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METROPOLITAN TECHNOLOGY CENTER  
BROOKLYN, NEW YORK

PHASE I:  
CULTURAL RESOURCES SUMMARY

Prepared for McKeown and Franz, Inc.

by  
Nan A. Rothschild, Ph. D.

Susan A. Dublin, M. A.

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## INTRODUCTION

This report presents the results of detailed cultural resources research on the Metrotech development area in downtown Brooklyn, New York. It was prepared at the request of McKeown and Franz to supplement the 1984 *Cultural Resources Reconnaissance* by Susan Kardas and Edward Larabee. The Kardas and Larabee report outlined the history of the project area and flagged specific structures and areas determined to be of archeological, historic, or architectural significance. The authors also recommended archeological excavation in limited areas on two blocks of the study tract which appeared to have a high potential for encountering relatively undisturbed deposits (Kardas and Larabee, 1984;63). The report, however, did not provide enough detailed information on the cultural and social history of the occupants of this area, or on the nature of specific disturbance to specific structures, to make clear whether testing should in fact be undertaken and what kind of information would be likely to be recovered. The purpose of the present report, therefore, is to provide a framework within which these questions can be answered.

This report deals specifically and in greater depth than the earlier with the areas flagged as significant. While potentially all periods of human occupation are of interest, we will focus on the historic period as the Kardas and Larabee report (chapter 3) convincingly rules out the existence of a sizable prehistoric component on the studied blocks. The report addresses two questions; one, whether the documentary history of land use indicates that the

area is likely to meet federal, state, and city criteria defining it as archeologically sensitive. For the historic period, these include a connection with persons or events important in national or local history or value in enhancing scientific knowledge of past lifeways.

A second question is the nature of site integrity and the question of whether earlier deposits have been destroyed by later construction. The record of building episodes and consequent subsurface disturbance is used to provide information on this subject. It has been pointed out (Rockman et. al., 1982) that the degree of destruction to a resource depends upon the nature of that resource. In other words, features such as privies, wells, cisterns, etc. which are dug quite deep are less likely to have been destroyed by relatively shallow foundations than are living floors. Examples of such are known from excavations in lower Manhattan where deposits have been found under basement floors as deep as 10 feet below grade.

#### THE PROJECT AREA

The Metrotech development area comprises approximately seven square blocks located in downtown Brooklyn. The southern boundary is one and one-half blocks north of Fulton Street, a road which existed as early as the seventeenth century. It is bounded on the west by Jay Street, to the north by Johnson and Tillary Streets, and in the east by Flatbush Avenue. It is a mixed use area, combining commercial, light industrial, residential, and academic functions.



The street grid, laid out as early as 1819, has not been altered since that time. The first functional use of the area was residential, the initial homes being built in the early mid-century. During the nineteenth century, this was a neighborhood of small brick and frame rowhouses, with storefronts along Myrtle and Jay. A number of these first houses survive, although many have been extensively modified, some by the addition of extensions which enlarge the structures to cover the entire lot.

#### SAMPLING STRATEGY

Given the large number of structures, the size of the development area, and the homogeneous ethnic and economic nature of the area's historic inhabitants as well as the limited research time available, study of a sample population is the most time and cost efficient strategy. We chose to focus on the two sections of Blocks 143 and 2047 flagged by Kardas and Larabee which, for the majority, present only one building episode and have either totally or relatively undisturbed back yards. As a group, these lots are representative of the nineteenth century character of the neighborhood. There are no known socioeconomic or ethnic differences missed in concentrating on these blocks and they have the advantage of being the best preserved archeologically. This, therefore, is a stratified, rather than a random, sample, a more acceptable sampling strategy when the population from which the sample is drawn is a known one.

Block 143 is bounded by Lawrence, Johnson and Bridge Streets and Myrtle Avenue. Kardas and Larabee flagged twelve lots and 9 standing structures on this block. This represents approximately half the block's total area. At the height of the area's development, there were 19 houses in this northern half of the block. On Block 2047, which is directly east of Block 143 (see map, Figure 1), the flagged area consists of 4 lots with 3 standing buildings along the western side of Duffield Street. We also included a triple lot, currently a community garden, along the west side of Bridge because the three houses which stood there during the nineteenth century meet the criteria of the sample selection with regard to a single building episode and relatively or totally undisturbed back yards. With this addition, the Block 2047 lots represent approximately 17% of the block area. The two blocks together, consisting of 19 lots and 12 standing buildings, contained 26 homes at the height of the nineteenth century development. This represents a 19% sample of the area which has not been totally disturbed by twentieth century construction.

This report will present a detailed history of the sample lots, including land ownership and occupancy, building history and land use. An overview history of Brooklyn has not been included since they were adequately covered in the 1984 report.

## SEVENTEENTH AND EIGHTEENTH CENTURIES

The village of Brooklyn was established in 1746 along the line of the present-day Fulton Street, then a carriage road leading from the Ferry (at the site of Brooklyn Bridge) to the village of Jamaica in Queens. Its center was the Dutch Church, at Fulton and Lawrence Streets, approximately two blocks south of the study area. Among the first landholders in the village were Joris Dircksen, Peter Cornelissen and Huyck Aerstsen (Stiles, 1867:47).

The earliest extant deed for the study tract is dated 1688, between the heirs of Sussanna (sic) Dubbles and Hendrick Sleght. The land transferred is described as "a certaine piece of land lying within the jurisdiction of ... Brueckelen in the Kings County at the northwest off the land off Pieter Cornelieuse [being the land] granted to Joris Dirckse the said Sussanna Dubbles husband in the date 23 March 1646 by the [provincial] governor William Kieft ..." (Liber 1:100). This property passed in 1704 from the Sleght family to Carel Debevois and is described in the conveyance of that year as "a ... piece of land with ... salt marsh or meadow and two houses ... lying ... in the towneship of Brookland and bounded as ffollows viz. easterly by a certaine creek, northerly by the land of Harmann Jorisse bowman westerly to the country road [Fulton Street] and southerly to the land of Jacobus Vandewater ..." (Liber 3:6).

Upon the death of Carel Debevois the property passed to his daughter Margaret Duffield and thence, in 1829, to her heirs (Liber 26:86 and 27:13,21). This property is that noted as the "Duffield Estate" on the farm line maps of 1846 (Butt) and 1849 (Colton). It

extended in a decreasing wedge from Fulton Street to Wallabout Bay and encompassed Blocks 148, 2048. 2058, and 2059 and parts of Blocks 143, 147, and 2047.

The earliest transaction dealing with the remaining area is dated 1692. This conveyance, between Harmon Joras and George and Trentye Jacobsen, transfers two pieces of property described as "all the ... tenement stable and orchard lands and meadow ground ... scituate... at the ferry in the town of Brookland ... also that piece or parcell of land conteining (sic) six and fifty acres ... scituate between the lands of John Aerson and Hendrick Slaett" (Liber 1:295). This property is the same as that conveyed in 1755 from Martin and Elizabeth Ryerse to Barent Johnson. The parcel is described as "all that farm or tract of land and meadow scituate ... at Brookland ... bounded as follows southeast by the land of Carel Debevois southwest by the Kings Highway ... northwest partly to the land of John Rapelye and partly to a piece of land belonging to the heirs of Adrian Hogeland and northeast by a small ditch in the meadow " (Liber 16:44). Rapelye's and Hogeland's land abutted Wallabout Bay (Stiles 1867:24; Liber 3:181); thus the Johnson holdings did not extend to the river.

The boundaries of Johnson's land are noted on the farm line maps cited above: they extend in a decreasing wedge from the line of Fulton Street along the south and west to the Rapelye holdings on Wallabout Bay. Upon the death (circa 1824) of John Barent Johnson, the son of Barent Johnson, the property passed to his sons, Evan Malbone Johnson, Samuel Roosevelt Johnson, and William Lupton Johnson (Liber 14:143). The Johnson holdings in the study area comprised Blocks 132 and 142, as well as parts of Blocks 143, 147 and 2047. The subsequent

partition of the property among the three sons deeded Blocks 142 and part of 147 to William Johnson, the northwest two-thirds of Block 143 to Samuel Johnson and Blocks 132 and the northwest corner of Block 2047 to Evan Johnson.

Although the study area was settled as early as 1646, there is no evidence in the relevant deeds of any structures on Blocks 143 or 2047. The earliest colonial period map which shows structures with any degree of verisimilitude is the Ratzer Map of 1767 (Figure ). On this map the buildings cluster along Fulton Street and do not extend further than 400 feet past the street line, therefore not into the study area, which appears to consist only of fields and farmland. The Plan des Ouvrages compiled during the 1770s also shows a line of structures along Fulton Street. Skinner's map of 1781 indicates the lands of John Johnson with a house on the southern side of Fulton and the land of "Debazee" (Debevois?). The Debevois farmhouse is located on the north side of Fulton Street directly east of the Brooklyn Church (at the corner of Fulton and Lawrence).

It cannot be said with certainty that there were no Colonial Period structures in the study area since outbuildings would not be likely to have been depicted on the early maps. However, the probability of the existence of substantial early structures is low.

The study area did not figure prominently in the Battle of Long Island, the only Revolutionary War battle fought in Brooklyn. The Brooklyn fortifications extended in a convex arc from Prospect Park to Fort Greene Park (Johnson, 1776; Skinner, 1781). At the nearest point, the fortifications were approximately eight blocks from the eastern boundaries of the study area. Retreating from Long Island,

Washington's troops travelled northwest along Red Hook Lane, west of the study area, to Fulton Ferry, at the site of the Brooklyn Bridge. It is not unlikely that the retreating army crossed the Johnson lands; however, the probability of encountering major Revolutionary War deposits is slight.



Figure 1. The Ratzer Map, 1767







During the first two decades of the nineteenth century, the study area remained farmland in the possession of the Johnson and Debevois families. The Lott Map compiled in 1819 shows that a street grid identical (with the exception of Flatbush Avenue Extension) to today's had been laid out by this date. According to the map, there were no existing structures in the area. It should be noted that the Lott Map, which covers all of downtown Brooklyn, is quite detailed in its depiction of structures. Therefore if any did in fact exist (with the possible exception of insubstantial outbuildings), they would have been likely to have been recorded. By 1822, Willoughby, Jay, Bridge and Gold Streets and Myrtle Avenue had been opened (Spooner, 1822). It is not clear when Johnson, Tillary, Lawrence and Duffield Streets were opened.

The Hooker Map (1827) indicates that the only buildings in the study area at that date were along Tillary Street between Lawrence and Duffield Streets. There were apparently no structures on either Block 143 or Block 2047 at this point. By 1824, the Johnson holdings had been divided among the three sons of John B. Johnson (Liber 14:143, 149, 156). By 1829, the Debevois land had passed from Johannes Debevois, the son of Carel, to his daughter Margaret Duffield and thence to her children Anna Prince, Margaretta Willoughby and her husband Samuel A. Willoughby, and Susan Lawrence and her husband Charles K. Lawrence (Liber 27:17).

The Brooklyn Directory of 1830 lists a Mrs. Duffield at Fulton Street above Smith, which would be on the south side of Fulton, out of the study area. Samuel A. Willoughby, a merchant, is listed in the directories of 1830 and 1835 at 235 Fulton Street, also out of the

study area. The Reverend Evan M. Johnson shows up in the directories of 1830 through 1845 at the corner of Pearl and Johnson Streets, to the west of the study area. At this point none of the principals appear to have been residing within the boundaries of the study area, which suggests that the area and the specific blocks dealt with in this report were still undeveloped.

In the absence of any detailed maps between the years 1827 and 1855, the records of deeds and conveyances, the Kings County Census records and the Brooklyn directories are the most valuable sources for documenting the development of Blocks 143 and 2047. The first source indicates only land transfers; it very rarely notes the existence of a structure on a given or adjoining lot. With the exception of the 1841-2 directory, which has a reverse listing, the directories are arranged by name, not address; thus, it is difficult, without combing the entire book, to locate residents at a particular address. The Census lists are arranged by location, although addresses are only given in the 1875 book: it is possible, however, to locate residents by their proximity since the census taker generally went house to house, and to check the names against the directories for addresses. Therefore, the combination of these sources provides a more complete picture of land development. In general, both blocks appear to have been subdivided and presumably developed over a period extending from the late 1830's to the early 1850's. For the purpose of clarity, we will treat each block separately, dealing with only the areas defined as sensitive in the introduction to this report.

Our research covers the period from the initial land subdivision to the end of the nineteenth century. Sewer and water lines were extended into Brooklyn by 1992; prior to this date, backyard features such as wells, cisterns, and privies would have been in use.

BLOCK 143: 57-61 LAWRENCE STREET; 100-120 JOHNSON STREET;  
294-308 BRIDGE STREET

As noted above, the land of John Barent Johnson was divided among his heirs in 1824. The northern section of Block 143, containing the Lots 11 through 28, passed into the possession of Samuel Roosevelt Johnson and his wife Elizabeth. In 1824, Johnson, a minister, was residing in New York; conveyances made during the 1830s and 1840s list his residence as Lafayette County, Indiana. The Colton Map of 1849 labels the house which still stands at 108 Johnson Street as belonging to "Rev. Johnson". Johnson, a minister, may have moved around considerably and may in fact have been residing at that address in 1849, although the directory of that year does not list him. (The property changed hands in 1850.)

The Johnson brothers were apparently considering subdividing the land into building lots as early as 1833. An agreement of 23 May of that year states that "... whereas it is agreeable that Johnson Street from Bridge to Adams Street in the Village of Brooklyn should be built up in a uniform manner so as to render it pleasant and agreeable for private residences... [this agreement specifies that houses built on these streets be]... set back on a line which is ten feet from the

fence of said street..." (Liber 36:279). The agreement further mandates that its terms be included in future deeds and states penalties for non-compliance.

The earliest conveyance for the lots 11 through 28 was in 1837 (Lot 11). Lots 15 and 16 at the corner of Johnson and Lawrence, the eastern half of Lot 20 at the corner of Johnson and Bridge, and Lots 25 through 28 fronting on Bridge Street were all sold by 1842. Lots 17, 18, and the western half of Lot 20 were sold off between 1848 and 1850. In other words, the subdivision of Samuel Johnson's holdings in the sample area had been completed by 1850 (Appendix 1). The land and occupancy history which follows is on a lot by lot basis. Appendices 2 and 3 list the title chains and occupants.

#### Lot 11 61 Lawrence Street

This property was transferred earlier than any other in the two block area. In 1837, Johnson sold the land to Jonathon Trotter, the president of the Atlantic Bank. Trotter apparently did not reside at this address, since he is listed elsewhere in the directories. Trotter sold the property in 1847 to John R. Stagg, a cabinetmaker, who also did not live there. In 1847, the property passed to Hazadiah Coffin, a shipmaster. Coffin appears in the 1849 directory at 104 Johnson Street (eastern part of Lot 14). In 1870 the property was sold by the Coffin family to Margaret Tormey, who appears as owner through 1895. This property was apparently not owner-occupied during the nineteenth century; there is no information on the residents during the period.

Lot 12 59 Lawrence Street

This lot was sold to Michael Kelly in 1846 and passed down through the Kelly family through the nineteenth century. Census records and directories list it as the residence of Michael Kelly, a wood dealer, until 1880.

LOT 14 100-102 Johnson Street

Lot 14 today includes the addresses 55 and 57 Lawrence Street, 100-102 Johnson (at the corner of Johnson and Lawrence), and 104 Johnson Street. The entire block of property as well as the parcel which is now Lot 16 was sold as two lots to Elizabeth Liscombe in 1845. The house at 100-02 Johnson apparently existed in 1841, since it is listed as the address of Mrs. Liscombe in the directory of that year. In 1845, the two lots, 59 Lawrence and 100-02 Johnson, and 104 Johnson were sold to separate owners. The corner property passed through a succession of owners during the 1850s (Appendix 2). By 1858, it was in the hands of the Lawrence family. The Brooklyn Directory of 1861 lists a Wyckoff Lawrence, a clerk, as resident in that year. Sarah Lawrence, a schoolteacher, was listed in the directory of 1865. John Parker, a silversmith, is listed in the Kings County Census records of 1892 and the directory of 1895 as the resident of 100 Johnson Street.

Lot 14 55 and 57 Lawrence Street

The chain of title on these addresses is the same as that already listed for 100-102 Johnson Street. The addresses refer to two small masonry houses erected after 1855 in the rear yard of 100-102 Johnson

and since demolished. The Census lists of 1875 names an Alford H. Gardiner, a stationery dealer, living at 57 Lawrence and an Edward Sillick, occupation unknown, at 55 Lawrence. By 1895, however, the entire lot is occupied by John Parker, noted above.

Lot 14 104 Johnson Street

This was part of the parcel sold by Samuel Johnson to Elizabeth Liscombe in 1845. It and the property which is now Lot 16 were sold to Charles H. Baxter, also in 1845. In 1847, Baxter subdivided the lots, selling this one to Hazadiah Coffin, a shipmaster, in 1847. Coffin is listed as resident at the address in the directory of 1850. It can therefore be assumed that the building at this address was constructed by 1850. Upon his death circa 1855, the property passed through the family. The directory of 1892 lists Emily Coffin, a daughter of Hazadiah and a retired schoolteacher, as resident.

Lot 16 106 Johnson Street

This parcel was part of the property sold to Elizabeth Liscombe in 1845 and by her to Charles H. Baxter. In 1847, Baxter sold the land to Henrietta Chichester, who sold it to Charles B. Prindle in 1852. In 1887, the parcel was sold to John Cunnion. This property was apparently rented out as none of the principals appear as residents of the address. Census records of 1865 list John Brewster, a merchant, at the address in 1865. In 1875, Sarah Halstead ran a boardinghouse here.

Lot 17 108 Johnson Street

In 1850, the Johnsons sold this property to George Hastings. Hastings sold it to Henry Hagner, a lawyer, in 1851. Both Kings County census records and Brooklyn directories list Hagner at this address through 1892. Since the building on this lot is depicted on the Colton Map of 1849, it was built prior to that date; the exact date of construction is unknown, however (cf. Kardas and Larabee, 1984:42). See the beginning of this section for further comments on the building.

Lot 18 110 Johnson Street

This parcel was sold in 1850 to John Stoddard, a civil engineer and city surveyor: the Stoddards appear on the census list of 1855 as resident at the address as well as in the Brooklyn directories through 1860. The census records of 1865 list Katherine Stoddard, widow of John running a boardinghouse. In 1866, the property was sold to Alfred E. Lyman, and in 1887, to Catherine and Hugh Begly. After 1866, it was apparently rented out. The 1870 and 1875 directories list Thomas Finnegan, a furrier, as resident. The census list of 1892 and the directory of 1895 list Samuel Titus, a printer, as occupant.

Lot 20 112 Johnson Street

This parcel was sold in 1848 to Caleb Coggeshall, a clerk at the Fulton Bank, who appears in the directory of 1849-50 as resident at the address. Thus the building apparently existed by this time. In 1851 Coggeshall sold the property to Ebenezer Howell, who sold it in 1854 to Louisa J. Ackerman. Louisa Ackerman appears in the city

directory of 1861 as the occupant and in the census list of 1865 as the mistress of a boardinghouse. The census records of 1875 list Henry Ackerman, Louisa's son, a cashier, as the resident. In 1891, Ackerman's estate sold the property to Lorenz Bommer, a hardware dealer. The Bommer family was resident at the address through the turn of the century.

Lot 20 114 Johnson

This plot was sold to Silas Beebe in 1849 and in 1852 to Daniel C. Chapman, a pilot, who was listed at the address in 1855. In 1865, the parcel was sold to Abram Howland, a carman. Howland appears in the directories as resident at the address through 1875. The census list of 1892 and the directory of 1895 show Thomas Farrell, a fireman, as the occupant.

Lot 20 116-118 Johnson Street; 300 Bridge Street

These addresses, which make up the eastern half of Lot 20 are part of a block of land which was sold to Henry Spies in 1840. The entire block, which measures 56 feet, 6 inches by 100 feet and is located on the corner of Johnson and Bridge Streets, also includes Lots 23 and 25. Henry Spies declared bankruptcy in 1853. The property was divided by the referee in bankruptcy. There is no indication that the land had been subdivided prior to this year. For the purpose of clarity the addresses will be dealt with separately.

Lot 20 116 Johnson Street



This lot was sold at public auction to George Latham, a police sergeant. Latham is listed in the census lists of 1855 as living at this address. In 1867, the parcel was sold to Margaret Roderick, who apparently did not live on the property. The census records and the directories of 1875 list John E. Hinchman, a "boss carman", at the location. Those of 1892 list as occupant George Baden, a jeweller.

Lot 20 118 Johnson Street

This lot was sold in 1854 to William Waring, a merchant in coffee and spices. Waring lived at the address, since he is listed in the directories of 1855 and 1860. The parcel passed in 1866 from the Waring family to James Rorke. The Rorke family occupied the lot at least until 1892, when the census lists Edward Rorke, a dealer in crockery and glassware, as the occupant.

Lot 23 120 Johnson Street

In 1853, this lot was sold to William Draper. Draper was apparently not resident in the building. The property passed through the Draper family until 1875, when it was sold to William Tintle. Tintle, a butcher, appears in the directories from 1875 through 1895. As noted above, Tintle applied for a permit from the Buildings Department in 1876 to create a storefront. The directory of 1870 lists this address as the site of Tintle's business; it is therefore likely that this is the only lot in the sample that supported both a business and residence.

Lot 20 300 Bridge Street

This was part of the Spies property which was conveyed in 1854 to John L. Dyke, a cooper. In 1864, the property was conveyed to John Dyke's son, David C. Dyke, a carman. John Dyke had resided at this address from 1855 until 1864, according to the census lists and the directories. David Dyke appears in censuses and directories through 1880.

Lot 25 302 Bridge Street

This also was part of the Spies property. It was sold in 1854 to Henry Crummey, a butcher. Crummey appears in the census lists of 1855 as resident at the address. At this point the title chain is lost. However, the census lists of 1865 show James McKeon, a porter, as the occupant. The Mc Keon family apparently occupied the building at this address in 1875, since the directories list as occupants Henry McKeon, salesman and George McKeon, clerk.

Lot 26 304 Bridge Street

This parcel was sold to William Weaver in 1842. It passed through several owners (Appendix 2) before it was conveyed to William Harding, a cashier in a dry goods store. In 1864, it was purchased by John L. Dyke, previously resident at 300 Bridge. The Dykes remained resident through the century.

Lot 27 306 Bridge Street

This is part of a property (including Lot 28) sold to William Mercein in 1844. It remained in the hands of the Mercein family until 1867, when it was sold to Thomas B. Smith, a hardware dealer. The

house on the property was rented, according to the census lists of 1855, to William Hyde, a bookkeeper. By 1875, the house was occupied by Arthur Quinn, a builder. 1892 census records and directories list Henry Block, a butcher, as resident.

Lot 28 308 Bridge Street

This also is part of the land conveyed to William A. Mercein. The directory of 1841-2 lists Mercein as a resident at this address. The property passed through the Mercein family until 1867, when it was sold to Reuben P. Carr, a mason. George Carr, his son, also a mason was listed in the 1892 directory as the occupant at this address.

BLOCK 2047: 264-267 BRIDGE STREET; 134-140 DUFFIELD STREET

The block, including sample lots 4 through 6 and 31 through 34 was in the possession of Samuel A. Willoughby until 1846. In that year, Willoughby defaulted on a mortgage and the mortgage holder, Mechanics Savings Bank, took title to the land (Liber 149:452). The bank immediately began selling off parcels, apparently to developers, since the properties were not sold as individual lots but as blocks of lots. The sample lots were conveyed in three transactions, all occurring during 1846 and 1847. Lots 4, 5, and 34 were sold to Henry Vail, who subdivided and sold them between the years 1848 and 1854. Lots 6 and 32 were sold to Samuel Garrison. Garrison subsequently sold Lot 32 to John French, a "builder", who had previously purchased

Lots 31 and 33 (Liber 170:447). Garrison sold Lot 6 in 1849. French, who held title to a block of several lots along Duffield Street, sold them off between 1849 and 1853. The reverse directory of 1841-42 states that there was no one living along the east side of Duffield Street during those years. Although there were individuals listed on the Bridge Street side of the block in 1841, there was no one living on the lots under study here. This is consistent with the picture presented in the deeds records, that the properties were not developed until the late 1840s. The earliest directory listing, from the book of 1849-50, shows George W. Lee at 317 Bridge (Lot 5).

#### Lot 4 319 Bridge Street

This parcel was part of the block sold to Henry Vail in 1847. In 1854, Vail sold it to Jeremiah Mundell, a painter and dealer in oils and paints. During the 1850s, Mundell operated a store along Myrtle Street. 319 Bridge Street is listed as his residence in the 1855 census. In 1862, the property was sold to John F. Hennessey, a real estate agent and city assessor. At this point, the title chain is lost: however, Hennessey is listed in the Brooklyn directories at this address as late as 1880.

#### Lot 5 317 Bridge Street

This lot was also one of those sold to Henry Vail, who sold it to George W. Lee, a clerk at the Navy Yard, in 1849. As noted above, Lee appears in the directory of 1849-50 as the earliest identified resident of the study lots on this block. Lee lived at the address until his death in 1880 or 1881, since he appears in both the census

lists and the directories. The 1875 census also lists a Frank Hinchman, Lee's son in law, as an occupant. In 1882, the property was sold by Mary E. Hinchman, Lee's devisee and most likely his daughter, to James Shea. The directory of 1895 names Samuel Walters, a grocer, at this address.

Lot 6 315 Bridge Street

In 1849, this parcel was sold by Samuel Garrison, the original purchaser, to Robert J. Davies. Davies sold it to Edwin Ketcham in 1853. There are no indexed records of deeds after this point. Neither Ketcham nor Davies were residents at the address. Census records of 1875 list Jerald Walsh, a shoe manufacturer, and Joshua W. Osborne, a bookkeeper, as residents during that year. The block abstract at the Long Island Historical Society lists an 1891 lease to Wiley Overton (Liber 2045:221). Overton, a police officer, is listed in the directory of 1895 as the occupant of this address.

Lot 31 134 Duffield Street

This was part of the land sold to John French in 1847. Between 1847 and 1851, there were a number of transactions. In 1851, it was purchased by Elbert D. Waters, a grocer, who was listed in the census of 1855 at this address. In 1861, the property was sold to John Baldwin. The property changed hands twice between that date and 1874, when it was sold to Catherine A. Hurley, a widow. The census records list Hurley at the address in 1875. She was apparently running a boardinghouse, since there are also a number of boarders also listed.

Lot 32 136 Duffield Street

In 1849, this lot was sold by John French to Cadwallader A. Bedell, who sold it to Gorham A. Taylor in 1853. Neither Bedell nor Taylor dwelt at the address. In 1863, the property was sold by the Citizens Bank to John D. Burtnett, who appears in the census list of 1865 as the resident. In 1867, Burtnett sold the parcel to Andrew I. Provost. The census records of 1875 list John Van Nuyse, a butcher, and Daniel H. Sands, a hatter, living here. Since their families are also listed, this was apparently a two-family house.

Lot 33 138 Duffield Street

One of the lots sold to John French in 1847, this property was sold by French to John Warren in 1853. Warren sold it that same year to the executors of Michael McMahon. There were two transactions in 1870 from the McMahon estate to John Monahan to Mary A. Leddy. The census records of 1875 show C. Chapman, a widow, and John Wickstead, an importer, as occupants. Wickstead was apparently still residing at the address in 1881, since he appears in the directory of that year. It would seem that this house was also a two-family dwelling.

Lot 34

In 1854, Henry Vail sold this lot to Benjamin Hinchman, a dealer in lamps and oil. Hinchman appears in the census list of 1855 at this address. The census of 1875 lists three residents; William Dusenbery, a carpenter, John Clark, a clerk, and Constanting Herzberg, an artist. Dusenbery is listed at the address in the directory of 1881. Census records and the directory of 1892 show Charles Rikel, a foreman, as

the occupant. It appears that Hinchman retained title to the land until at least 1887, as he is mentioned in an 1887 deed to an adjoining property.

#### SUMMARY

Both study areas were developed at approximately the same time, during the mid-nineteenth century. On Block 143, however, there are several earlier residents. The directory of 1841-42 notes that the corner house at Johnson and Lawrence (Lot 14, 100-02 Lawrence) was occupied, as was the house at 308 Bridge (Lot 28). The house at 108 Johnson is also noted as an early structure (see above). These three, then are the earliest documented buildings in the sample area.

With the exception of the storefront at 120 Johnson (Lot 23), all the buildings in the sample were residential through the nineteenth century. The majority of the houses (14 of the 17 standing in 1855) on Block 143 and on the Bridge Street side of Block 2047 (two of three) were initially owner-occupied. Ten of the nineteen homes on Block 143 and all those on the Bridge Street side of 2047 remained so through 1880. The houses along Duffield Street were apparently rental properties from the time they were built; certainly in 1875, and probably initially, they were two-family dwellings. The conversion from owner-occupied to rental housing, occurred, where it did, between 1865 and 1870. Very few of the homes (59 Lawrence, 104 Johnson, 108 Johnson, 300 and 304 Bridge, and 317 and 319 Bridge) remained in the possession of one family throughout the large part of the century. All of these were owner-occupied.

The character of the residents, both ethnically and economically, remains relatively homogeneous across all the lots and through the century. Census records and last names provide a fairly good picture of the ethnic composition of the inhabitants. Without exception, the documented population was of northern European background, English, Irish, and German, and, therefore culturally similar. The census lists of 1855 and 1865 show that the majority were American born. By 1875, the records indicate increasing numbers of residents born in Ireland, the British Isles, and Germany. This is generally reflective of increasing immigration rates throughout the century.

The initial residents appear to be middle-class, clerks, artisans, and shopkeepers. The only inhabitants who do not fit this picture are Hazadiah Coffin at 104 Johnson, a sea captain, and Henry Hagner at 108 Johnson, a lawyer. During the 1860s and 1870s, boardinghouses were operated at 106, 110 and 112 Johnson and 138 Duffield Streets. The configuration of artisans and shopkeepers continues through the century.

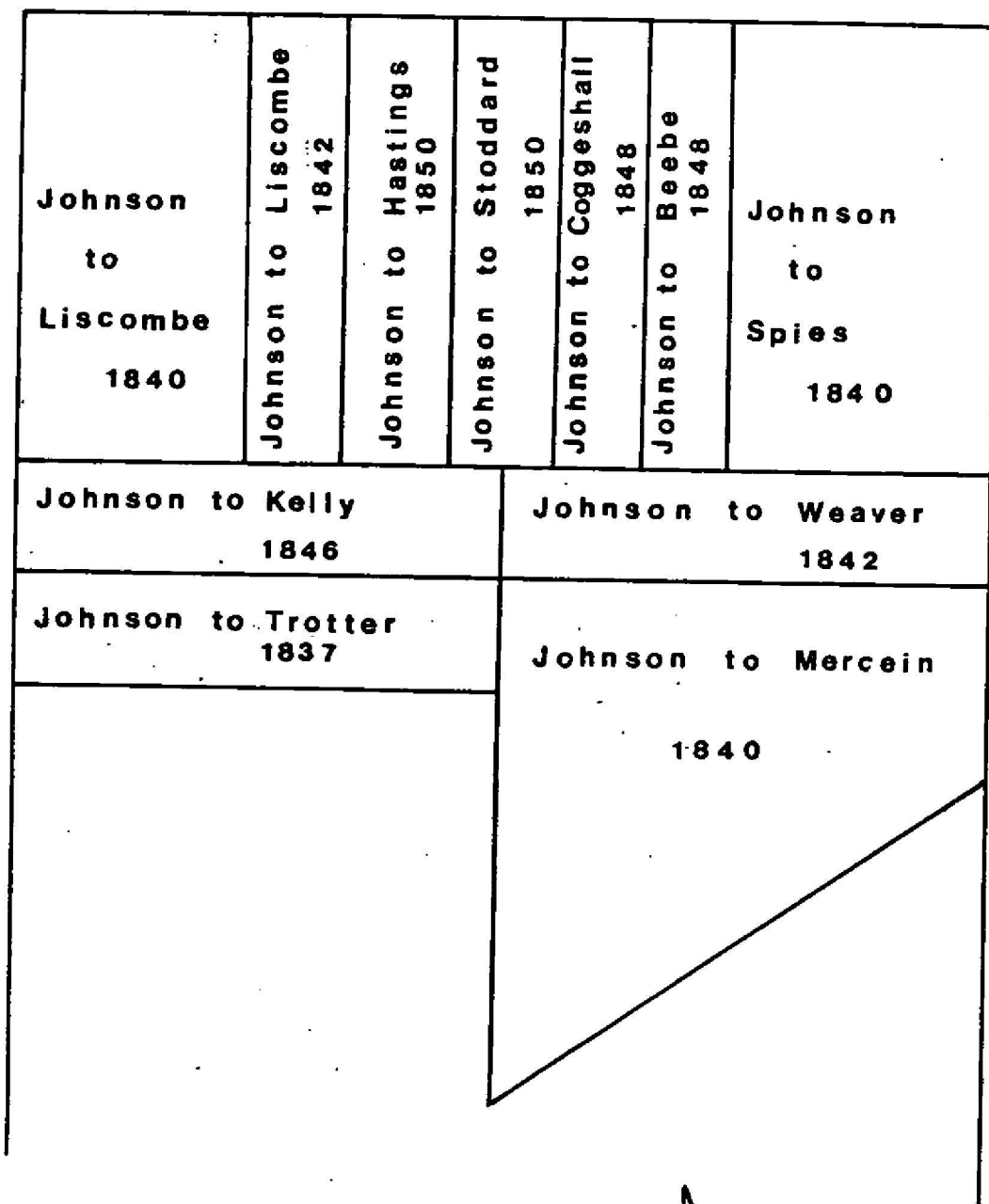
In general, it can be said that the two blocks studied present a picture which is indicative of the population of most of the developed residential areas of Brooklyn at this time (Stiles, 1870; Ostrander 1894).



# JOHNSON STREET

LAWRENCE ST

BRIDGE ST



0 feet 60



Figure 3. The Subdivision of the Johnson Holdings, Block 143.

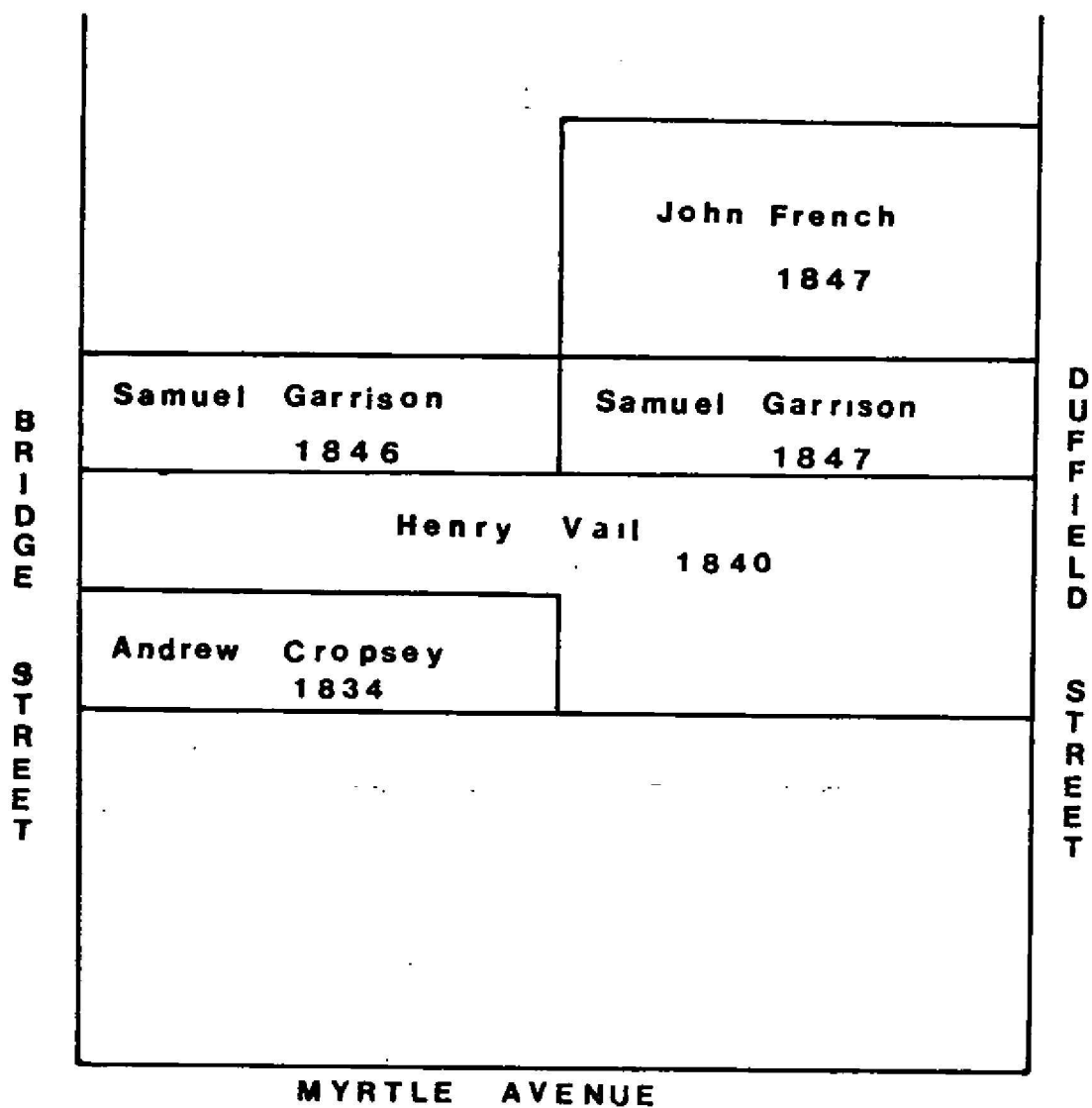


Figure 4. The Subdivision of the Duffield Holdings, Block 2047.

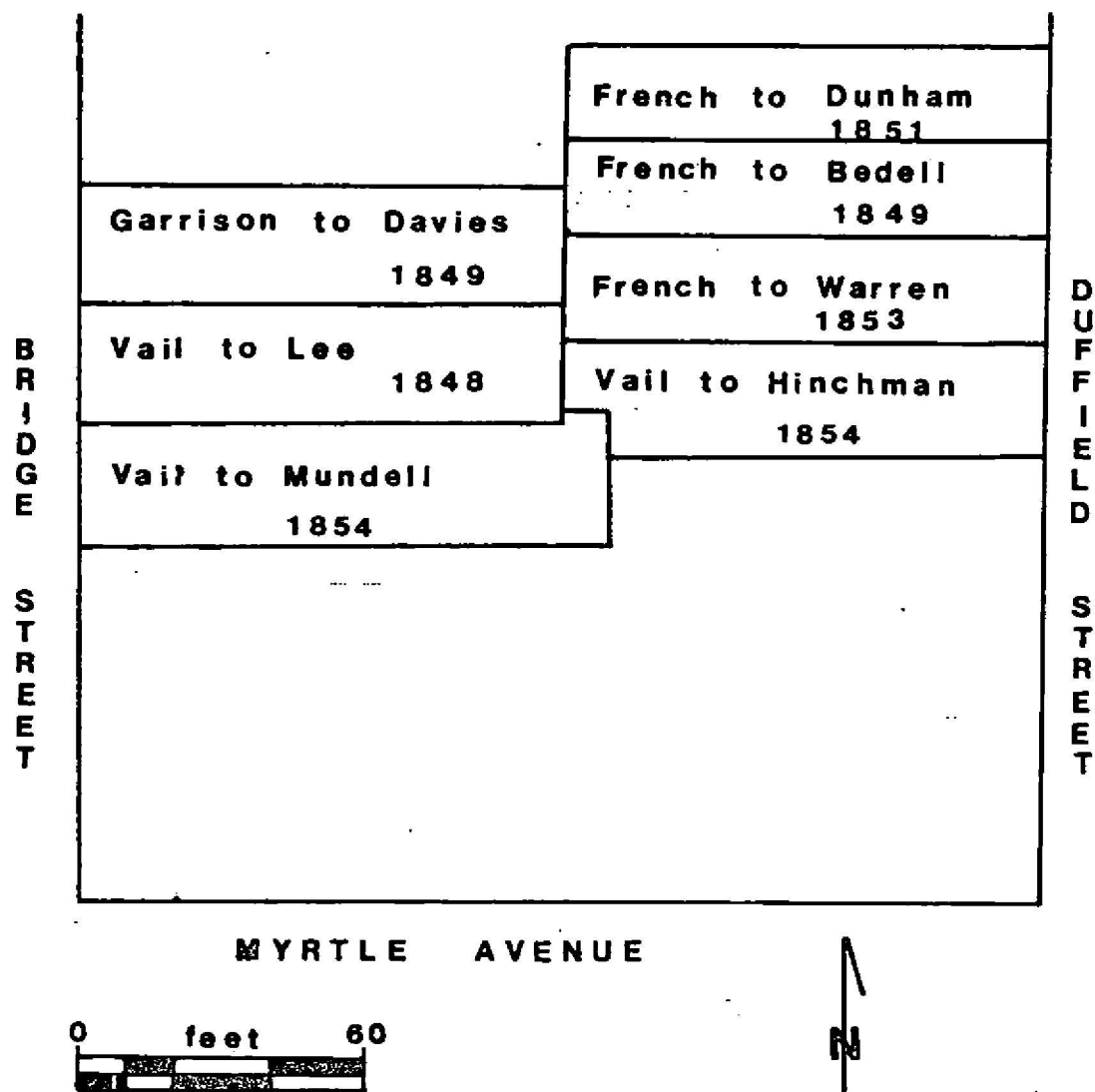


Figure 5. Property Holders, Block 2047, circa 1855.

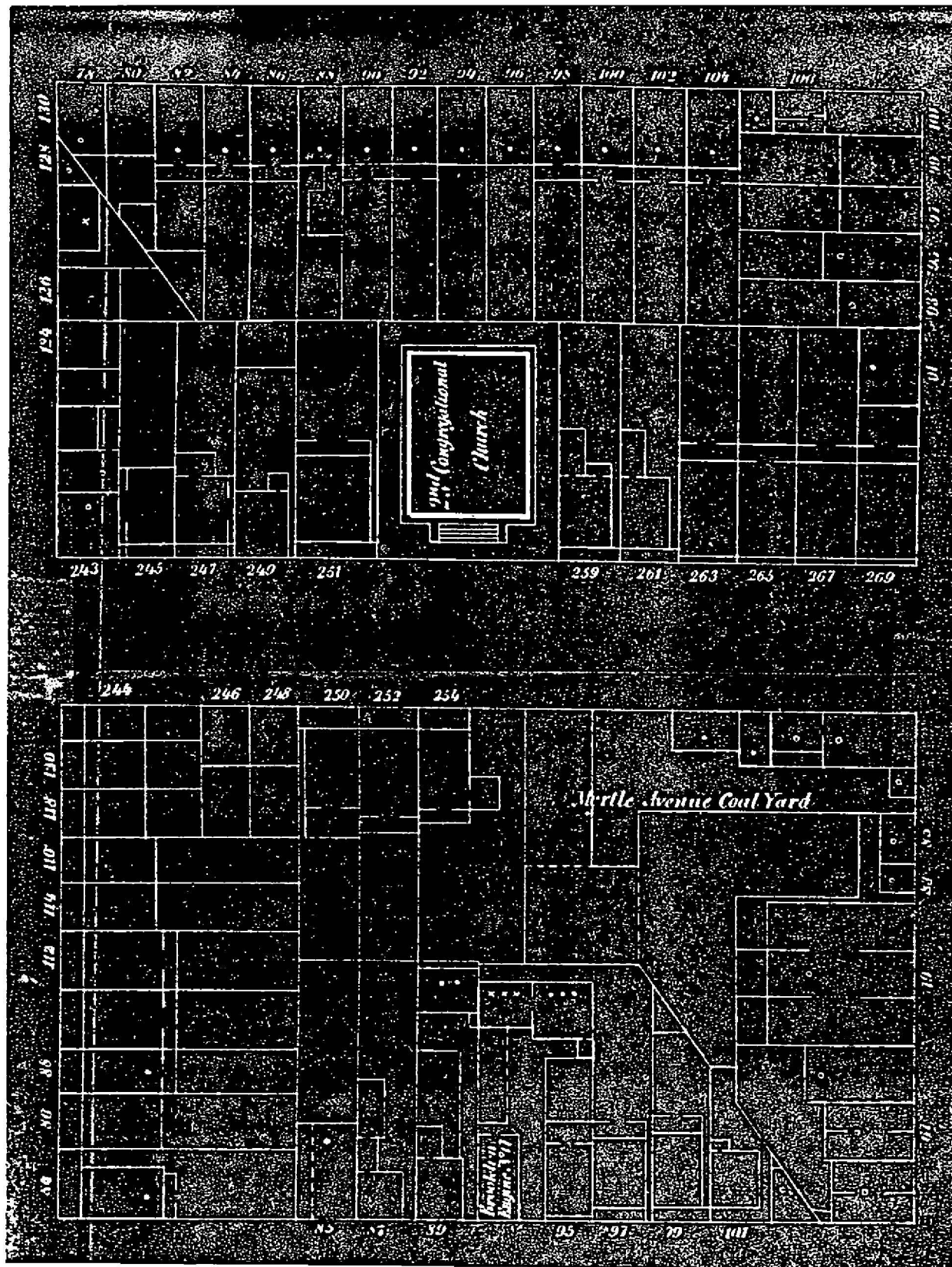


Figure 6. The Perris Map, 1855.

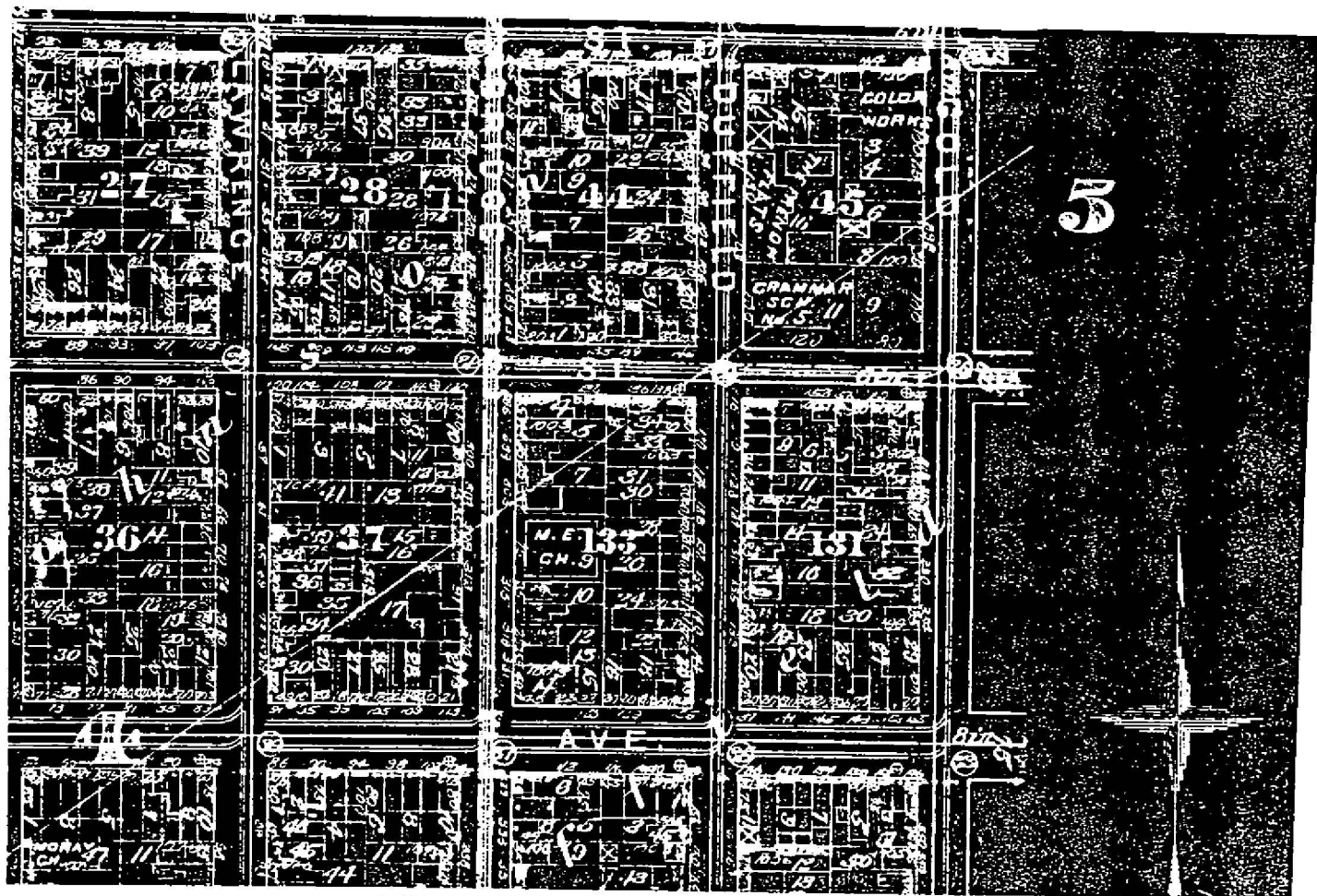


Figure 7. The Robinson Map, 1886.

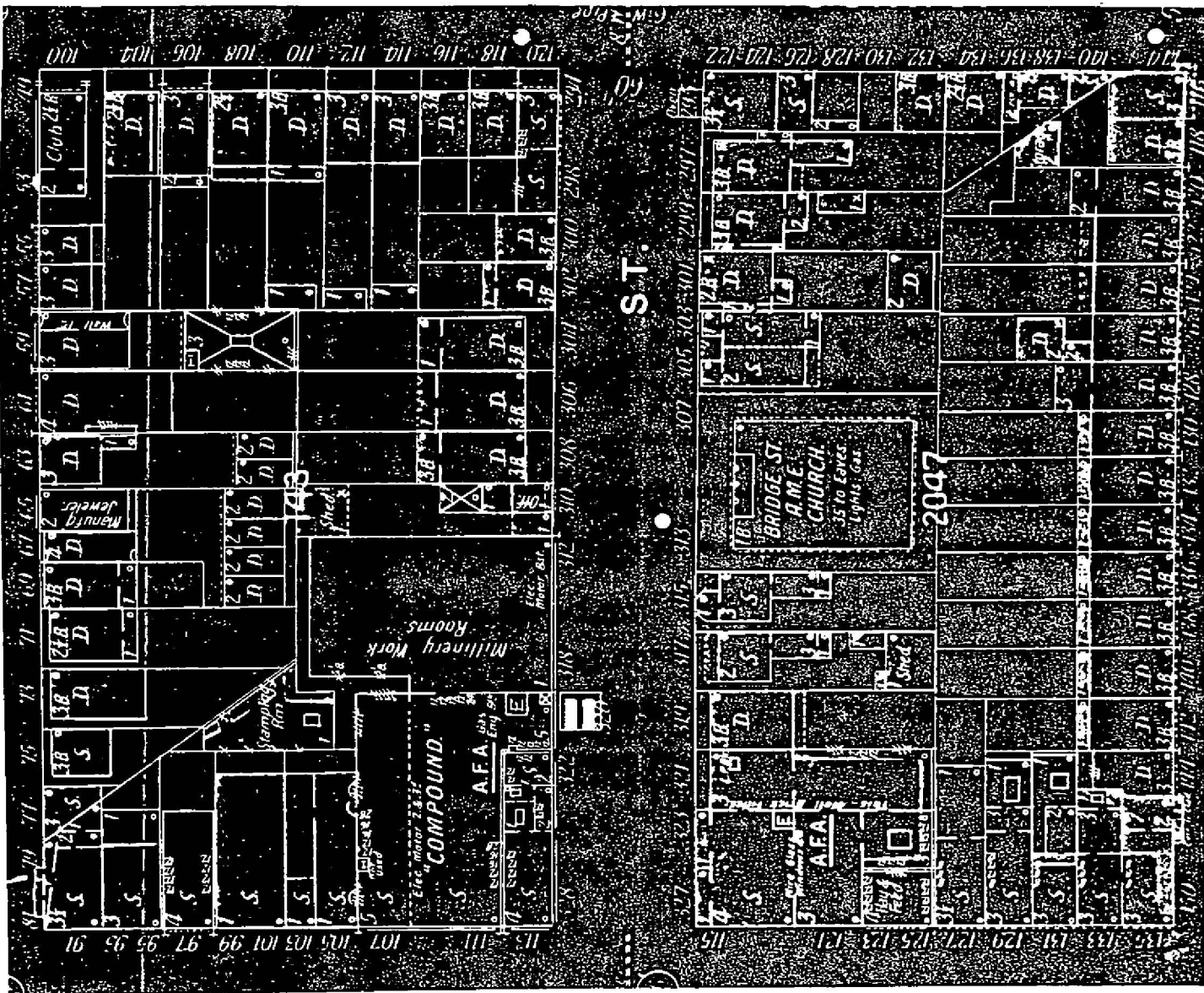


Figure 8. The Sanborn Map, 1904.

## HISTORY OF LAND DISTURBANCE

This section of the report deals with current conditions in the study area in general with an emphasis on the degree of subsurface disturbance in the flagged lots. The information presented is of use in evaluating the probability of encountering archeological deposits: along with the information contained in the previous sections, it provides a basis for the recommendations which follow.

The general description provided by the Kardas and Larabee report (1984) is adequate and will not be repeated here. In summary, the area is mixed use, combining residential, light industrial, retail, and academic functions. The areas discussed below are unique in that most have apparently seen only one (except in the case of Lot 11, Block 143) building episode and that they represent two contiguous blocks of land with backyard areas which have not been extensively built upon. They therefore have the highest probability of yielding undisturbed land surfaces or living floors and nineteenth century backyard features. They will be discussed on a lot by lot basis with a description of the latest structures on each lot. Primary sources used in this section are the records of the Department of Buildings, Borough of Brooklyn, William Perris' *Maps of the City of Brooklyn*, Volume 2, Plates 2 and 13 (1855) and the Sanborn insurance map series (1887, 1904, and 1911).

### BLOCK 143

Lot 11: 61 Lawrence Street

The building standing on this lot is a four story masonry structure measuring 25 feet in width and 55 feet in depth. There is no extension. The basement floor is 3 feet below street grade and there is a cellar extending an additional three feet. The total depth of disturbance is therefore 6 feet. This appears to have been the second structure built on the lot: it was built prior to 1887 (Sanborn, 1887). The earlier structure, built prior to 1855, measured 20 feet by 20 feet; there were two rear extensions, measuring 8 feet by 14 feet and 11 feet by 24 feet (Perris, 1855). The backyard measures 25 feet by 51.5 feet.

Lot 12 59 Lawrence Street

59 Lawrence Street is a four story masonry building which now covers the entire lot. When it was originally built, prior to 1855, it measured 23 feet by 40 feet (Perris, 1855; Sanborn, 1887). The Sanborn map of 1904 shows a three story masonry stable at the rear of the property. The stable extended across the width of the property and measured 45 feet in depth. Its construction along with the construction of an annex connecting front and rear structures would no doubt have destroyed backyard living surfaces and possibly features in the nineteenth century backyard.

Lot 15 100-102 Johnson Street

There is currently one standing structure on this lot. It is a three story masonry building 22 feet wide by 34 feet, 3 inches deep with a two story extension measuring 22 feet by 9 feet. Both building



and extension were constructed prior to 1855 (Perris, 1855, Plate 2). The house is set back 10 feet from the street line, creating a front yard. The basement floor is 3 feet, 4 inches below grade, and the cellar is dug to an additional 3 feet. There is a 3 foot wide side yard running the length of the lot. The Sanborn map of 1887 indicates two smaller (18 feet by 22 feet) three story masonry structures, since demolished, in the rear of this building and fronting on Lawrence Street (55 and 57 Lawrence). There is no information on the foundation depths of these buildings.

Lot 15 104 Johnson Street

This is currently a vacant, unpaved lot. The Perris and Sanborn maps indicate that a three story frame structure measuring 25 feet by 34 feet stood on this property. The inclusion of this building on the Perris map points to a construction date prior to 1855. The house was set 10 feet back from the line of Johnson Street, and thus had a small front yard. The back yard measures 25 feet by 66 feet. There is no information on the foundation depth of this building; however, given its similarity in dimension to the adjacent building (102 Johnson), it can be expected that its cellar did not extend any deeper than 7 feet below grade.

Lot 16 106 Johnson Street

This building is a three story masonry structure built prior to 1855. It measures 20 feet, 2 inches by 36 feet. There is a two story rear extension built after 1855 but prior to 1887 which runs the width of the house and is 5 feet in depth. The cellar was dug to a depth of

6 feet, 9 inches below street level. The backyard measures 20 feet, 2 inches by 49 feet. The house was set back 10 feet from Johnson Street.

Lot 17 108 Johnson Street

This building is a two and a half story frame structure measuring 22 feet by 30 feet. There is a single story rear extension built between 1855 and 1887 which is 5 feet in depth. The house is set back 10 feet from Johnson Street. A side yard approximately 2 feet in width runs along the west side of the building; the backyard which measures 24 feet by 55 feet. This building was apparently constructed prior to 1849, since it appears on the Colton map of that date. There is no information on foundation or basement depth. It is likely that the foundations of this and similar buildings in the area were not dug deeper than 7 or 8 feet, although it is impossible to extrapolate foundation depth accurately from the height of the building (Baugher-Perlin et.al., 1982).

Lot 18 110 Johnson Street

The house on this lot is a three story frame structure built before 1855 measuring 24 feet by 30 feet. The rear extension was built between 1855 and 1887 and runs the width of the building; it is 5 feet in depth. The building is set back 10 feet from the line of Johnson Street. There is no information on foundation or basement depths. The backyard measures 24 feet by 55 feet. The Sanborn map of 1904 shows a one story shed measuring 20 feet in width by 10 feet in depth along the rear property line. Although there is no information

on possible subsurface disturbance caused by the erection of this shed, it was most likely built without any substantial foundation. However, the process of construction itself may have been disruptive of more fragile living surfaces, although not necessarily of deeply dug backyard features.

Lot 19 112-118 Johnson Street; 300 Bridge Street

This lot is currently a paved parking lot. The Sanborn map of 1911 shows five frame structures on this property; it is not known when they were demolished and the various parcels combined. The buildings which previously stood at 112 and 114 Johnson appear to have been of similar construction. Both were two and one half story frame houses built before 1855 (Perris, 1855). They measured 19 feet, 6 inches by 30 feet and were set back 10 feet from the line of Johnson Street. Like the house in Lot 18, both properties had a one story shed of similar dimensions along the rear property line in 1904. Thus the same caveats in regard to possible subsurface disturbance apply to these areas. The backyards of these lots measured 19 feet, 6 inches by 60 feet (This includes the area covered by the sheds.) The buildings which were at 116 and 118 Johnson also appear to have been similarly constructed. Both were three story frame structures measuring 19 feet by 28 feet and are shown on the Perris map of 1855. These lots were relatively short and the buildings were set back 10 feet from the road, thus the backyard area was only 28 feet deep. There is no indication from the historic maps that this backyard area had been disturbed in any fashion. The structure that had stood at 300 Bridge Street was a three frame building built prior to 1855. It

was not set back from the road. It measured 19 feet along Bridge and 20 feet in depth. The backyard, apparently undisturbed, was approximately 19 feet by 26 feet. There is no information on foundation or basement depths for any of these structures, since the Kings County Buildings Department destroys records of demolished buildings; however, it can be assumed, given the caveats mentioned above that the foundations were not exceptionally deep.

Lot 23 296-298 Bridge Street

This is a three story masonry storefront structure built before 1855 and modified in 1876. The building measures 16 feet, 6 inches along Johnson Street and 50 feet, 6 inches along Bridge. It is set back 10 feet off the line of Johnson Street: aside from this, it covers the entire lot. Concrete and brick foundation walls are dug to a depth of 8 feet. This is the only nineteenth century commercial building in the sample area.

Lot 25 302 Bridge Street

There is no standing structure on this lot at present. The previously existing building was a three-story frame house built before 1855. A one-story extension was added between 1887 and 1904. The house and extension together measure 19 feet by 25 feet. There is no information on the foundation depth of this building.

Lot 27 306 Bridge Street

The building on this lot, measuring 25 feet by 37 feet, is a three story frame structure with a one story rear extension. It is 25 feet by 37 feet. The house was constructed prior to 1855, the extension added between 1855 and 1887. The cellar was dug to a depth of 7 feet. The house is set back 10 feet from Bridge Street; there is a yard 1 foot wide running along the north side of the building. The backyard is 26 feet by 59 feet.

Lot 28 308 Bridge Street

The house at this address is a three story frame structure which measures 22 feet by 44 feet. The cellar was dug to a depth of 7 feet below grade. It is not clear whether this house was the first constructed on this lot. If it was, it was built during the 1840s, which makes it one of the earlier buildings in the sample area. Even so, it was either rebuilt or extensively modified between 1855 and 1887 (Perris, 1855; Sanborn, 1887). The house is set back 10 feet from Bridge Street: the back yard measures 24 feet by 46 feet.

BLOCK 2047

Lot 4 319 Bridge Street

Along with Lots 5 and 6, this is part of a community garden adjoining the Polytechnic Institute Student Center. The building on this lot was a three story frame house which appears on the 1855 Perris map. It was set back 5 feet off the street line and measured

25 feet, 4 inches by 42 feet. The back yard, which was apparently not built upon, measured 25 feet, 4 inches by 56 feet. There is no information on foundation or basement depth for this structure.

Lot 5 317 Bridge Street

The building which stood on this lot was not dissimilar in construction to the structure previously at 315 Bridge (Lot 6); both appear on the 1855 Perris map. It was a three story frame house with a one story front porch measuring 24 feet by 26 feet. The back porch, which extended half the width of the house, was approximately 24 feet deep. There was an alley about 2 feet wide running along the south side of the building. The 1904 Sanborn map shows a large one story shed occupying the majority of the backyard. As noted above, the construction of this relatively insubstantial outbuilding probably did not largely disturb deep backyard features, but fragile backyard living surfaces were most likely destroyed by its construction. There is no information on the basement and foundation depths of the original structure.

Lot 6 315 Bridge Street

The structure which stood on this lot was apparently built at the same time as that on Lot 6; both appear on the 1855 Perris map. Therefore, the description of the original house will not be repeated here.

Lots 31-34 134-140 Duffield Street

The structure on Lot 31 was demolished in 1982; those on the remaining lots are still standing. These were part of a group of three story masonry row houses of similar construction which ran from 120 to 142 Duffield. Although house widths differ slightly, the remaining dimensions are identical. The structures are between 19 feet, 9 inches and 21 feet, 6 inches wide and 34 feet in depth. The cellars were dug to a depth of 7 feet below grade. Backyard areas are approximately 20 feet by 66 feet, 3 inches. There is no indication that the back yards were ever built upon.

## CONCLUSIONS AND RECOMMENDATIONS

The research summarized above has revealed the probable existence of archeological deposits, most likely residential in nature and dating from the nineteenth century, <sup>c. 1840</sup> in the rear yards of approximately ten lots on two blocks in the project area. Excavations in lower Manhattan and elsewhere in Brooklyn have yielded substantial remains from deep backyard features such as cisterns and privies which were in use in Brooklyn throughout the century. There are compelling reasons to expect to find such features in the relatively untouched backyards in the study area.

These deposits would be of unique importance to the reconstruction of the social history of New York City for several reasons. Only two historic archeological excavations have been conducted in Brooklyn. Neither has been published and both deal with populations which are significantly different than the population of the project area. One is a free Black community and the other an upper-class residence in Brooklyn Heights.

The nineteenth century residents of the area were predominantly middle-class, workers, clerks and artisans. No archeological data has been recovered, either from the Brooklyn excavations noted above or from the sites in lower Manhattan, from residences of artisans and workers, a socially important and demographically dominant segment of the population. The majority of residential deposits recovered in Manhattan have been chronologically earlier, from the homes of elites or from combined residences and workplaces. While some historians in



other communities have examined workers as a component of the population, little of this research has been done in New York City (Diana Wall, personal communication).

This area provides an ideal situation from an archeological standpoint because of the homogeneity of the population with respect to socio-economic and ethnic characteristics. The lack of subsurface disturbance and the presence of a single building episode further enhances the potential of the site. These two factors mean that the archeological data can be tied without question to a known population, thus providing direct, unambiguous evidence about the past. This is a situation not frequently encountered in the field.

We are therefore recommending a limited program of field testing and data recovery from the back yard areas. We propose the use of ground-penetrating radar in approximately ten backyards. This is a more time and cost efficient method for pinpointing the location of features than is hand or machine excavation of entire yard areas. The radar survey would be followed by exploratory examination of the most promising features and data recovery from a sample from six backyards.

In Conclusion, it is our feeling that this area presents a unique situation, both in terms of potential preservation of the archeological deposits and of the opportunity to acquire knowledge of a heretofore little-studied segment of New York City's historic population. Development in the project area would impact adversely on the cultural resources; therefore excavation to mitigate the impact is strongly indicated.

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SUBDIVISION OF SAMUEL JOHNSON'S HOLDINGS, BLOCK 143

8 October 1837    Conveyance from Samuel R. and Elizabeth Johnson to  
Jonathon Trotter

Lot 11                Description of Property Boundaries  
    "... beginning at a point on the easterly side of  
    Barbarin [Lawrence] Street 125 feet southerly from the  
    southeasterly corner of Barbarin and Johnson Streets  
    running easterly at right angles with Barbarin Street  
    106 feet and 6 inches, thence southerly parallel to  
    Barbarin Street 25 feet, thence westerly 106 feet and  
    six inches to Barbarin Street, thence northerly along  
    Barbarin Street 25 feet to the point of beginning..."  
                        Liber 67: 292

9 June 1840            Conveyance from Oscar Johnson to  
Elizabeth Liscombe

Lots 15      Description of Property Boundaries  
 "... beginning at a point which is at the  
 southeasterly corner of Johnson and Barbarin  
 [Lawrence] Streets running thence southerly along the  
 east side of Barbarin Street 100 feet, thence easterly  
 and parallel with Johnson Street 50 feet, thence  
 northerly and parallel with Barbarin Street 100 feet  
 to Johnson Street and thence westerly along Johnson  
 Street 50 feet to the place of beginning...[These are  
 noted as the] same premises which were conveyed to the  
 said Oscar Johnson by Samuel Roosevelt Johnson and  
 Elizabeth his wife by deed bearing the date 28th day  
 of April 1840...[The conveyance is granted on the  
 condition that all houses built on Johnson Street]  
 shall be of the value of \$1000 or more and all  
 buildings to be erected on the lots hereby conveyed  
 shall be placed at least 10 feet from the line of the  
 said Johnson Street..."

3 January 1842 Conveyance from Samuel and Elizabeth Johnson to Elizabeth Liscombe

Lot 16	<p>Description of Property</p> <p>"...beginning at a point on the southerly side of Johnson Street which is 50 feet easterly from the southeast corner of Johnson and Barbarin [Lawrence] Streets running thence southerly ... 100 feet parallel with Barbarin Street, thence easterly parallel with Johnson Street 21 feet, thence northerly parallel with Barbarin Street again 100 feet and westerly along Johnson Street 21 feet..."</p> <p style="text-align: right;">Liber 128: 502</p>
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1 May 1850                   Conveyance from Samuel and Elizabeth Johnson to  
George Hastings (merchant)

Lot 17                   Description of Property  
"...on the southerly side of Johnson Street at a point  
distant 71 feet and 5 inches easterly from the  
southeast corner of Barbarin [Lawrence] and Johnson  
Streets running easterly 24 feet, thence southerly  
parallel to Barbarin Street 100 feet, thence westerly  
parallel to Johnson Street 24 feet, thence  
northerly... 100 feet to Johnson Street..."  
Liber 221:448

1 February 1850 Conveyance from Samuel and Elizabeth Johnson to  
John and Katherine Stoddard

Lot 18                   Description of Property  
"...beginning at a point on the southerly side of  
Johnson Street 95 feet and 5 inches easterly from the  
southeast corner of Johnson and Barbarin [Lawrence]  
Streets running thence southerly and parallel with  
Barbarin Street 100 feet, thence easterly and parallel  
with Johnson Street 24 feet, thence northerly... 100  
feet to the south side of Johnson Street, thence  
westerly along the south side of Johnson Street 24  
feet to the place of beginning... westerly [property]  
line to run through the center of the wall...between  
the house situated on said lot and the house...  
situated on the lot adjoining..."  
Liber 213: 503

31 October 1848 Conveyance from Samuel and Elizabeth Johnson to  
Caleb Coggeshall

Lot 19                   Description of Property  
"... on the southerly side of Johnson Street distant  
76 feet and 1/2 inch westerly from the southwesterly  
corner of Johnson and Bridge Streets running thence  
southerly and parallel with Bridge Street 100 feet,  
thence westerly and parallel with Johnson Street 19  
feet and 6 1/2 inches, thence northerly... 100 feet  
to Johnson Street and thence easterly along the south  
side of Johnson Street 19 feet and 6 1/2 inches to the  
place of beginning..."  
Liber 187:198

1 November 1848 Conveyance from Samuel and Elizabeth Johnson to  
Silas Beebe

Lot 19                   Description of Property  
"...beginning at a point on the southerly side of  
Johnson Street distant 56 feet and 6 inches west from  
the southwesterly corner of Johnson and Bridge Streets

running thence southerly and parallel with Bridge Street 100 feet, thence westerly and parallel with Johnson Street 19 feet and 6 1/2 inches, thence northerly ... 100 feet to Johnson Street and thence easterly to the place of beginning..."

Liber 189: 425

13 April 1840      Conveyance from Samuel and Elizabeth Johnson to  
Henry Spies

Lots 19, 23,      Description of Property  
25  
"...beginning at the southwest corner of Johnson and Bridge Streets running thence south along the westerly line of Bridge Street 100 feet, thence westerly parallel with Johnson Street 56 feet and 6 inches, thence northerly... 100 feet, thence easterly along the southerly line of Johnson Street 56 feet and 6 inches to the corner aforesaid..."

Liber 89: 441

3 January 1842      Conveyance from Samuel and Elizabeth Johnson to  
William Weaver

Lot 26              Description of Property  
"...beginning at a point on the westerly line of Bridge Street distant southerly from the southwest corner of Bridge and Johnson 100 feet, thence westerly along the land of [Henry] Spies and others 107 feet and 6 inches parallel with Johnson Street, thence southerly along the land of the parties of the first part 25 feet, thence easterly along the land now or late of William A. Mercein 107 feet and 6 inches to Bridge Street and thence northerly to the place of beginning..."

Liber 100: 163

12 May 1840        Conveyance from Samuel and Elizabeth Johnson to  
William Mercein

Lots 27, 28        Description of Property  
"...beginning at a point on the westerly side of Bridge Street 125 feet southerly from the southwesterly corner of Johnson and Bridge Streets running westerly at a right angle with Bridge Street 107 feet and 6 inches, thence southerly and parallel with Bridge Street to the land of Samuel A. Willoughby, thence northeasterly along the land of Willoughby 131 feet and 10 inches to the westerly side of Bridge Street, thence northerly along Bridge Street 43 feet and 1 inch to the place of beginning..."

Liber 122: 265

## APPENDIX 2

## SUBDIVISION OF THE DUFFIELD ESTATE, BLOCK 2047

- 7 December 1832      Conveyance from Samuel A. and Margaret Willoughby to  
                         Edward Crummev  
Lots 1, 4              Description of Property Boundaries
- "... beginning at the northeasterly corner of Bridge Street and Myrtle Avenue, running thence northerly along the east side of Bridge Street 100 feet, thence easterly along the land of the parties of the first part 100 feet and 3 inches, thence southerly along the land of the parties of the first part 100 feet to Myrtle Avenue, thence westerly along the north side of Myrtle Avenue ... to the point of beginning..."
- Liber 34:397
- 9 July 1840           Conveyance from Samuel and Margaret Willoughby to  
                         Henry F. Vail  
Lots 5, 34            Description of Property Boundaries
- "... beginning at a point on the east side of Bridge Street distant 100 feet northerly from Myrtle Avenue, running thence easterly parallel with Myrtle Avenue 100 feet and 3 inches, thence southerly parallel with Bridge Street 25 feet, thence easterly parallel with Myrtle Avenue 100 feet and 3 inches to Duffield Street, thence northerly along the line of Duffield or Stanton Street 50 feet, thence westerly parallel with Myrtle Avenue 200 feet and 6 inches to Bridge Street and southerly along Bridge Street 25 feet to the point of beginning..."
- Liber 187:507
- 9 June 1846           Conveyance from Samuel and Margaret Willoughby to  
                         Samuel Garrison  
Lot 6                   Description of Property Boundaries
- "... beginning at a point on the east side of Bridge Street distant 125 feet from the northeasterly corner of Myrtle Avenue and Bridge Street, running thence easterly parallel with Myrtle Avenue 100 feet and 3 inches, thence northerly parallel with Bridge Street 25 feet, thence westerly parallel with Myrtle Avenue 100 feet and 3 inches, thence southerly along Bridge Street 25 feet to the place of beginning..."
- Liber 149:398
- 22 September 1847   Conveyance from Samuel and Margaret Willoughby to  
                         John French



Lots 31, 32

Description of Property Boundaries

"... two lots ... beginning at a point on the westerly side of Duffield Street distant 150 feet northerly from the northwesterly corner of Myrtle Avenue and Duffield Street and running thence westerly parallel with Myrtle Avenue 100 feet and 3 inches, thence northerly parallel with Duffield Street 50 feet, thence easterly parallel with Myrtle Avenue 100 feet and 3 inches, thence southerly along the west side of Duffield Street 50 feet to the place of beginning ..."

Liber 170:447

21 April 1847

Conveyance from Samuel and Margaret Willoughby to  
Samuel Garrison

Lot 33

Description of Property Boundaries

"... beginning at a point on the west side of Duffield Street distant 125 feet northerly from the northwesterly corner of Myrtle Avenue and Duffield Street and running thence westerly parallel with Myrtle Avenue 100 feet and 3 inches, thence northerly parallel with Duffield Street 25 feet, thence easterly parallel with Myrtle Avenue 100 feet and 3 inches, thence southerly along Duffield Street 25 feet to the place of beginning..."

Liber 162:73

# APPENDIX 3 CHAINS OF TITLE, BLOCK 143

## Lot 11 61 Lawrence Street

1837	Samuel and Elizabeth Johnson to Jonathon Trotter	67:192
1842	Jonathon and Hannah Trotter to John R. Stagg	102:213
1842	Jonathon and Hannah Trotter to Charles W. Trotter	103:511
1847	Executor of Raddam Stagg to Hazadiah Coffin	388:422
1870	Widow and Heirs of Coffin to Margaret Tormey	944:266

## Lot 12 59 Lawrence Street

1846	Samuel and Elizabeth Johnson to Michael Kelly	156:362
1876	Devisee of Michael Kelly to Mary E. Kelly	1252:413
1876	Devisee of Michael Kelly to Ann O'Neill	1252:413
1878	Ann O'Neill to Mary E. Kelly	1306:421

## Lot 14 49-53 Lawrence Street; 100-102 Johnson Street

1845	Samuel and Elizabeth Johnson to Elizabeth Liscombe	128:502
1845	Elizabeth Liscombe to Mary Prendergast	162:312
1853	Mary Prendergast to Elisha Bailey	311:172
1855	Elisha Bailey to Elisha B. Morrell	398:22
1856	Elisha and Maria Morrell to Helen W. Lawrence	425:80
1858	Helen W. and Margaret S. Lawrence to Samuel M. Garrison	2057:504
1858	Samuel M. Garrison to Helen W. and Margaret S. Lawrence	2057:505

## Lot 14 104 Johnson Street

1845	Samuel and Elizabeth Johnson to Elizabeth Liscombe	128:502
1845	Elizabeth Liscombe to Charles H. Baxter	129:202
1847	Charles H. and Henrietta Baxter to Hazadiah Coffin	164:275
1872	Heirs and widow of Hazadiah Coffin to Mary C. and Harriet Coffin	1031:70
1874	Martha L'Hommedieu to Harriet Coffin consolidation of property	1177:191

## Lot 16 106 Johnson Street

1845	Samuel and Elizabeth Johnson To Elizabeth Liscombe	128:502
1845	Elizabeth Liscombe to Charles H. Baxter	129:202
1847	Baxter to Henrietta Chichester	160:153
1852	Chichester to Charles B. Prindle	276:99
1887	Charles B. Prindle to John Cunnion	1719:538

## Lot 17 108 Johnson Street

1850	Samuel and Elizabeth Johnson to George Hastings	221:448
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1851	George Hastings to Henry Hagner	244:153
1861	Henry Hagner to John C. Smith	552:453
1861	John C. Smith to Henry Hagner	552:454

Lot 18 110 Johnson Street

1850	Samuel and Elizabeth Johnson to John and Katherine Stoddard	213:503
1866	Katherine Stoddard to Alfred E. Lyman	700:425
	Heirs of A.E. Lyman to Catherine E. Begley	1426:22
1887	Catherine E. Begley to Robert McManamy	1727:10
1887	Robert McManamy to Hugh J. Begley	1727:14

Lot 19 112 Johnson Street

1848	Samuel and Elizabeth Johnson to Caleb Coggeshall	187:198
1851	Caleb Coggeshall to Ebenezer Howell	245:375
1854	Ebenezer Howell to Louisa J. Ackerman	359:265
1891	Executors of Louisa Ackerman to Lorenz Bommer	2029:455

Lot 19 114 Johnson Street

1849	Samuel and Elizabeth Johnson to Silas R. Beebe	189:425
1852	Silas Beebe to Daniel C. Chapman	281:12
1865	Daniel C. Chapman to Abram Howland	663:37

Lot 19 116 Johnson Street

1840	Samuel and Elizabeth Johnson to Henry Spies	89:441
1853	Francis B. Stryker, Referee, to George Latham*	331:243
1867	George Latham to Margaret Roderick	752:9

Lot 19 118 Johnson Street

1840	Samuel and Elizabeth Johnson to Henry Spies	89:441
1853	Francis B. Stryker, Referee, to Jacob Deeth*	331:408
1854	Jacob and Cornelia Deeth to William Waring	353:320
1864	William Waring to Daniel S. Waring	616:412
1866	Daniel S. Waring to James Rorke	708:371

Lot 23 120 Johnson Street

1840	Samuel and Elizabeth Johnson to Henry Spies	89:441
1853	Francis B. Stryker, Referee, to William Draper*	331:245
1868	Elizabeth Wilson, Widow of William Draper to William, Henry, and Thomas Draper	862:375
1869	William and Thomas Draper to Henry G. Draper	903:130
1875	Henry G. and Sarah J. Draper to William H. Tintle	1223:505

Lot 19 294-300 Bridge Street

1840	Samuel and Elizabeth Johnson to Henry Spies	89:441
1853	Francis B. Stryker, Referee, to John R. Spies*	331:291
1854	John R. and Phebe A. Spies to John L. Dyke	360:158
1864	John L. Dyke to David C. Dyke	629:354

1892	David C. and Sarah Dyke to Harriet M. Dyke	2138:138
1893	Harriet M. Dyke to Mary A. McGowan	2194:549

Lot 25 302 Bridge Street

1840	Samuel and Elizabeth Johnson to Henry Spies	89:441
1853	Francis B. Stryker, Referee, to John R. Spies*	331:291
1854	John R. and Phebe A. Spies to Henry Crummev	358:69

Lot 26 304 Bridge Street

1842	Samuel and Elizabeth Johnson to William Weaver	100:163
1843	William Weaver to Elizabeth White	110:468
1851	Washington and Silberia White to Maria Middleton	239:19
1852	Maria Middleton To William W. Harding	270:402
1858	William W. Harding to Loo B. Fountain	470:421
1858	Loo B. Fountain to Catherine S. Harding	471:402
1864	Catherine S. Harding to John L. Dyke	629:10

Lot 27 306 Bridge Street

1844	Samuel and Elizabeth Johnson to William A. Mercein	122:265
1847	Heirs of William A. Mercein to John Dikeman, Trustee	161:322,32
1867	Heirs of William A. Mercein to Thomas B. Smith	736:235

Lot 28 308 Bridge Street

1844	Samuel and Elizabeth Johnson to William A. Mercein	122:265
1847	Heirs of William A. Mercein to John Dikeman, Trustee	161:322,32
1861	John Dikeman, Trustee, to Thomas and Susan Mercein	563:348
1867	Heirs of William A. Mercein to Andrew Mercein	738:472
1867	Andrew Mercein to Reuben P. Carr	757:320

\* Properties sold at public auction

# APPENDIX 4      RESIDENTS OF BLOCK 143

Lot 12 1855	59 Lawrence Street Michael Kelly, wood dealer*
Lot 14 1875	57 Lawrence Street Alfred H. Gardiner, stationery
Lot 14 1875	55 Lawrence Street Edward Sillick, occupation not listed
Lot 14 1841 1861 1865 1892	100-102 Johnson Street Mrs. Elizabeth Liscombe Wyckoff Lawrence, clerk Sarah Lawrence, schoolteacher John Parker, silversmith
Lot 14 1850 1861 1865 1875	104 Johnson Street Hazadiah Coffin, shipmaster Sarah Coffin, widow Emily Coffin, schoolteacher** Roland Coffin, seaman Harriet Coffin, music teacher
Lot 16 1865 1875	106 Johnson Street John Brewster, merchant Sarah Halstead, boardinghouse
Lot 17 1855	108 Johnson Street Henry Hagner, lawyer**
Lot 18 1855 1861 1865 1870 1892	110 Johnson Street John Stoddard, civil engineer John Stoddard Katherine Stoddard, boardinghouse Thomas Finnegan, furrier Samuel Titus, printer
Lot 19 1849 1861 1865 1875 1892	112 Johnson Street Caleb Coggeshall, clerk, Fulton Bank Louisa Ackerman, widow Louisa Ackerman, boarders Henry Ackerman, cashier Lorenz Bommer, hardware
Lot 19 1855 1865 1892	114 Johnson Street Daniel Chapman, pilot Abram Howland, carman*** Thomas Farrell, fireman
Lot 19	116 Johnson Street

1855	George Latham, policeman
1875	John E. Hinchman, carman****
1892	George Baden, jeweller
Lot 19	118 Johnson Street
1855	William Waring, merchant, coffee and spices+
1865	Mary Rorke, widow
	Edward Rorke, crockery and glassware*
Lot 23	120 Johnson Street; 294 Bridge Street
1855	J.P. Salisbury, jeweller
1865	James Boyd, watchmaker
1870	William R. Tintle, butcher**
Lot 19	300 Bridge Street
1855	John L. Dyke, cooper
1860	David C. Dyke, cartman***
Lot 25	302 Bridge Street
1855	Henry Crummey, butcher
1865	James McKeon, porter***
Lot 26	304 Bridge Street
1855	William Harding, cashier, dry goods
1861	John L. Dyke, cooper*
Lot 27	306 Bridge Street
1849	Maria Mercein, widow
1855	William Hyde, bookkeeper
1860	Andrew Mercein, deputy county clerk
1870	Thomas B. Smith, hardware
1875	Arthur Quinn, "speculator"++
1892	Henry Block, butcher
Lot 28	308 Bridge Street
1845	William A. Mercein, occupation not listed
1865	George Simonson, policeman
1875	Reuben Carr, "builder"+++
1892	George Carr, mason

\*listed in directory of 1870

\*\*listed in census and directory of 1892

\*\*\*listed in census of 1875

+listed in directory of 1880

++listed in directory of 1860

+++listed in directory of 1885

1870	Executors of Michael McMahon to John Monahan	939:384
1870	John Monahan to Mary A. Leddy	939:387

Lot 34 140 Duffield Street

1847	Samuel Willoughby to Henry Vail*	187:507
1854	Henry Vail to Benjamin Hinchman**	358:416

\* Liber citations refer to duplicate deeds listing Samuel A. Willoughby and the Mechanics Bank or Edwards Pierrepont, Trustee, as grantee.

\*\* An 1887 deed for an adjoining lot notes that Hinchman is the landholder in Lot 34 at that time.

# APPENDIX 5 CHAINS OF TITLE, BLOCK 2047

## Lot 4 319 Bridge Street

1832	Samuel Willoughby to Edward Crummey	34:397
1834	Edward Crummey to Andrew Cropsey	45:2
1854	Henry Vail to Jeremiah Mundell	352:540
1862	Jeremiah Mundell to John F. Hennessey	572:546
1891	John Wiley to Wiley Overton (lease)	2045:221

## Lot 5 317 Bridge Street

1847	Samuel Willoughby to Henry Vail*	187:507
1848	Henry Vail to George W. Lee	188:37
1882	George W. Lee (devisee of) to James Shea	1454:402

## Lot 6 315 Bridge Street

1846	Samuel Willoughby to Samuel Garrison*	149:398
1849	Samuel Garrison to Robert J. Davies	200:56
1853	Robert J. Davies to Edwin Ketcham	321:200

## Lot 31 134 Duffield Street

1847	Samuel Willoughby to John French*	170:447
1850	John French to Thomas Baylis	224:263
1851	Thomas Baylis to Alvin Dunham	254:305
1851	Alvin Dunham to Elbert D. Walters	256:153
1860	Elbert D. Walters to Julia A. Walters	553:411
1861	Julia A. Walters to John Baldwin	553:513
1865	John and Amelia Baldwin to Jane Dunham	664:452
1867	Jane and Aaron Dunham to George A. Whitehorn	778:169
1874	George and Mary Whitehorn to Catherine A. Hurley	1145:409

## Lot 32 136 Duffield Street

1847	Samuel Willoughby to Samuel Garrison*	162:73
1848	Samuel Garrison to John French	
1849	John French to Cadwallader A. Bedell	193:459
1853	Cadwallader Bedell to Gorham P. Taylor	321:209
1863	Citizens Bank to John D. Burtnett	612:189
1867	John D. Burtnett to Andrew I. Provost	796:152

## Lot 33 138 Duffield Street

1847	Samuel Willoughby to John French*	170:447
1853	John French to John Warren	318:310
1853	John Warren to Executors of Michael McMahon	319:402



APPENDIX 6      RESIDENTS OF BLOCK 2047

Lot 4      319 Bridge Street  
1855      Jeremiah Mundell, painter  
1865      John Hennessey, real estate agent  
1875      John Hennessey, city assessor\*

Lot 5      317 Bridge Street  
1855      George W. Lee, clerk, Navy Yard  
1875      George W. Lee, clerk\*  
1892      Samuel Walters, grocer

Lot 6      315 Bridge Street  
1875      Jerald Walsh, shoe manufacturer  
Joshua W. Osborne, bookkeeper  
1892      Wiley Overton, policeman

Lot 31      134 Duffield Street  
1855      Elbert Walters, grocer  
1875      Catherine Hurley, widow\*  
Daniel Higbee, clerk

Lot 32      136 Duffield Street  
1875      John Van Nuyse, butcher  
Daniel H. Sands, hatter

Lot 33      138 Duffield Street  
1875      John Wickstead, importer\*  
Catherine Chapman, widow

Lot 34      140 Duffield Street  
1855      Benjamin Hinchman, lamps and oil  
1870      William Dusenbery, carpenter\*

\* also listed in the directory of 1880  
1875      William Dusenbery, carpenter  
John Clark, clerk  
Constantine Herzberg, artist  
1892      Charles Rikel, foreman