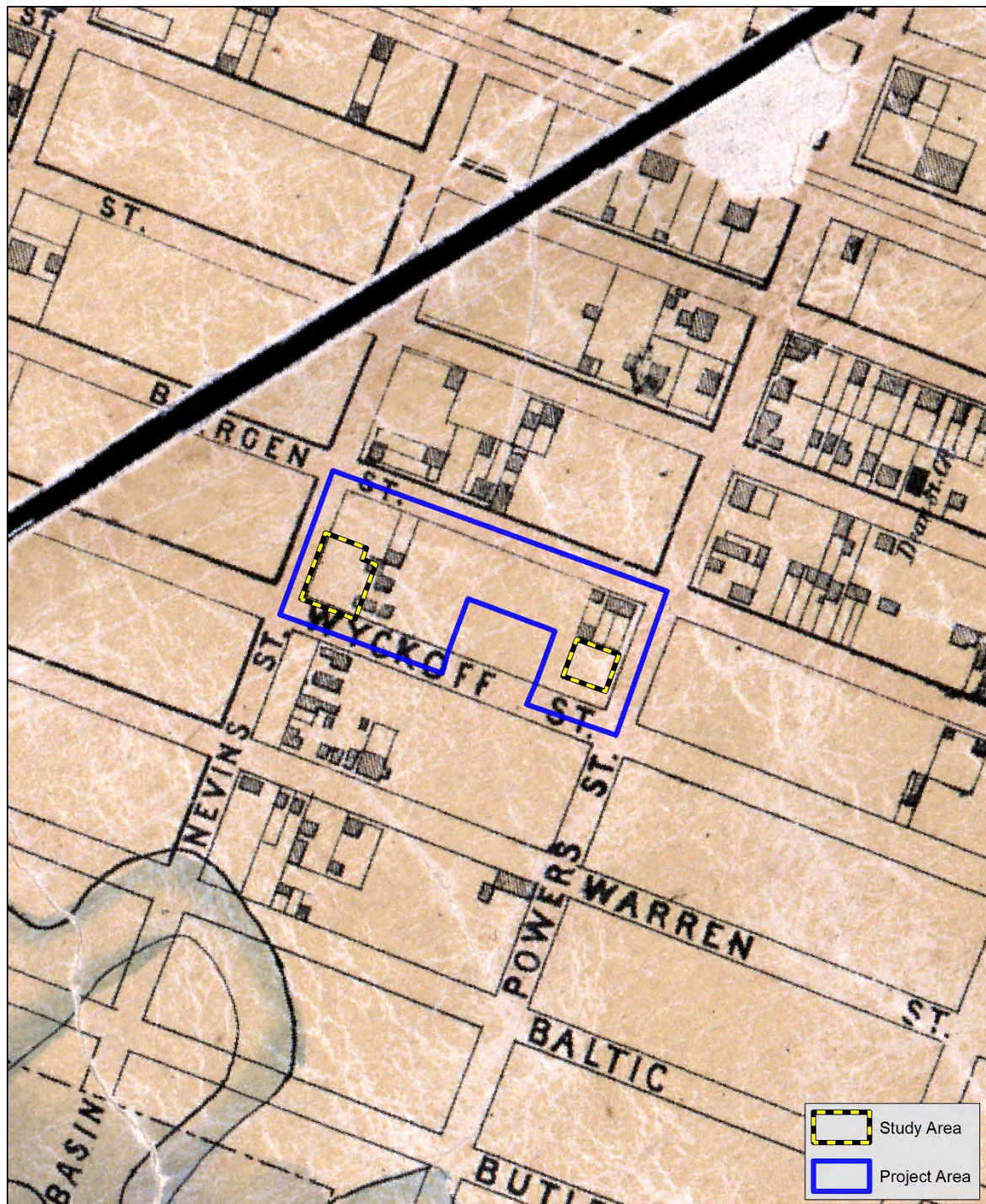
closely matching today's lot configuration (Figure 18). Subsequent nineteenth century maps, including an 1886 atlas map (Figure 19), note that most buildings present within Block 388 are four-story, mixed-use, brick buildings. Other less represented building construction types include wood and an iron building located at 282 Bergen Street.

A 1903 Atlas of Brooklyn (Hyde 1903) indicates that the block housed, among other things, the Long Island Bottling Company at 280 Bergen Street as well as the J. D. Williams Fur Dyeing company which was located at 267 Wyckoff Street. In that same year the Long Island Bottling Company was purchased by a group of liquor distributors and became the Federal brewing Company, continuing to occupy the building at 280 Bergen Street. The rest of the Project Area continued to be occupied by mixed-use commercial and residential development. These structures, since their initial construction, were largely comprised of brick as seen in Figure 20. Research indicates that by 1915 the bottle works had become the home of the R. F. Stevens Milk Company which also operated a horse stable for its delivery wagons at 298 and 300 Bergen Street. A large fire in 1917 consumed the barn and neighboring buildings, displacing 30 families from the damaged tenements. By 1939 the barn and adjacent tenements were demolished, and the northeast corner of the block came under the ownership of the Sinclair Oil Company. Between 1924 and 1939, the bottle works was also demolished and replaced with a parking lot, which was subsequently converted to a film manufacturing site in the mid-1940s. By 1939, the original buildings located within the Study Areas were extant with little modification (Figure 21). The

original nineteenth century brick buildings located within Lot 1 were razed between 1939 and 1954 and the land was paved over and converted to a parking area. The original nineteenth century brick buildings located within Lots 34 through 37 were razed between 1966 and 1980, paved over and converted into a parking area and a fertility clinic.

Review of the available materials, including historic maps, books, and photographs indicates that the Project Area's landscape and surroundings have undergone significant changes since the early nineteenth century; however, the Project Area seems to have remained undeveloped until at least the mid-nineteenth century when Mr. Casthalez sold off the 12 lots along Bergen Street. The property was fully developed by the latter half of the nineteenth century.

Figure 16: 1850 Map of the Project and Study Areas



Brooklyn Block 388 Rezoning, Brooklyn, NY

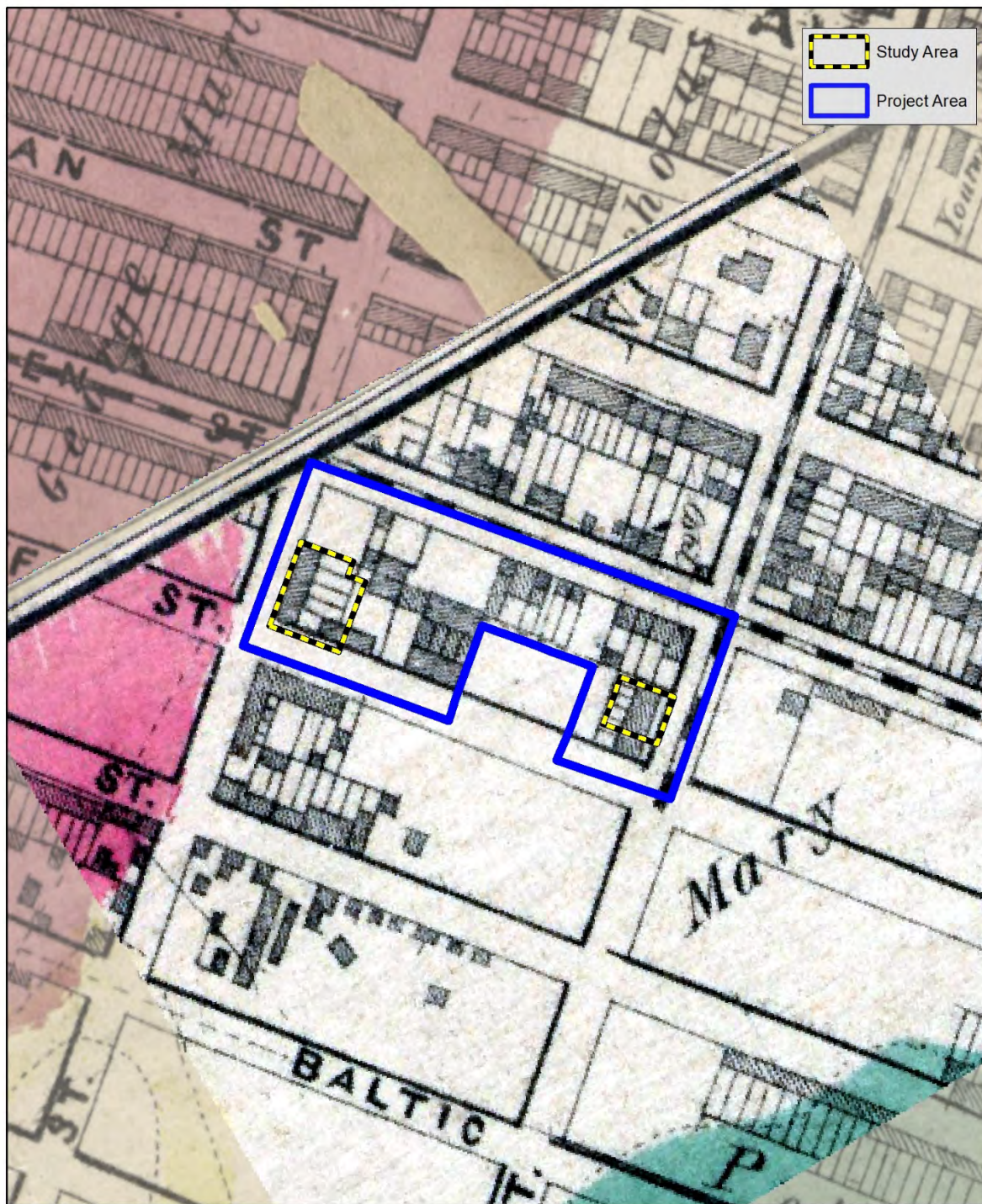
Project Area and Study Area on Map of the City of Brooklyn (Dripps 1850)

0 50 100 150
Meters



Map of Brooklyn Showing Development within 388 Block (Dripps 1850)

Figure 17: 1869 Map of the Project and Study Areas



Brooklyn Block 388 Rezoning, Brooklyn, NY

Project Area and Study Area on Map of the City of Brooklyn (Dripps 1869)

0 50 100
Meters



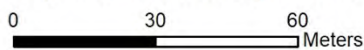
Detail Map of Early Development within Block 388 (Dripps 1869)

Figure 18: 1884 Sanborn Fire Insurance Map of the Project and Study Areas



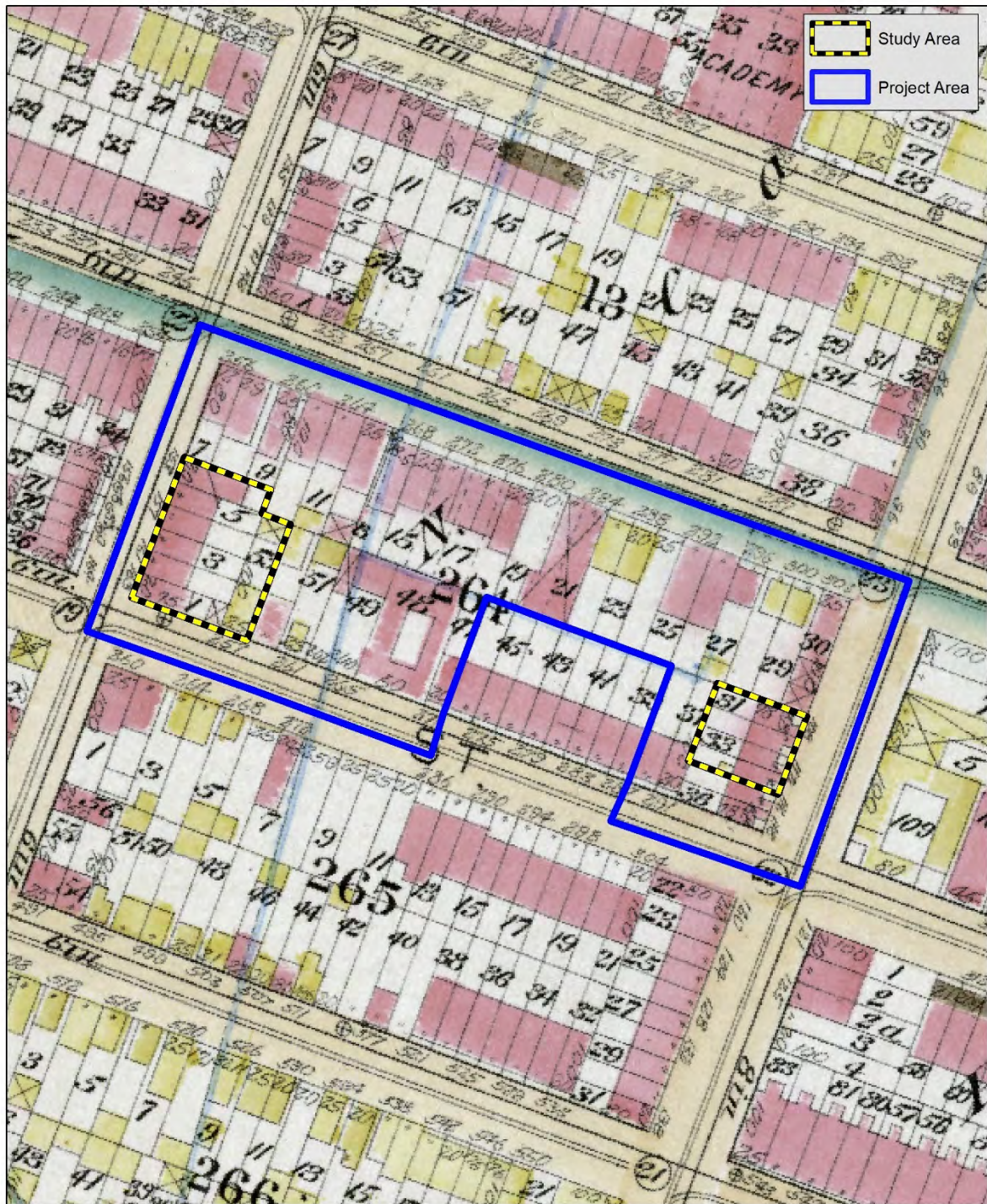
Brooklyn Block 388 Rezoning, Brooklyn, NY

Project Area and Study Area on Insurance Maps of Brooklyn, N.Y. (Sanborn 1884)



Sanborn Fire Insurance Map (1884) Showing Extent of Development Within the Project and Study Areas. Note Residential Development of the Study Area – Lots 1, 34, 35, 36, and 37

Figure 19: 1886 Block Layout Map of the Project and Study Areas



Brooklyn Block 388 Rezoning, Brooklyn, NY

Project Area and Study Area on Robinson's Atlas of the City of Brooklyn, N.Y.(Robinson 1886)

0 30 60
Meters



Map of Block 388 - Lots 1, 34, 35, 36, and 37 showing residential structures with Nevins Street, Wycoff Street, and Third Avenue frontage

Figure 20: Residential Brick Buildings, Block 388



264 Bergen Street 1939-1941 (New York Department of Records and Information Services)

Figure 21: 1939 Block Layout Map of the Project and Study Areas



1939 Sanborn Fire Insurance Map showing Block 388 - Lots 1, 34, 35, 36, and 37 Structures

9

Results

Prior to the mid-nineteenth century development of Block 388, the Project and Study Areas were part of the larger Gowanus Creek tidal marsh, and the general area was most likely subjected to periods of recurrent flooding activity. Precontact cultures most likely interacted with the Project and Study Areas as ephemeral activity areas as opposed to longer term habitation areas. Activities carried out by precontact cultures was most likely limited to lithic tool production or maintenance activities, food processing, or resource procurement. Recurrent flooding of the tidal marsh most likely made the Project Area generally uninhabitable for American Indian people. By the early eighteenth century, an American Indian village known as Werpos was located to the west of the Project Area. In addition to the large agricultural tracts historically associated with this occupation, an associated burial ground is historically documented near the location of the original head of Gowanus Creek, located roughly 0.25 miles west of the Project Area. Although neither the location of the village nor its associated burial grounds have been archaeologically verified, a precontact era burial was identified in 2004 approximately two blocks west of the Project Area. While it is unclear whether this burial is related to the historically documented Werpos burial grounds, archaeological evidence for deep interments in the area is known.

With the mid-nineteenth century drainage of the Gowanus Creek tidal marsh, and development of the Gowanus Canal, the Project and Study Areas were sufficiently drained for development. Based on georeferencing historic maps of the area, the eastern Study Area (Lots 34, 35, 35, and 37) was most likely the subject of infilling. When addressing the potential for significant and intact precontact features and deposits within the Study Areas, the potential is comparably higher within Lot 1 than Lots 34, 35, 36, and 36; however, based on the precontact nature of the general environment, the overall sensitivity for encountering significant precontact era sites is low.

By 1834, the Brooklyn street grid was extended eastward to encompass the Project Area, and by the mid-nineteenth century, Block 388 had been converted from agricultural land and leveled for development. Around this general time, Block 388 and surrounding streets were landscaped and a connecting streetcar rail line north of the Project Area had been constructed along Dean Street. As time progressed the area was increasingly inhabited by new waves of immigrants who lived and worked in the buildings located on Lots 1, 34, 35, 36, and 37. Below is a historic review of the development within the Study Area.

Block 388 Study Area - Lot 1

Prior to the 1830s, the area around and including Lot 1 remained part of a larger swath of land owned by the Powers Family who had purchased it from the Bergen's in the early nineteenth century. The land was primarily used for agriculture and located just west of the Gowanus Creek tidal marsh. Block 388 and Lot 1 were undeveloped at this time and most likely subjected to periods of inundation. In the 1830s, a portion of Block 388 including the area later to become Lot 1 was sold off by the Powers Family, which began the overall apportionment of the block into multiple smaller lots.

The exact date for the initial development and construction for the brick residential buildings originally located on Lot 1 is unknown; however, an 1869 map (see Figure 17) depicts five to six structures within Lot 1. These structures had Nevins Street frontage and an associated rear yard.

The conveyance records for the property were unavailable due to restraints as a result of the Covid-19 pandemic; however, evidence located within newspaper articles indicates that the buildings originally located within Lot 1 were likely a combination of commercial and residential rental properties. According to the 1886 Sanborn insurance map (see Figure 18), Lot 1 contained a total of six buildings with Nevins Street frontage and associated rear yards. These buildings are listed as being three and four stories in height and composed mostly of brick masonry. The 1884 Sanborn map shows the structure at the corner of Nevins and Wycoff Streets as being a commercial store with an outbuilding to the rear. The eastern portion of Lot 1 (257 Wycoff Street) at this time depicts a three story wooden framed residential structure (dwelling/domicile) with a small wooden outbuilding to the rear. Both of the aforementioned outbuildings located within Lot 1 are labeled on the Sanborn map as stables. The outbuilding associated with the corner store in Lot 1 was likely used as a receiving area.

As indicated by subsequent twentieth century maps, the building configuration of Lot 1 remained unchanged until sometime between 1939 and 1954 when they were razed, and the lot paved over for use as a parking area. Lot 1 currently remains a paved lot used for parking. Documentary evidence indicates the presence of historic nineteenth century outbuildings located within Lot 1, specifically toward the central and eastern portions of the lot. These areas have a moderate to high probability to contain intact features and deposits associated with nineteenth century land use associated with the commercial and domestic occupations of the western Study Area. Intact archaeological deposits have the potential to better inform our understanding of functional land use and occupation patterns of historic residents of Brooklyn.

Block 388 Study Area - Lots 34, 35, 36, and 37

Prior to the 1830s, the area within and surrounding Lots 34-37 remained part of a larger swath of land owned by the Powers Family who, as previously mentioned, had purchased the tract from the Bergen family during the early nineteenth century. The land of the eastern Study Area was probably agricultural in nature, though based on early historic maps dating to the era, it is likely the area was frequently prone to flooding associated with the Gowanus Creek floodplain. In the 1830s a portion of the property was sold off by the Powers Family, which began the fragmentation of the block into multiple smaller plots of land. Although the exact date of construction for the buildings originally located on Lots 34-37 were unknown, an 1869 map indicates there were six brick buildings occupying the lots, each with Third Avenue frontage and an associated rear yard.

The conveyance records for the property were unavailable due to restraints as a result of the Covid-19 pandemic; however, historic documentation from newspaper articles indicates that the nineteenth century buildings located within Lots 34-37 were likely rental properties. Further information regarding the type of structures located within the lots was found in Sanborn fire insurance maps dating from 1884. As shown in these maps, the original nineteenth century configuration of the eastern Study Area was comprised of four lots containing four, three-story buildings composed of brick masonry. These structures are labeled as dwellings. At least one of these lots located at 110 Third Avenue, is a mixed-use occupation with a commercial store on the ground floor. No associated outbuildings are noted on this map; however, two of the structures located in present-day Lots 34 and 37 contain a wood framed, single-story attached building. These may have served as kitchens or additional storage units. The wood framed attached structure located within Lot 34 is absent from a subsequent 1886 map of Block 388. By the turn of the twentieth century, all lots within the eastern Study Area contained these single-story, wood framed attachments. By 1939, these attachments had been modified with an outer framing of brick and likely further incorporated into the functional spaces of the brick structures fronting Third Avenue. Shortly prior to the Lots being razed, maps show the Lots as having mixed residential and commercial zoning. As multiple story structures, the storefronts likely comprised the ground floors with overlying residential floors above.

The buildings located on Lots 34-37 appear to have remained in place until the mid to late 20th century when they were demolished between 1966 and 1980 and paved over to accommodate parking. Current land use modifications to the central portion of the eastern Study Area include modern drainage. Some degree of disturbance to historic nineteenth century deposits is likely due to this improvement; however, the degree of disturbance is not known. Aside from this improvement, little to no other subsurface development has occurred within the Lots. This lack of extensive subsurface modifications or disturbance coupled with historic documentary evidence for attached buildings, indicates that the potential for identifying intact archaeological features and deposits is high, especially within the rear lot areas, opposite Third Avenue.

10

Conclusions

Based on the results of the site file search, as well as LPC and OPRHP sensitivity models, the Project Area appeared to have archaeological sensitivity for nineteenth century archaeological features and/or deposits. A subsequent review of historic information relating to the development and historic character of Brooklyn Block 388 indicates that the lots comprising the Study Area, which are currently owned by NYC HPD and leased to Lessor, Ulano Corp, were developed during the mid-nineteenth century, and aside from some minor modifications made to the lot structures during the latter half of the nineteenth century, remained free of additional new construction.

When the structures within the Study Areas were razed during the mid-twentieth century, the resulting debris was hauled away, and the lots were likely subjected to some leveling in preparation for paving. The degree to which this leveling or grading has affected substrata is not known; however the presence (as indicated by historic maps of the block) for both attached and outbuildings to the rear areas of the lots indicated that below the existing paving, the potential exists for intact features and deposits dating to the nineteenth century occupation of the lots. Based on this assessment, it is recommended that a Phase IB archaeological investigation of the Lots be undertaken prior to any ground disturbing activities. The Phase IB should be of sufficient scope to identify any potential historic archaeological features and/or deposits and to evaluate those components for both integrity and significance.

11

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Appendix A – NYC LPC Request Letter

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K

Project: 280_BERGEN_STREET

Date Received: 1/13/2021

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

Properties with no Architectural significance:

- 1) 153 NEVINS STREET, BBL: 3003880001
- 2) 256 BERGEN STREET, BBL: 3003880008
- 3) 258 BERGEN STREET, BBL: 3003880009
- 4) 260 BERGEN STREET, BBL: 3003880011
- 5) 262 BERGEN STREET, BBL: 3003880012
- 6) 268 BERGEN STREET, BBL: 3003880019
- 7) 300 BERGEN STREET, BBL: 3003880031
- 8) 3 AVENUE, BBL: 3003880034
- 9) 110 3 AVENUE, BBL: 3003880035
- 10) 112 3 AVENUE, BBL: 3003880036
- 11) 114 3 AVENUE, BBL: 3003880037
- 12) 118 3 AVENUE, BBL: 3003880038
- 13) 289 WYCKOFF STREET, BBL: 3003880041
- 14) 287 WYCKOFF STREET, BBL: 3003880042
- 15) WYCKOFF STREET, BBL: 3003880051
- 16) 267 WYCKOFF STREET, BBL: 3003880052
- 17) 259 WYCKOFF STREET, BBL: 3003880058

In the radius:

LPC DESIGNATED BOERUM HILL HISTORIC DISTRICT AND BOERUM HILL HISTORIC DISTRICT EXTENSION WITHIN RADIUS. S/NR LISTED BOERUM HILL HISTORIC DISTRICT AND S/NR ELIGIBLE P.S. 38, 450 PACIFIC STREET; FORMER BROOKLYN PRINTING PLANT, NEW YORK TIMES, 500 PACIFIC STREET, AND S/NR ELIGIBLE BOERUM HILL EXPANSION WITHIN RADIUS. S/NR ELIGIBLE BROOKLYN HIGH SCHOOL OF THE ARTS, 327-347 DEAN STREET ADJACENT TO RADIUS.

Comments:

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 following bbl:

3003880001
3003880034
3003880035
3003880036
3003880037
3003880058

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 2020).

No archeological concerns for the following bbl:

3003880008
3003880009
3003880011
3003880012
3003880019
3003880031
3003880038
3003880041
3003880042
3003880051
3003880052

Gina Santucci

1/25/2021

SIGNATURE

DATE

Gina Santucci, Environmental Review Coordinator

File Name: 35371_FSO_DNP_01152021.docx