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Archaeological Assessment of the Proposed Bishop Mugavero Geriatric Center Site, Block 189, Brooklyn



CEQR No. 90-23K

Prepared for the
Catholic Medical Center of Brooklyn and Queens, Inc.

Prepared by
Joan H. Geismar, Ph.D.

December, 1990

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Ref for Stevens 1900
P22 not in
biblio.

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ABSTRACT

This report presents the documentation and archaeological assessment of the proposed site of the Bishop Mugavero Geriatric Center, Block 189, Lots 1 and 54-58, Brooklyn. At this writing, two vacant hospital buildings scheduled for demolition dominate the site: St. Mary's Maternity Hospital built in 1888, and the Hospital of the Holy Family built in 1937. Minor service buildings for this hospital complex also stand, as do five vacant row houses. These houses are included in the Boerum Hill Historic District created in 1973 (the remainder of the site falls outside the district) and are not part of the proposed development; should future development occur here, archaeological investigation is recommended. Photo documentation and preservation of floor plans of St. Mary's Maternity Hospital, one of the only examples of 19th century hospital architecture to survive in Brooklyn, is also recommended.

Research has indicated the site's earliest development occurred in 1842 when a two and a half story house was built at 338 Pacific Street. In addition to the hospital buildings mentioned above, subsequent development included houses with and without stores, one-story stores, and health and child care facilities. Although the site was intensely built, there are yards where development never occurred or was minimal, and where archaeological deposits and features might remain. These include privies, cisterns, and wells used prior to 1867. Their investigation could provide information about the lives of the site's middle-class occupants and about the process of urbanization in South Brooklyn. It is also conceivable that vestiges of prehistoric or early-historical Native American use may be present under fill. Consequently, a field testing program is recommended in selected site areas.

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Graphics: Amy Geller
Photos as credited

ACKNOWLEDGMENTS

INTRODUCTION

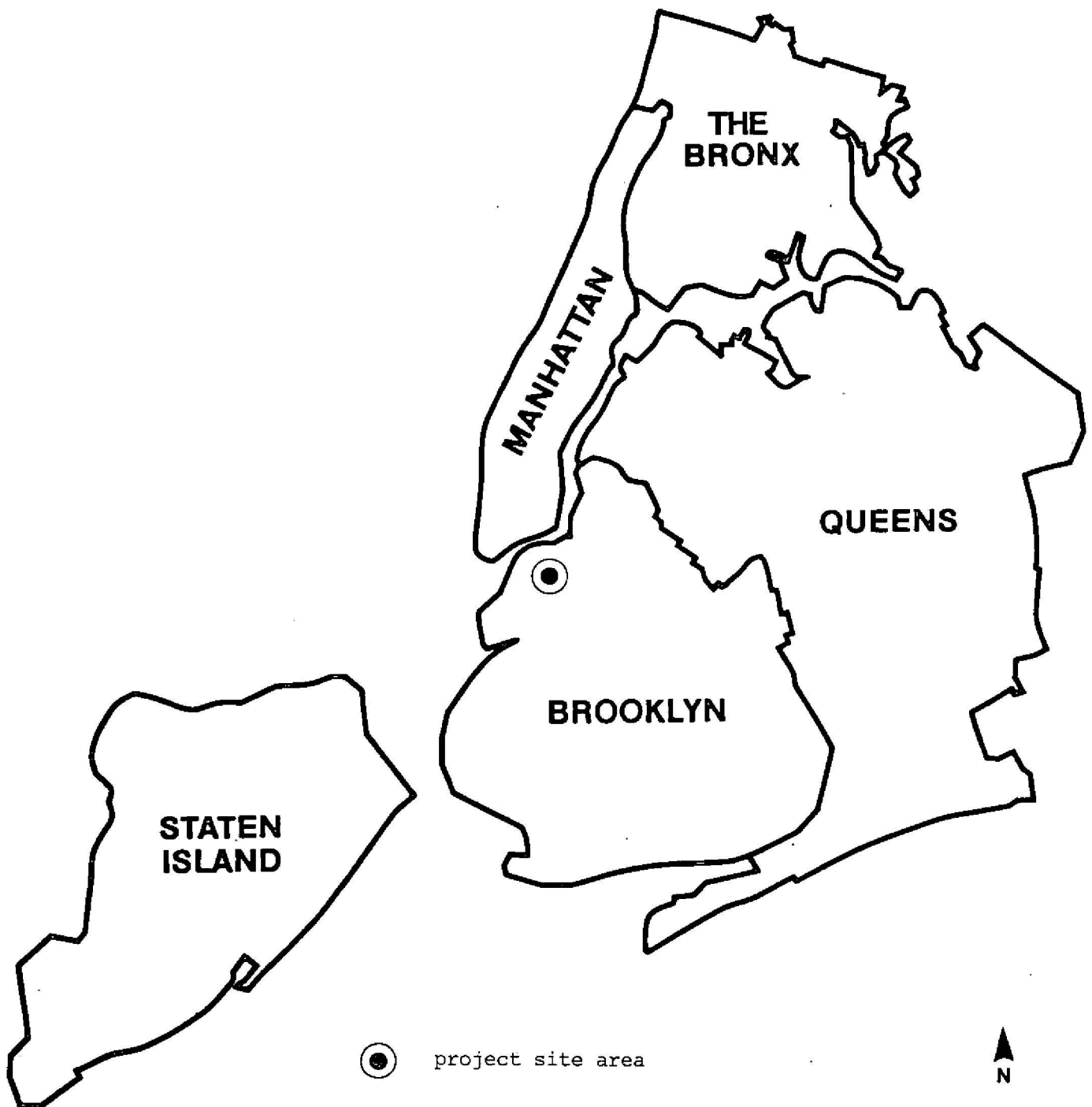
This report presents the results of a literature search done for the site of the proposed Bishop Mugavero Center for Geriatric Care in Brooklyn, New York (Exhibit 1). The facility will be built by the Catholic Medical Center of Brooklyn and Queens, Inc., on property owned and used by the Catholic Church for many years. The proposed construction required a ULURP application which triggered the City Environmental Quality Review (CEQR). In accordance with this review (CEQR No. 90~~2~~3K), the report was prepared for the developer to present the historical and potential archaeological significance of the project site located on the western half of Block 189 (Lots 1 and 54-58) in South Brooklyn (Exhibit 2). It is a site bounded south by Dean Street, west by Hoyt Street, north by Pacific Street, and east by 171 Dean Street, a private house, and the former Cuyler Church at 358 Pacific Street (see Exhibits 5 and 6).

On the site at this writing are a five-story brick hospital built as St. Mary's Maternity Hospital at 151 Dean Street in 1888 (enlarged in 1909) and the Hospital of the Holy Family built in 1937 at 155-159 Dean Street (Exhibit 3), both scheduled for demolition. Until the hospital complex closed in 1990, it provided neighborhood health care, and while neither building is architecturally significant, St. Mary's Maternity Hospital offers one of the few examples of nineteenth-century hospital architecture remaining in Brooklyn (Dolkart 1990:personal communication; see Appendix A). In addition to the hospital structures, a 1949-laundry/boiler facility extends across portions of four lots on Pacific Street (350-356 Pacific Street).


APPENDIX I

BISHOP MUGAVERO CENTER Project Location

1





 site block

0 1000
ft.

N

Also part of the site but not included in the proposed construction plans are five three-story houses (161 to 169 Dean Street) that were given landmark status when the Boerum Hill Historic District was created in 1973 (LPC Designation Report 1973:LP0767; Exhibit 4). Since they are not slated for development, these buildings have not been researched for this report. They are currently vacant and may be used for storage and office facilities during the proposed construction to eliminate the need for street trailers (Marino 1990: personal communication). Their future use is yet to be determined. The rest of the site is not included in the historic district.

Site ownership can be traced to seventeenth-century land grants, but development did not begin until the late 1830s when Dean, Hoyt, and Pacific Streets were graded--in this case by filling rather than leveling (see Prehistoric Considerations). By 1842, the block's first structure--a two-and-one-half-story house--had been built on the project site at 338 Pacific Street. Subsequent construction included single and multi-family residences intended for middle-class owners or renters. This was followed by health and child care facilities and related buildings, small stores (mainly on the ground floor of otherwise residential structures although three were built as one-story stores), and a parking lot (see Site Development). The proposed construction will use all but the landmarked building sites (Lots 54-58) for the geriatric center which includes street-level parking on Pacific Street (see Exhibit 32).

The issue of Native American use of the site as well as its development history was addressed in the assessment. This entailed



3 St. Mary's Maternity Hospital (left), built in 1888 and expanded in 1909, and the Hospital of the Holy Family (right) built in 1937. These Dean Street structures are now vacant and are scheduled for demolition. (photo: Geismar 10/3/90)

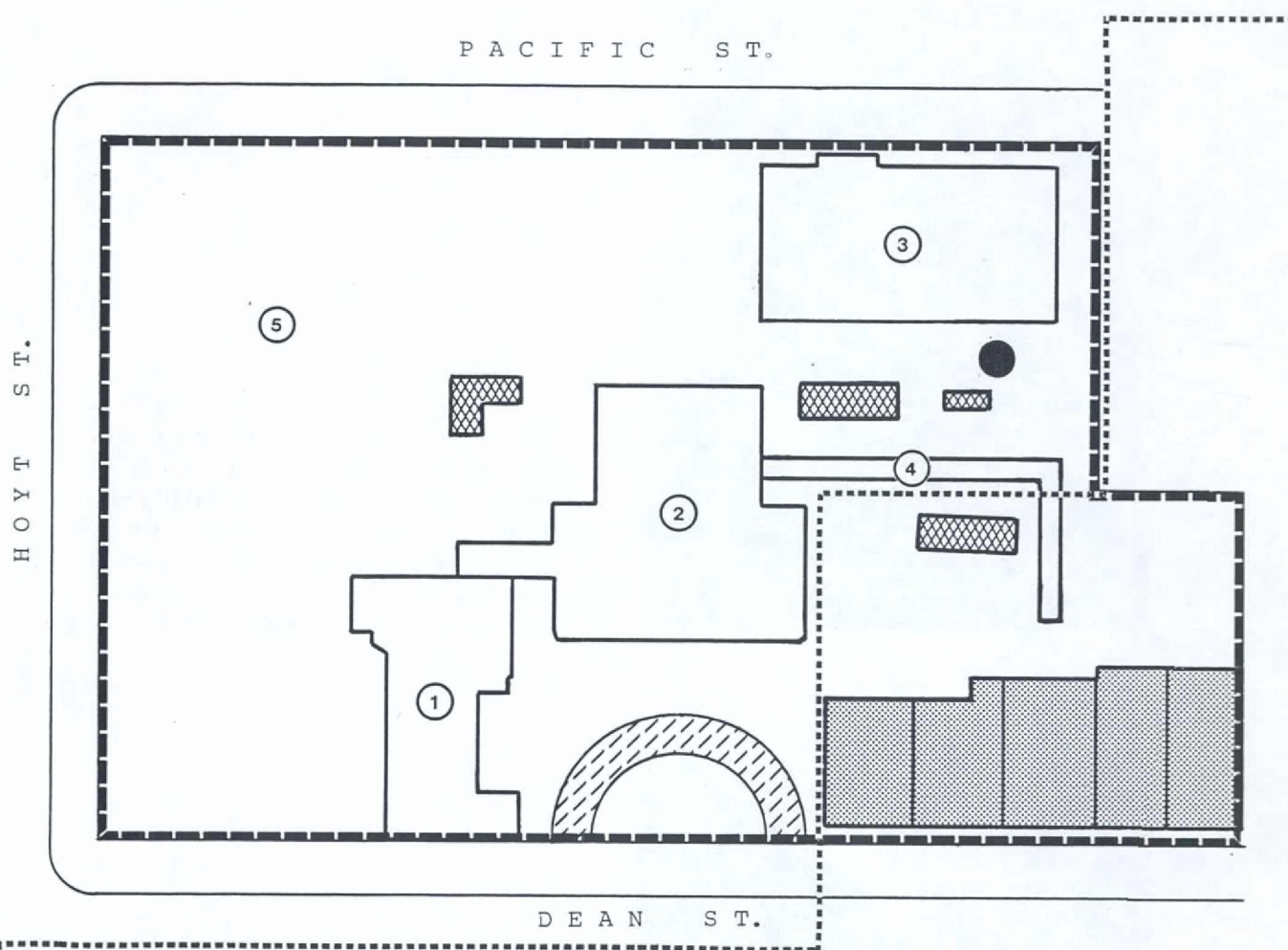


4 Five vacant three-story row houses that are part of the project site but are not included in the construction plans. The three on the left (161-165 Dean St.) were built between 1850 and 1855, the two on the right (167-169 Dean St.) between 1855 and 1869. These buildings are the only ones on the project site included in the Boerum Hill Historic District created in 1973. (photo: Geismar 10/3/90)

researching the files of the New York State Museum, local accounts, and published material regarding relevant prehistoric sites. Histories of development, ownership and occupation, and type of occupancy have been reconstructed using municipal, state, and federal records, maps, newspaper articles, interviews, and published and unpublished accounts. The results of this research are presented in the following sections.

SITE DESCRIPTION

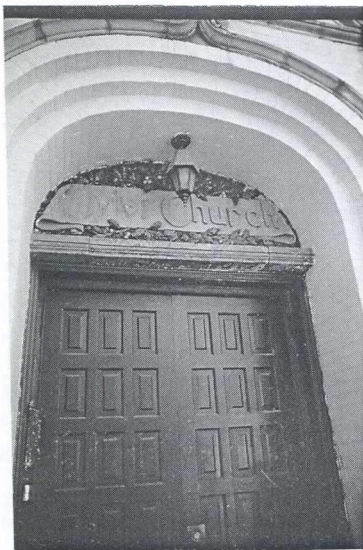
The site is located on the western half of the project block in a predominantly residential area that was well established by the early 1870s. As mentioned in the introduction, five site structures (161-169 Dean Street) are included in the Boerum Hill Historic District that borders the rest of the site on the east and south (see Exhibit 5). As also noted, these row houses in the southeastern part of the site are not scheduled for demolition. At this writing, all site structures are vacant, including the five landmarked row houses (see Exhibit 4). Other standing buildings include two five-story hospitals: the Hospital of the Holy Family built in 1937 at 155-157 Dean Street (151-155 Dean Street on New Building Application [hereafter NB] 1224/37) and the older St. Mary's Maternity Hospital built in 1888 (NB 269/88 [see Exhibit 3]). This late-nineteenth-century building was initially planned as a three-story structure but was built with four stories and was later enlarged to five (see Site Development). The laundry/boiler facility for the hospital complex is located on Pacific Street, and associated outbuildings and features, such as a smokestack, oxygen storage, sheds, and an enclosed wooden walkway, still stand on the site (see Exhibits 5, 7, and 8).



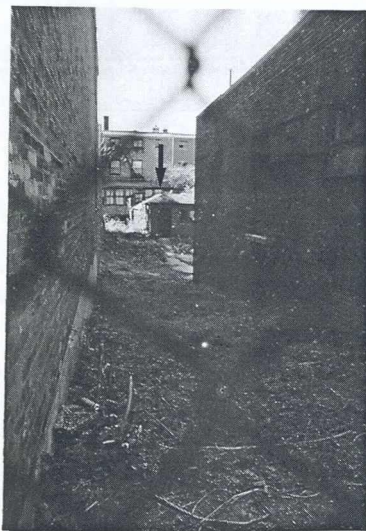
- project site
- (1) St. Mary's Maternity Hospital (1888)
- (2) Hospital of the Holy Family (1937)
- (3) boiler/laundry (1949)
- (4) covered walkway (1939)
- (5) parking lot
- 161-165 Dean St. (landmarked houses)
- sheds/outbuildings causing little ground disturbance
- smokestack
- drive
- limit of Boerum Hill Historic District in project area

0 50
ft.





6 Doorway of the former Cuyler Church (358 Pacific St.) adjacent to the project site. Now an apartment residence in private hands, the building was originally a Presbyterian church attended in the 1930s by many of the neighborhood's Mohawk Indian population (see text). It is included in the Boerum Hill Historic District. (photo: Geismar 10/3/90)

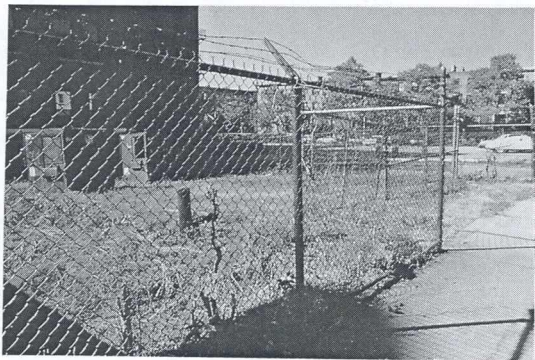


7 View south from Pacific Street into the yards behind the low service buildings of the Hospital of Holy Family complex. To the left is the Cuyler Church, to the right the hospital's laundry/boiler facility, and to the rear, a covered wooden walkway (arrow) built in 1939 and the 161-169 Dean St. houses. (photo: Geismar 10/3/90)

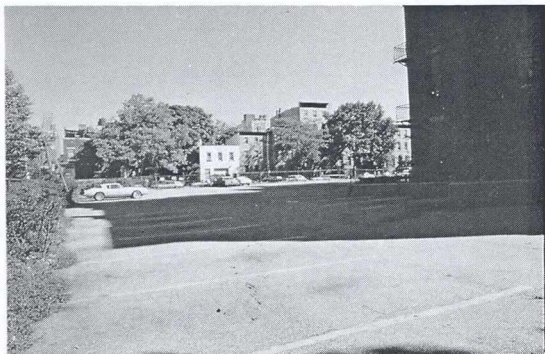
Between 1929 and 1957, all the buildings that fronted on Hoyt and Pacific Streets and some of those on Dean Street were demolished (see Site Development). This created a great deal of open space, much of it until recently used for parking (see Exhibits 5 and 8-9). In addition to the asphalt-paved parking lot that extends along Hoyt and a portion of Pacific Streets, the hospital complex's service buildings are low and add to the sense of openness (see Exhibits 7 and 8). This, however, was not always the case. A 1928 aerial photo depicts a densely-built block (Airmap Corp. of America; Exhibit 10). Despite this development, there were pockets of undeveloped land mostly in the yards of these former structures. Many of these yards were never built upon, others were covered by structures with no basements. These included building extensions, sheds, stables or garages, and the aforementioned covered walkway that only minimally extends below grade (see Site Development).

PREHISTORIC/NATIVE AMERICAN CONSIDERATIONS

It has been noted that prehistoric activities undoubtedly occurred throughout the borough of Brooklyn but that most documented sites are located along or near its many bays and tidal creeks (Church and Rutsch 1982:11; for examples see Exhibit 11). Prior to creation of the Gowanus Canal in the mid-1860s (Dolkart in Baratloo and Balch 1989:94), the project site was located just north of the tidal Gowanus Creek and its adjacent marshland. Native American use of the area during the historical period is suggested by the many Indian place names associated with it (Grumet 1981; Kelly 1946, Exhibit 12 this report; Tooker 1911). Moreover, a search of the files of



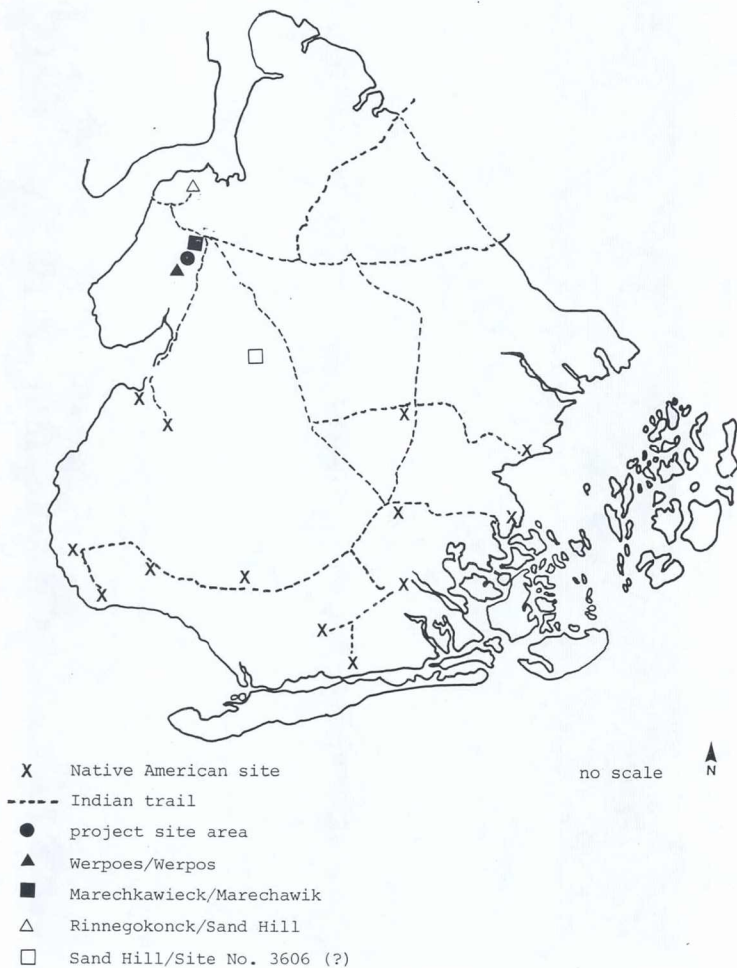
8 Looking southwest on Pacific St. To the left is the back wall of St. Mary's Maternity Hospital and dumpsters that serviced the now-vacant hospital complex. The view is across the parking lot toward Hoyt St. where houses across from the site can be seen. (photo: Geismar 10/3/90).

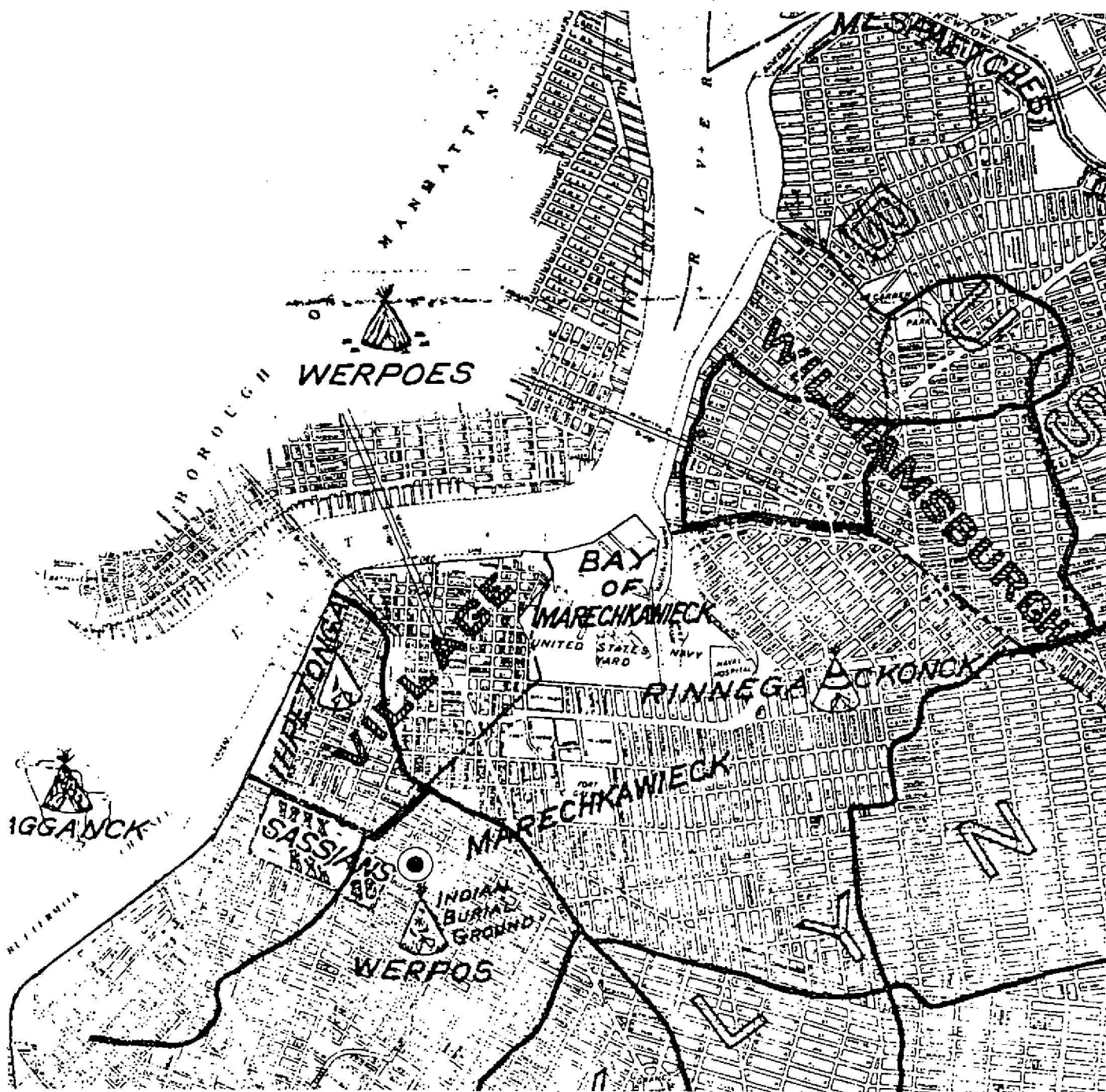


9 View across Hoyt St. parking lot toward Pacific St. The St. Mary's Maternity Hospital building is to the right (photo: Geismar 10/3/90)



----- southern limit of project site





● project block (approx.)

0 3000
ft.

N

the New York State Museum revealed that the project area has a high potential for prehistoric and early historical Native American sites (Wellman 1990:personal communication).

Several parameters are used to determine potential archaeological sensitivity. Among them are a proximity to known Native American sites (a one-mile radius is the accepted criterion), the project site's past and present topography, and the availability of water for human and animal consumption and as a source of fish, shellfish, and other aquatic foods.

The archives of the New York State Museum document one Native American site within a mile of the project site (Wellman 1990:personal communication). As identified by Arthur C. Parker, this is an unnamed campsite of undetermined antiquity located south of the project area (NY State Site No. 3606: Parker 1922:Plate 179). Parker describes the site as "a barren sand hill" (Parker 1922:582) and gives his source as Furman (1874:98). However, Furman clearly identifies and locates "a barren sand hill" north of the project site (1874:98-01) at a location that coincides with Bolton's Rinnegokonck site (Bolton 1934:145; see Exhibit 11). In other words, there appears to be confusion about nearby sites and their locations. Whatever the case, at least two Native American sites--Marechkawieck and Werpoes--not listed in the state files are documented in the area (see Exhibits 11 and 12).

The known site closest to the project block appears to be the Werpoes site (another of the same name may have been located on

Manhattan [see Exhibit 12] but this is problematic [Grumet 1981:58]). Located by Bolton in the first decades of this century, it may be a "village" site (Bolton 1934:144-145; Exhibit 11 this report), or a burial site of this name identified by Kelly (1946; Exhibit 12 this report). Kelly also identified the "Sassians" just west of the project site area. This was maize land located in the heart of the Marechkawieck/Marechawik territory in the 1640s (see Exhibit 12 this report) that may have belonged to Seyseys, the last Indian sachem in downtown Brooklyn (Grumet 1981:50-51).

Stiles, in his History of Brooklyn, also mentions Werpos or Warpoes; he locates it at the head of Gowanus Creek and suggests it might be an Indian Village since there was a "large Indian burying-ground...in the vicinity, where remains were exhumed a few years ago in levelling the ground for city purposes" (Stiles 1867:424 and 424 fn 1). If Werpoes was a village site, it probably dates from the contact, or early-historical, period since Native American villages in this area appear to be a phenomenon correlated with the economics of European contact if not actual settlement (Ceci 1977). Whatever the situation, the project area, and perhaps the site itself, was known and used by Native Americans at least by the early-historical period.

Four decades ago it was noted that in coastal New York "Nearly all of the permanent [?] settlement sites are situated on tidal streams and bays on the second rise of ground above the water" (Smith 1950:101 [question mark added]). Since site development was less intrusive on Hoyt and Pacific Streets than on Dean Street where large hospital structures were later built, street-grading profiles for

these two streets were examined to determine whether leveling or filling were required to create the modern street and block configuration. The profiles indicate that Hoyt Street between Dean and Pacific Streets may have been the first plateau above the Gowanus Creek and swamp (the second and most pronounced rise occurred at Atlantic Avenue; it was cut down to create that thoroughfare); moreover, the proposed grade of Hoyt Street in 1837 coincides with its current elevation (Final Map 1990). To create this grade, the street bed, and undoubtedly the project site, required 2 1/2 to 5 ft. of fill, with the depth of fill increasing as it ran north toward Pacific (Exhibit 13).

To grade Pacific Street, only the eastern and western parts of the site area were filled and none of it was leveled (Exhibit 14). It appears that any Native American sites present in undeveloped parts of the project site would be protected under fill (the exception is 346-348 Pacific Street where neither filling nor intensive development are documented). Since fresh water does not appear to have been available on the project site or in its immediate vicinity, Native American use of this area might have been so ephemeral that no evidence of any activities would be found.

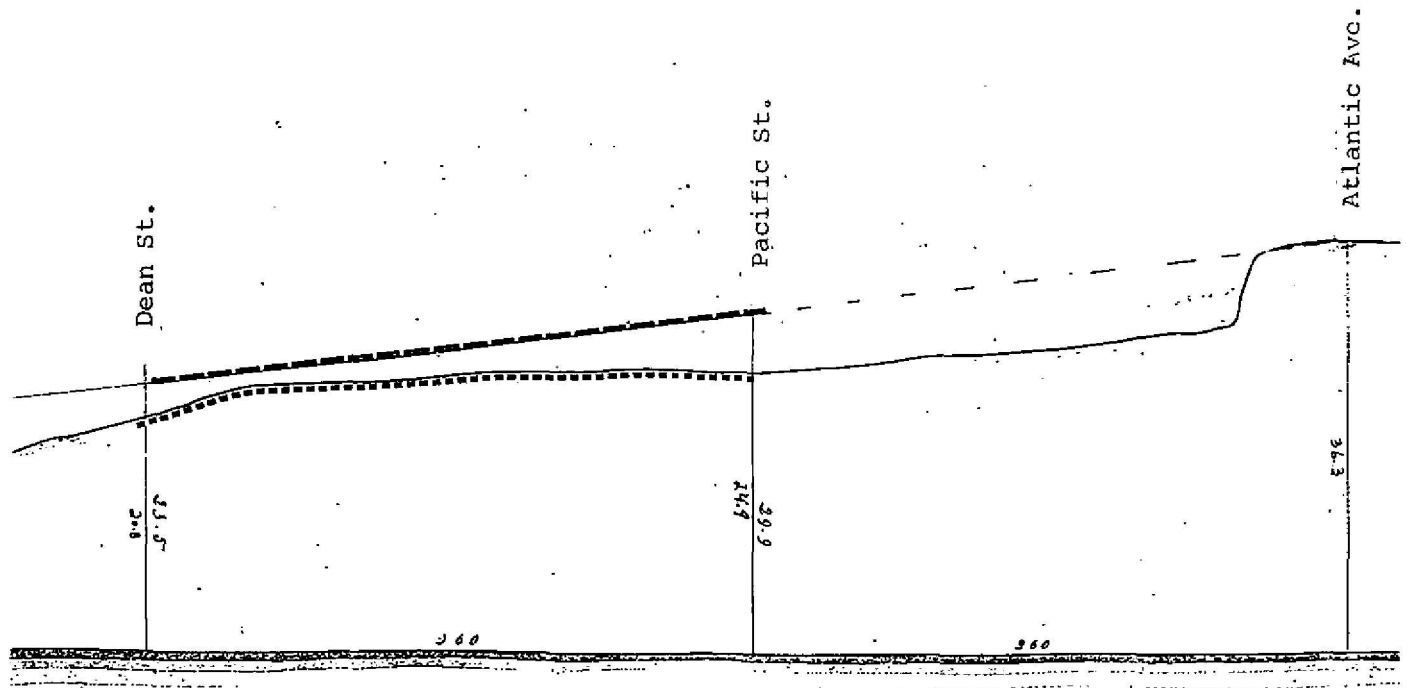
HISTORICAL CONSIDERATIONS/SITE DEVELOPMENT

Historical Considerations

Ownership of the project site can be traced to the Dutch Period (Exhibit 15), although some aspects of it are somewhat unclear or contradictory (see History of Ownership/Occupation below). By 1781, if not before, succession is firmly established, and it is apparent that

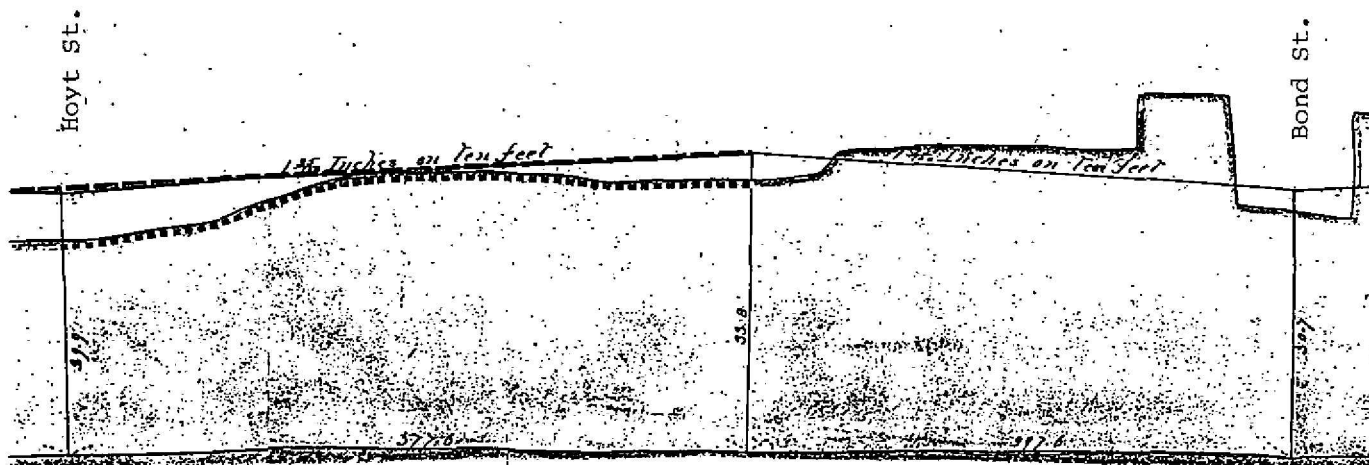
BISHOP MUGAVERO CENTER Hoyt St. Profile 1837 Showing Pre-grade Surface and Proposed Grade in Site Area (Topo Map No. 6042)

13



..... ground surface prior to grading
 ----- proposed grade

0 25
 ft.
 (vertical scale)



----- ground surface prior to grading
 ----- proposed grade

0 30
 ft.
 (vertical scale)



development did not occur on the site for yet another half century. Its development history, based on maps, municipal records, and the ownership/occupation data detailed in Appendix B, will be found in Table 1.

The 1767 Ratzer map indicates the project site was then part of an extensive field system situated between the Flatbush Road to the north and the Gowanus Creek and tidal marsh to the south (Exhibit 16). At the time, various families associated with the site's ownership history--Lubbertsens, Bergens, Van Brunts--lived nearby, but there were no houses within a quarter of a mile of the site.

A map that shows South Brooklyn during the Revolutionary War (British Headquarters Map 1782; Exhibit 17 this report) indicates development had not yet occurred in the immediate site area by 1782. However, a large fort was under construction to the north (P on Exhibit 17, now Fort Greene), and smaller ones were located to the northeast and east. These and nearby earthworks had been erected by the Americans and then, after their defeat in the Battle of Long Island in 1776, had been taken over by the British. However, it does not appear that any Revolutionary War activities occurred directly on the project site.

By 1834, streets were proposed and blocks defined in the project area, at least on paper (Exhibit 18). Between 1836 and 1842, land titles for Dean, Hoyt, and Pacific Streets were confirmed (Title Records Misc.), but proposed grading profiles for Hoyt and Pacific Streets indicate they were not run in the site area before 1837 and



project site area

0 1000

ft.

Selected numbers from Stiles's Reference List (1867)

3. Jacob Bergen's house 4. Frederick Lubbertse's house 7. house built by Michael Bergen 10. the old Jacob Van Brunt house 19. Brouwer Mill (west of the project site area) or "Lower Mill," afterwards Denton (note there is another number 19 in the swamp associated with Gowanus Creek, south of the project site)

➔ Gowanus Creek and tidal marsh

Note: many family names are spelled differently than in the text.



project site area

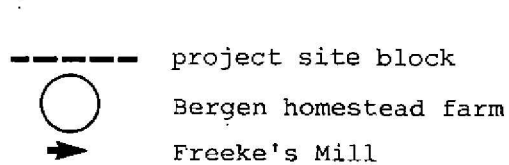
0 1/4



mile



P. "A large Fort begun in the Summer--82 by order of Sir Guy Carleton upon the principal Height the Rebels had occupied: The part of this work coloured Yellow, was not finished when the Peace took Place."



ft.

N

1838 (see Exhibits 13 and 14). By the early 1840s, development on the block began here as it did elsewhere in the southern part of what was then the City of Brooklyn (Howard 1893:133). This development on the project site is outlined below and presented in Table 1.

Site Development

There is no map that indicates exactly when development first occurred on the project site, but ownership records and information found in the Brooklyn Directories suggest a house was erected by 1842 at what became 338 Pacific Street (this also appears to be the first structure on the entire block; see History of Ownership/Occupation below). It was built by members, or a member, of the Gerritson Family, then the owner or owners of this lot, who were descendants of the Bergen/Van Brunts. As outlined in the History of Ownership/Occupation, a Nicholas Van Brunt, who rented this two-and-one-half-story house by 1842, was its first occupant. What, if any, relationship Nicholas had to the building's owners remains unknown.

By 1847, the Gerritson Family had erected two adjoining dwellings on the Dean Street side of the property. These were or became residences for their married daughters--Helen Herriman and Mary Polhemus--by 1847 and 1852 respectively. The Polhemus house remained their home for eighteen years; the Herrimans only occupied theirs for thirteen years. Both buildings were then privately rented before becoming institutions: the former Polhemus house became St. Mary's Female Hospital, a Catholic institution, in 1871, and the Herriman house the Sheltering Arms Nursery under Protestant Episcopal auspices in 1877.

Table 1. BISHOP MUGAVERO CENTER Major Construction Episodes (Based on Maps, Municipal Records, and Appendix B)

Date	Dean Street	Hoyt Street	Pacific Street	Comments
1842?	--	--	338 Pacific St. built about this time (2 1/2 stories--later 3 stories).	This appears to be earliest building on site block; rented by Nicholas Van Brunt (see Appendix B).
1845	--	--	354 Pacific St. (2 1/2 stories --later 3 stories).	Census/directory/map data suggest 1/2 story was added to 354 Pacific when it became 2 family.
1845/6	--	--	356 Pacific St. (2 1/2-story brick dwelling) by this date on what became the hospital's laundry/boiler site.	356 Pacific remained 2 1/2 story and 1 family throughout 19 C. (see Table 2).
1847	155 (123) & 157 (125) Dean. 3-story brick double houses, brownstone fronts.	Possibly 127 Hoyt, c. Dean, 1-family home till 1883; by 1891, a store was located on the 1st fl., 2 apts. above. The storefront was altered in 1891 (see below).	--	
By 1850	161-165 Dean St. built (Dripps 1850); these are 3 of site's Landmarked houses.	119-127 Hoyt, 3-story brick rowhouses, all occupied by this year (see Table 2).	--	As noted above, it is possible 127 Hoyt St. was built as early as 1847. Wm. Alexander, the builder, at 119 Hoyt in 1850 (FC, BD; see Appendix B).
1855	2-story brick stable at 151 Dean, on NW part of Polhemus property (Perris 1855; KCTR 1866-1869; see Exhibit 23).	Rear extension, 121 Hoyt by this year (Perris 1855; Exhibit 23).	340 Pacific St. (2 1/2 stories) and 352 Pacific St. (3 stories) by this year (Perris 1855; Exhibit 23).	Stable on Polhemus land may also house servants. Later tax record lists 2 1/2 stories (KTCR 1869-72).
By 1867	--	--	--	Sewer hook-ups appear made to all houses now on project site (based on Stiles 1884; KCSA).
By 1869	167-169 Dean built (Dripps 1869; Exhibit 24), other 2 Landmarked houses.	--	--	Since they are not part of the development plan, research on 161-165 Dean St. has been minimal.
1870	--	--	336 Pacific St. built, a 4-story brick tenement (SHU 1870; KCTR 1871).	336 Pacific always multi-family occupancy (see Table 2).
By 1875	--	117 Hoyt (4-story house on yard of 336 Pacific) built by 1875 (FC 1870, SC 1875). Entrance on Hoyt.	--	117 Hoyt always multi-family occupancy (see Table 2).
1877	Plan filed for 3-story Maternity Hospital at 151-153 Dean, (NB 36/77); not built at this time.	--	--	
By 1880	St. Mary's Dispensary straddled 151 Dean/342 Pacific St. lots (FC 1880, Sanborn 1886-88 [see Exhibit 25]).	--	--	The number of occupants documented at 151 Dean on the 1880 FC implies the building shown on the 1886-88 Sanborn (Exhibit 25) was built by 1880.
1883	Sheltering Arms Infirmary 159 Dean St., 4-story brick w/ mansard roof (SAN 1883; see Exhibit 19).	--	--	

Table 1. BISHOP MUGAVERO CENTER Major Construction Episodes (Based on Maps, Municipal Records, and Appendix B)

Date	Dean Street	Hoyt Street	Pacific Street	Comments
1886	--	--	Unid. structure 348-350 Pacific, later described as a stable (Bromley & Robinson 1886) then a shed (Sanborn 1904). Also, unid. 1-story bldg. behind dispensary at 342 Pacific (Sanborn 1886-88).	
1887	4-story rear brick extension, 157 Dean, Sheltering Arms Nurs. noted in SAN 1887.	--	--	
By 1888	St. Mary's Maternity Hosp., 151-153 Dean; 4-story brick (NB 628/88). St. Mary's Dispensary demolished prior to construction.	--	St. Mary's Nursery, 342 Pacific, a 3 1/2-story brick bldg. behind St. Mary's Hosp. (NB 785/88). Ext. to 352 Pacific St. may have been extended and/or raised (compare Perris 1855 and Sanborn 1886-88, Exhibits 23 and 25).	St. Mary's Maternity Hosp. is 1 story higher than originally planned (see 1877); it was raised 1 story in 1909 (see below). By this time, St. Mary's Dispensary demolished to clear site for St. Mary's Nursery.
By 1891	--	Corner store had been created on ground floor of 127 Hoyt; w/ 2 families now living above (noted in Alteration 46/91).	--	
1891	--	Application for new storefront and 3-apts. above; also, 2-store, 1-story brick ext. (20 x 30 ft.) on Dean St.	--	These Hoyt and Dean St. buildings last till the 1950s (Muller 1990; KCTR).
By 1903	St. Mary's Female Hosp., 155 Dean, has 1-story rear ext. Ext. also at Sheltering Arms Nurs., 157 Dean, prob. 3 1/2 or 4 story (built 1888-1903). Stable straddled 155 Dean and 346 Pacific lots (Hyde 1903).	--	--	1903 stable shown as shed on 1904 Sanborn (see Exhibits 27' and 28).
	L-shaped structural ext. now on western side of St. Mary's Maternity Hospital.			
1904	--	--	2 small unid. 1-story structures behind St. Mary's Female Hospital and Shelt. Arms Nurs. (on street at 346-348 Pacific Sanborn 1904; Exhibit 28). Unid. small 1-story building in 336 Pacific yard (adjacent to 117 Hoyt) (Sanborn 1904; Exhibit 28).	

Table 1. BISHOP MUGAVERO CENTER Major Construction Episodes (Based on Maps, Municipal Records, and Appendix B)

Date	Dean Street	Hoyt Street	Pacific Street	Comments
1909	151 Dean St., St. Mary's Maternity Hosp., adds a 5th story and elevator (Alteration Plans 9/15/1909).	--	--	Sanborn 1904 shows 4-story bldg. at 151 Dean (see Exhibit 28); the 1915-37 Sanborn shows 5 stories (Exhibit 30).
1923	--	Alteration plan filed for interior remodeling (A1642/23).	Alteration plan filed for remodeling 336 Pacific; remains store and 6 apartments; rear extension added (A 1641/23).	Donnelan, the building's owner, apparently remodeled the interior of 117 Hoyt and 336 Pacific at the same time.
By 1929	159 Dean, Shelt. Arms Dispensary has rear ext. (Hyde 1929; Exhibit 29).	Former ext. to 336 Pacific, now 115 Hoyt, 1-story store (Hyde 1929; Exhibit 29).	336 Pacific, 1-story brick ext.	
	155, 157, 159 Dean (St. Mary's Female Hosp., Shelt. Arms Nurs. and Infirmary) demolition permit (D 326/29).		338 Pacific, 1-story shed? (later a garage) and 1-story bldg. ext. now cover yard (Hyde 1929; Exhibit 29).	Neither the shed nor the ext. at 338 Pacific probably had basements. By 1929, there are 4 stores on Hoyt and 2 on Dean (Hyde 1929; Exhibit 29).
			356 Pacific St. demolished (D 326/29).	
1937	Hospital of the Holy Family built at 155-159 Dean Street (NB 1224/37); shown on Sanborn 1915-37; Exhibit 30).	--	348-350 Pacific, metal 4-ambulance garage (20x 40 ft.) (NB 7268/37); shown on Sanborn 1915-37; Exhibit 30).	
1939	"Temporary" covered wooden walkway to connect 151 to 167 Dean St. (from 3-story rowhouse to hosp. (NB 7729/39). Current site plan places the walkway, which still stands, from 151 to 165 Dean (see Exhibits 5 and 7). It crosses yards formerly belonging to 352-356 Pacific St.	--	336 Pacific demolished (KCTR). 342 Pacific (St. Mary's Nursery) demolished (KCTR).	Walkway plans indicate 12 in. x 12 in. support columns, 4 ft. deep, placed at 10-ft. intervals.
1940	--	Demolition permits for 117, 119, 121, 123 Hoyt (D 84/40). D 85/40).	340 Pacific demolished (KCTR; D 85/40).	All these structures furnished rooms at time of demolition (Demolition Permits).
1943	--	--	338 Pacific demolished (WTR). 352 Pacific demolished (KCTR).	
1949	--	--	354 Pacific demolished (KCTR). Laundry/boiler house built on Pacific St. where 352-356 Pacific St. buildings stood (Sanborn 1937-1949); yards of these structures only minimally disturbed (previously-noted covered walkway a major feature of these yards).	

Table 1. BISHOP MUGAVERO CENTER Major Construction Episodes (Based on Maps, Municipal Records, and Appendix B)

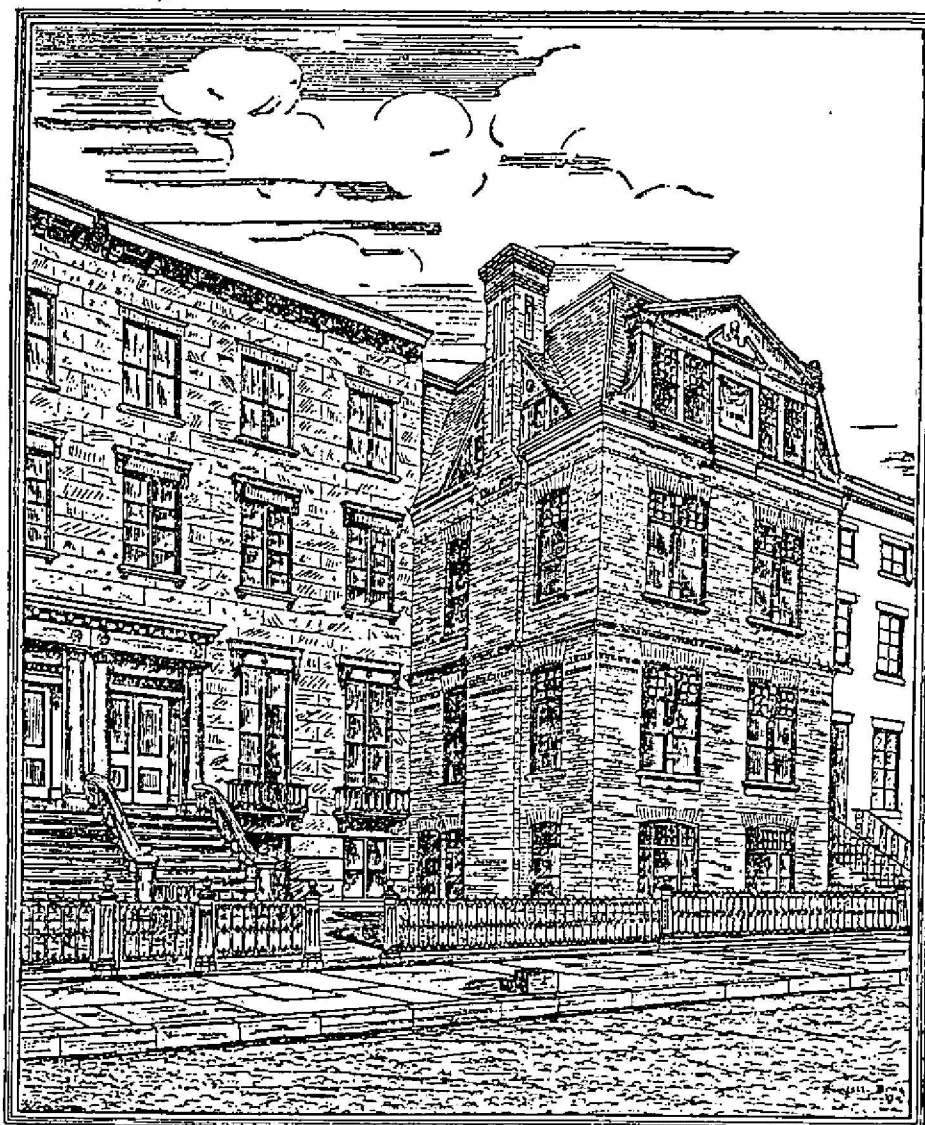
Date	Dean Street	Hoyt Street	Pacific Street	Comments
1952	--	Rear ext. of 127 Hoyt demolished (KCTR).	--	
1957	--	125 Hoyt demolished (KCTR).	--	
		127 Hoyt demolished (KCTR).		

BD=Brooklyn Directories; D=Demolition Permit; FC=Federal Census; KCSA=Kings County Sewer Assessments; KCTR=Kings County Tax Rolls; NB=New Building Application; SAN=Sheltering Arms Nursery Annual Report; SC=State Census; SHU=Sewer Hook-Ups; WTR=Water Tapping Records

An illustration from the Nursery's 1884 annual report depicts its new infirmary and the former Polhemus/Herriman houses; it also illustrates one of the now-landmarked row houses, 161 Dean Street, and the iron-work fences and railings popular for decades (Exhibit 19). Similar railings are illustrated in an 1855 advertisement (Exhibit 20) and are still found at 163 Dean Street (Exhibit 21).

At about the time the Gerritsons built their Dean Street houses, a builder by the name of William Alexander became active in the neighborhood and on the site. Creating five building lots that extended 100 ft. north on Hoyt Street and 75 ft. on Dean, he followed a then typical development practice of buying adjoining building lots and erecting architecturally similar row houses on speculation (e.g., LPC Designation 1973:5); in this case he occupied one or more of these buildings over time (see History of Ownership/Occupation).

During the twenty-odd years that Alexander lived and built in the neighborhood, he repeated this building process several times. He was probably not trained as an architect, but followed one or more of the many popular "builder's guides" such as The American Builder's Companion (Benjamin 1827) and Lafever's The Modern Builders' Guide (1833). These offered schemes for row houses built in styles then fashionable, among them Greek and Gothic Revival and later Italianate designs (Lancaster 1965:21-65). For example, three of the landmarked row houses on the site (161-165 Dean Street), built by an unknown developer between 1850 and 1855, were in the Greek Revival style while the two built about 1865 (167-169 Dean Street) were in the Italianate mode





- 31 -

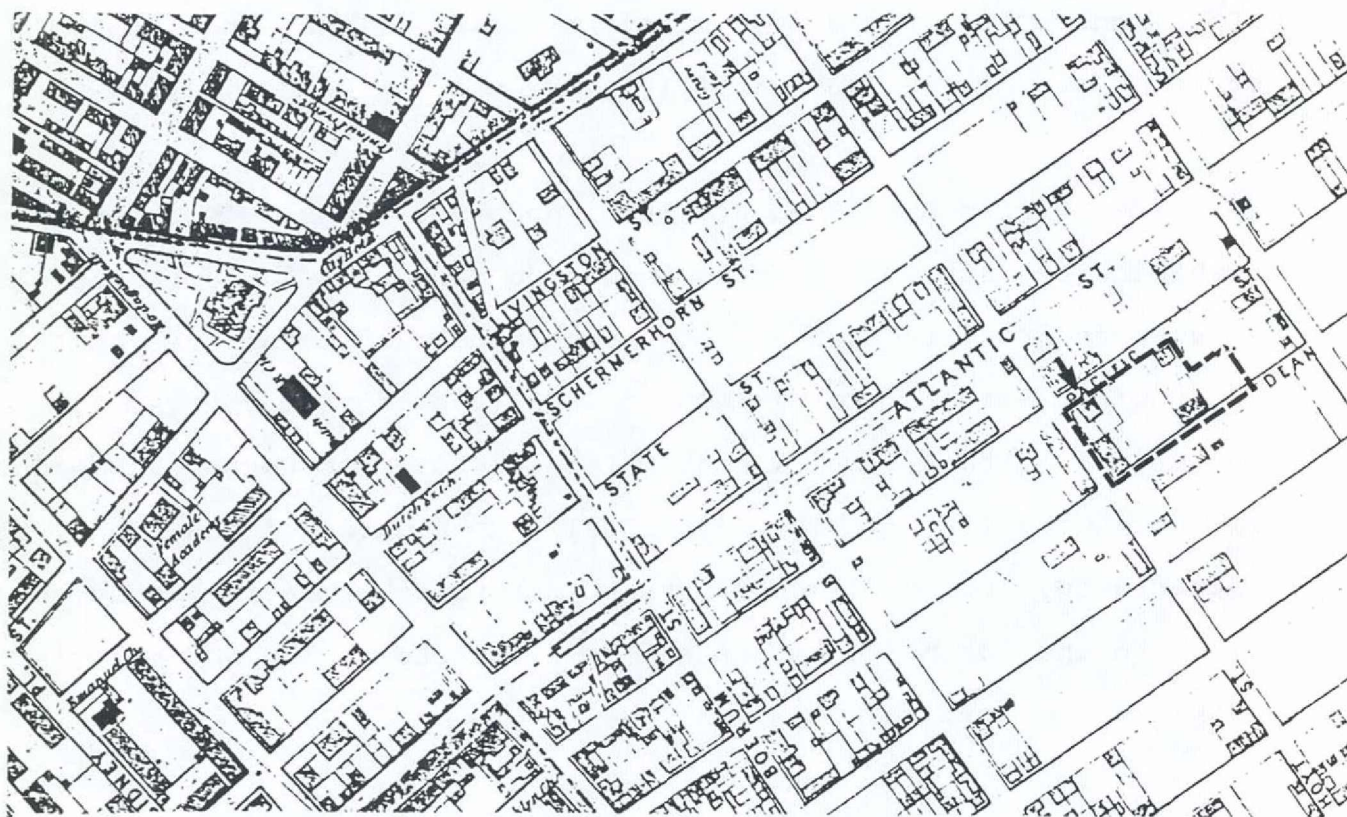


21 The stoop and fence railings at 163 Dean St. are good examples of the kind of ironwork popular in the neighborhood in the 19th century and is similar to what is found in an 1855 advertisement (see Exhibit 20). (Photo: Geismar 10/3/90)

(LPC Designation 1973:10). Although the design of Alexander's demolished Hoyt Street houses is unknown, their construction date of about 1850 suggests they were most likely examples of the Greek Revival style (e.g., Howard 1989:93, 111-112).

Maps from the 1850s and 1860s document the site's development (Exhibits 22, 23, 24). During these two decades, the number of site structures grew from ten in 1850 (these included structures at 354 and 356 Pacific Street), to sixteen in 1855 (one of them 356 Pacific Street and another a brick stable for the Polhemus house [Kings County Tax Rolls (hereafter KTCR) 1866-1869]), to eighteen in 1869. By this latter date, trolley lines ran nearby, both on Atlantic Avenue one block to the north and Bergen and Hoyt Streets to the south (Dripps 1869; see Exhibit 24).

In 1880 the Sheltering Arms Nursery building, the former Herriman House, was damaged by fire (Sheltering Arms Annual Report [hereafter SAN] 1887:11), although the 1884 illustration noted above suggests its facade was not affected (see Exhibit 19). The Polhemuses, who had sold the property in 1869, bought it back after the fire and then sold it to Sheltering Arms, its tenants since 1877 (see History of Ownership/Occupation and Appendix B). The 1886-1888 Sanborn Insurance map documents the site's many new hospital and nursery structures (although it mistakenly labels both the former Polhemus and Herriman houses as St. Mary's Hospital [see Exhibit 25]). A new dispensary for St. Mary's Hospital may be a replacement or an expansion of the Polhemuses' two-story stable formerly on this lot, but this is speculative.

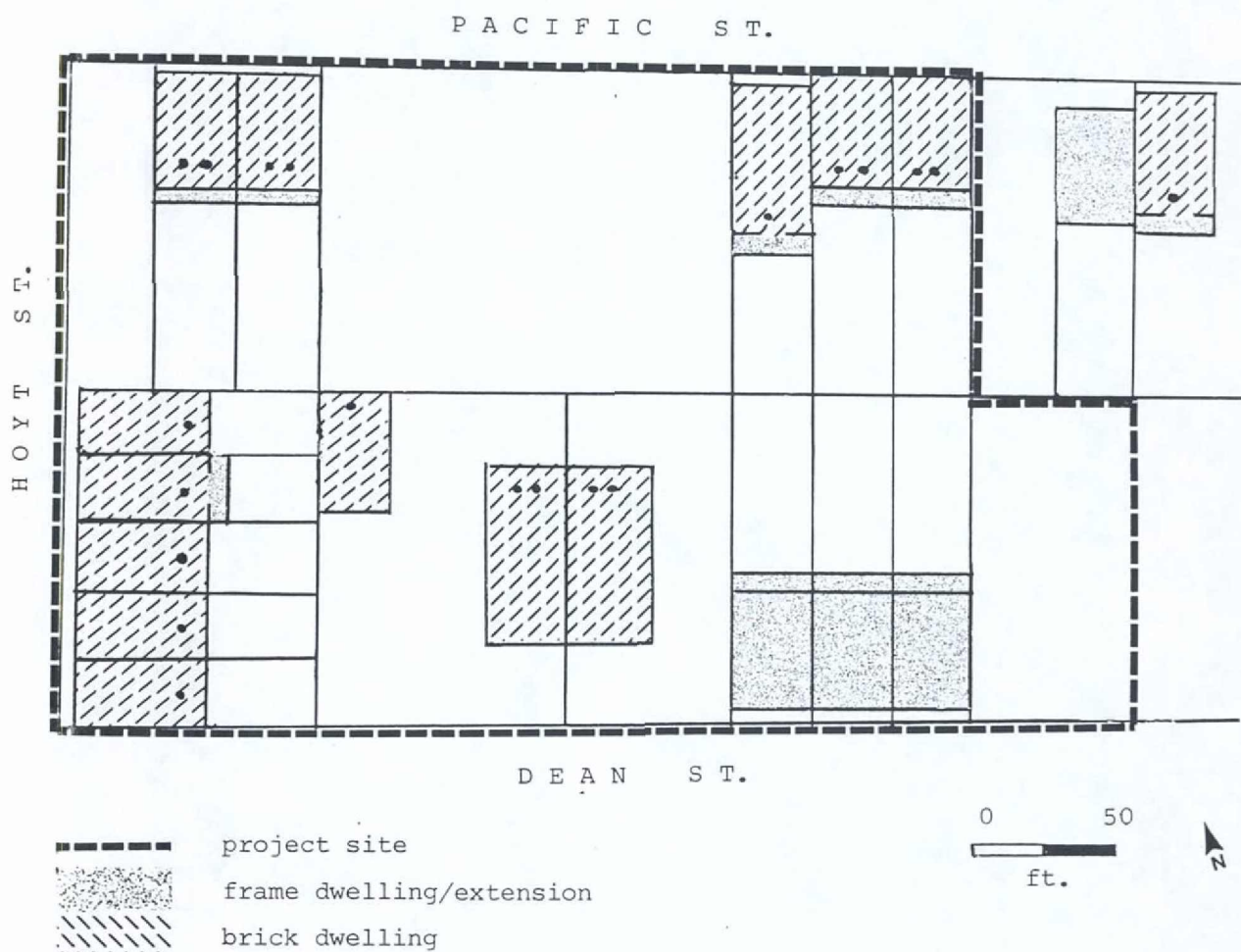


----- project site (approx.)

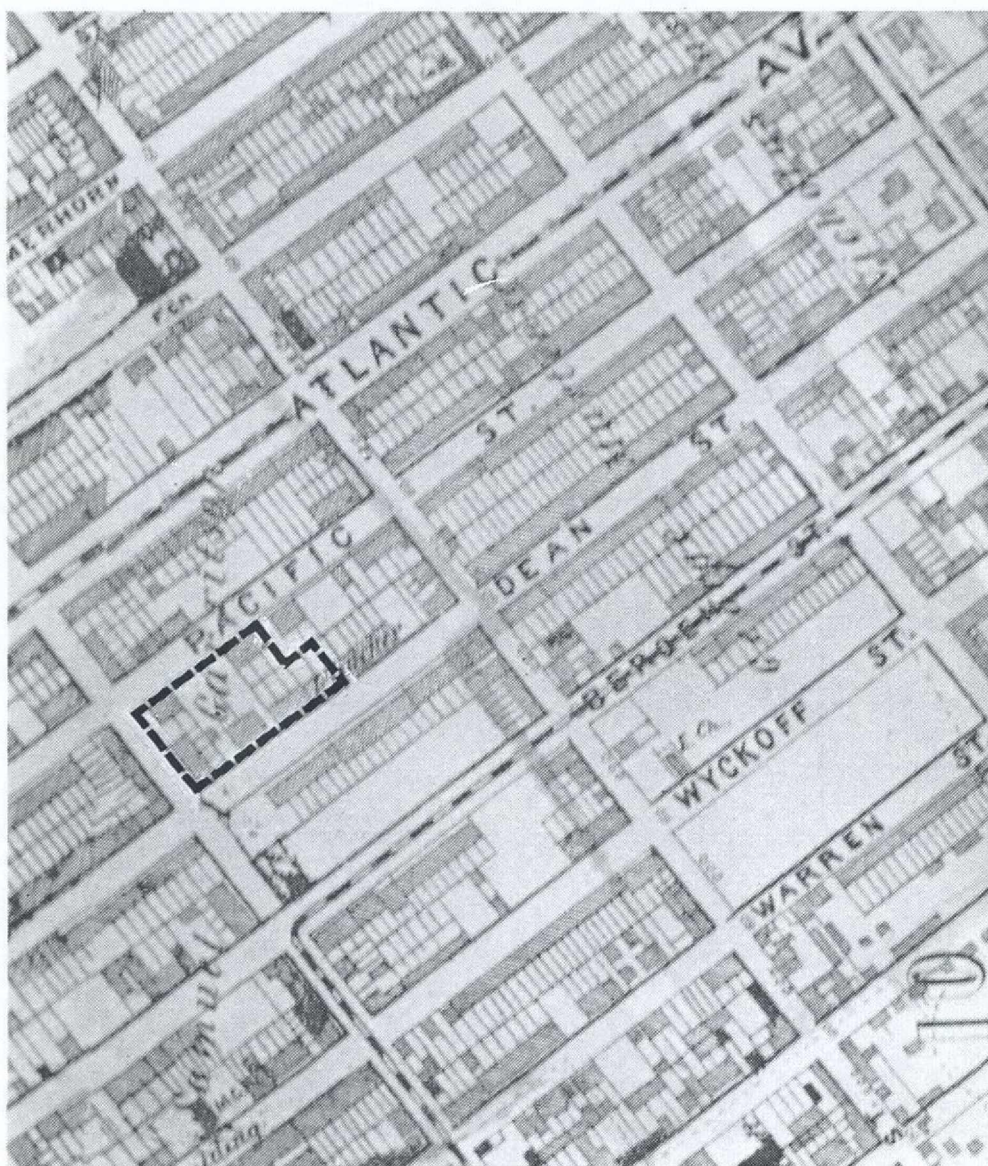
→ 338 Pacific St., earliest structure on block (?)

0 400
ft.

N



Note: a distortion of the base map falsely suggests the block's north and south streets are not parallel when in fact they are.



- - - - - project site
 - - - - - trolley line (?)

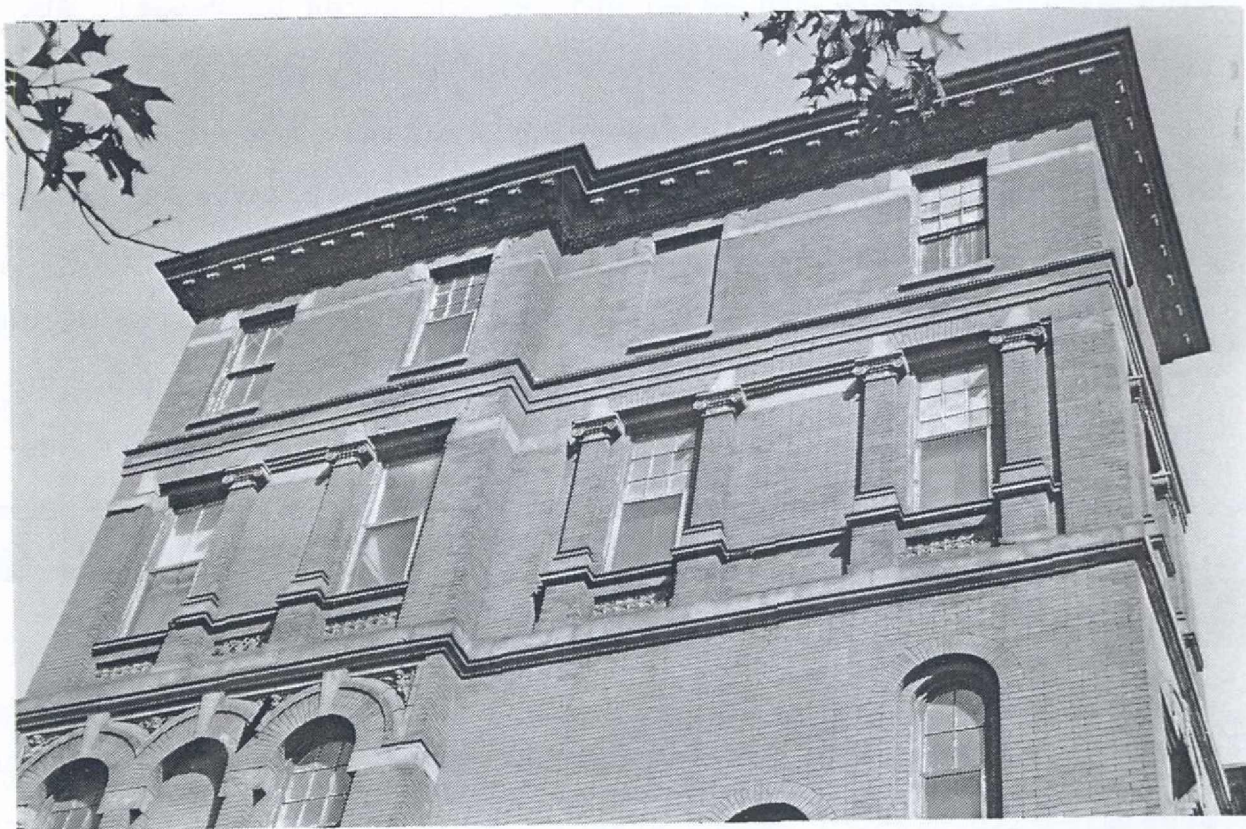
0 200
 ft.

N



The map also documents the tenement structure built at 336 Pacific Street in 1870 (Sewer Hook-Up Records 1870) and the four-story, multi-family house built by 1875 in its yard at 117 Hoyt Street. In addition, it indicates that a store was then located on the ground floor of 336 Pacific Street; this appears to be the first example of a mixed residential/commercial property on the site.

By 1888, the Catholic Archdiocese of Brooklyn had erected a four-story brick maternity hospital at 151 Dean Street. The first filed plan for St. Mary's Maternity Hospital was designed by Thomas F. Houghton in 1877; Houghton was then the architect used by the Brooklyn Archdiocese for many of its buildings (see Appendix A); his original design was for a three-story structure (NB 36/77), but it was not built as planned. Nine years later, in 1888, a four-story revision was erected (NB 628/88) and in 1909, the building was enlarged according to a design executed by Isaac E. Ditmars (Alteration Plan 1909). A copy of the plan for this alteration is available through the Catholic Medical Center of Brooklyn and Queens, Inc. It called for the addition of a fifth story (Exhibit 26) as well as the installation of an elevator and other changes (Marino 1990:personal communication). Besides documenting these alterations, this plan (as well as another from 1962; see Appendix C) provides measured floor plans of the structure. As noted earlier, Andrew S. Dolkart, an architectural historian, has indicated that although the building is not architecturally significant, it is a unique example of Brooklyn's nineteenth-century hospital architecture (see Appendix A) and as such warrants photographic documentation.



26 View of upper three floors of St. Mary's Maternity Hospital built in 1888. The building was originally only four stories high, but a fifth floor, the uppermost story shown in the photo, was added in 1909. A niche, perhaps for a statue, is situated between two third floor windows (arrow); the faces of stone cherubs, barely visible in the photo, are found above the window and niche arches (lower left of photo). (photo: Geismar 10/3/90)

The maternity hospital and the Sheltering Arms Nursery continued to expand during the last part of the nineteenth century and the first part of the twentieth: the hospital replaced the dispensary with a large nursery and added stables and sheds on Pacific Street, and both added extensions to their original structures. In addition, minor outbuildings were erected on the hospital and nursery grounds and extensions were added to several of the residential structures (see Hyde 1903, Exhibit 27 and Sanborn 1904, Exhibit 28 and Table 1). By this time, the site's earliest structure at 338 Pacific Street may have been altered by the addition of a half story (see Hyde 1903, Exhibit 27). The Hyde map also documents the construction of one-story stores behind 127 Hoyt Street (at 149 Dean), an alteration undertaken in 1891 when apartments were also created and a new storefront added (A 46/91).

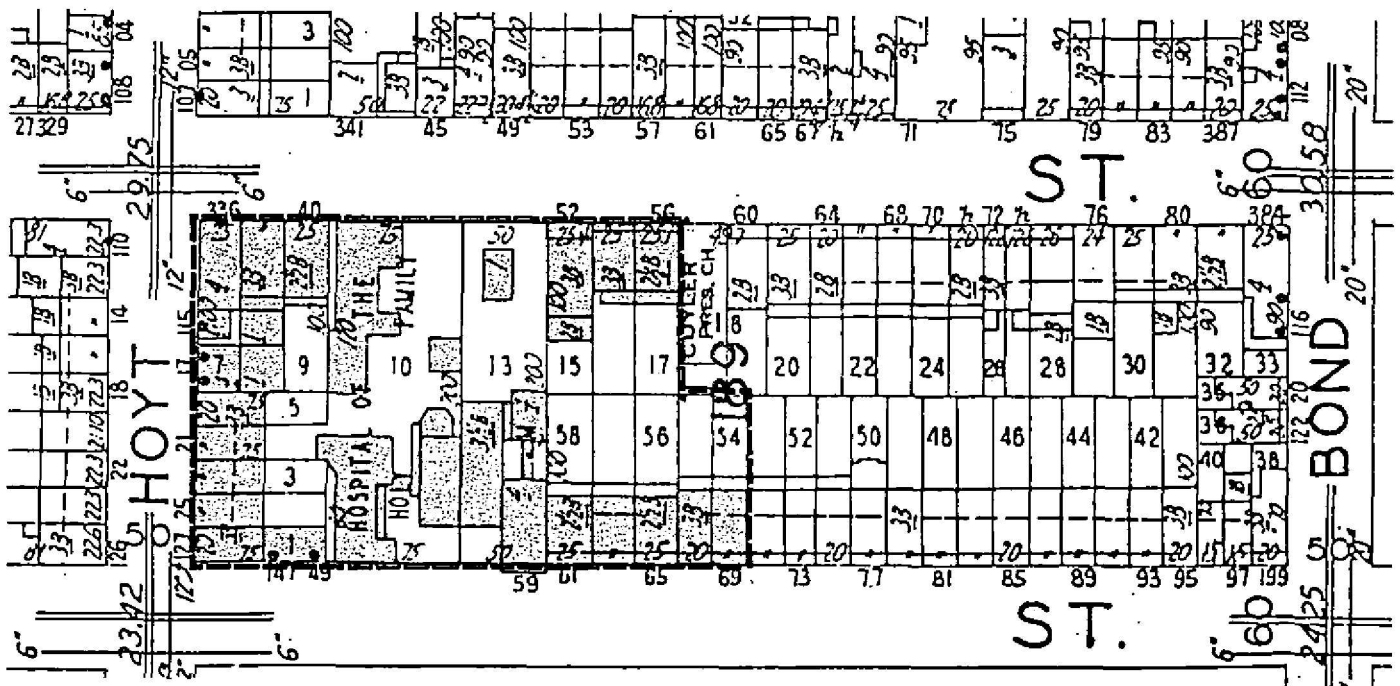
Although 336 Pacific Street was built as a six-family tenement, probably with a store on the ground floor, in 1923 its owner, James Donnelan, applied for a permit to remodel the existing units and add an extension (A 1641/23).



By 1929, the project site had reached its maximum development (Hyde 1929, Exhibit 29), a situation shown in the 1928 aerial photo taken for the Con Edison Company of Brooklyn (see Exhibit 10). By this time, the yard of 338 Pacific Street had been covered by an extension and a stable or garage. After this, site structures were gradually demolished by their owner, the Hospital of the Holy Family, at least in part to make way for a new hospital complex (see Table 1).




[illegible]

A horizontal scale bar with a white left half and a black right half. The number '0' is at the left end, '50' is at the right end, and 'ft.' is centered below the bar.



 building on project site
 project site

Note: a small black dot indicates a store

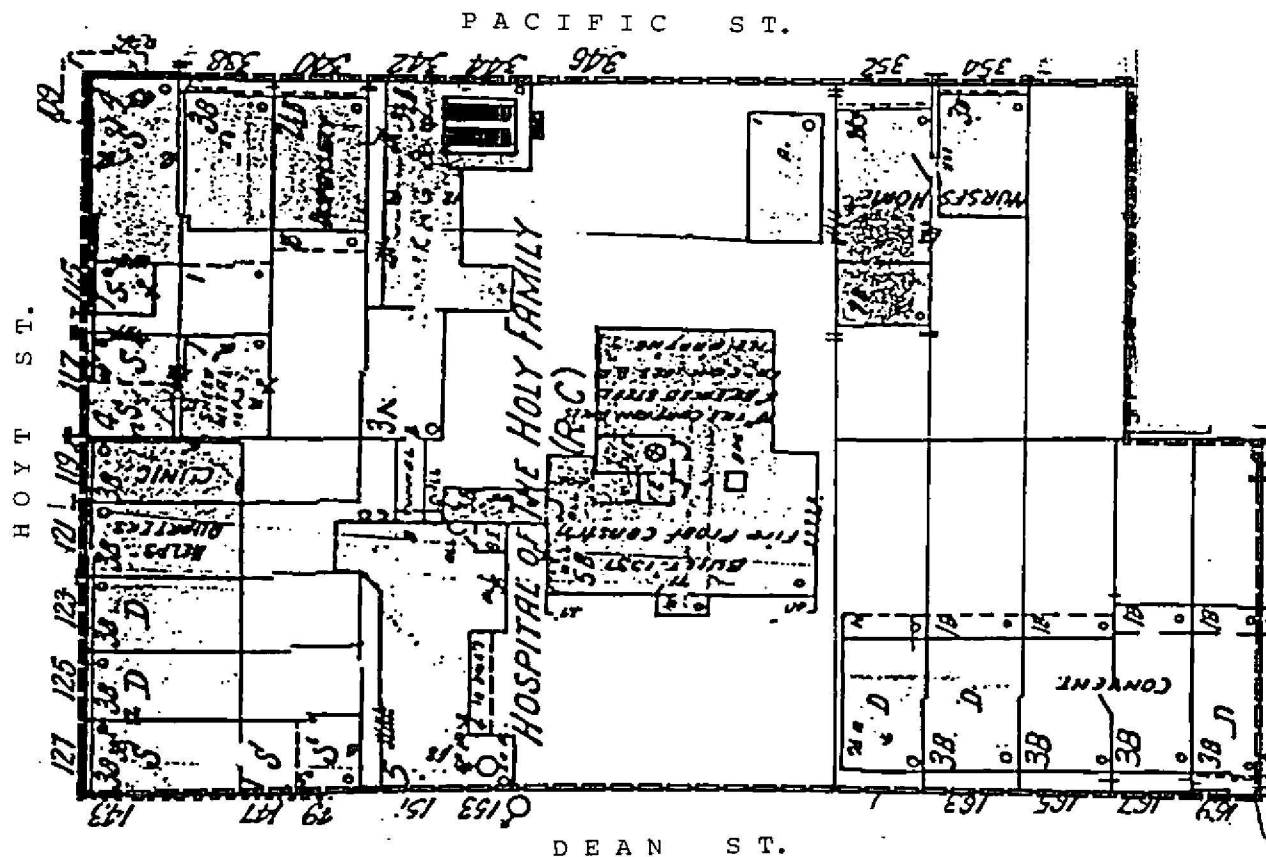
0 100

 ft.

Among the razed buildings were the altered Polhemus/Herriman houses. These came down in 1929 and were replaced in 1937 by the new Hospital of the Holy Family building (NB 1124/37; see Exhibit 30). Prior to demolition, most of the houses on Hoyt and Pacific Streets had become furnished rooms, but some of them were nurses' residences (KCTR misc. and Demolition Permits [hereafter D] misc.).

After the Hospital of the Holy Family was built, a "temporary" covered wooden walkway was erected in 1939 (NB 7729/39) that linked it to the as-yet unlandmarked row houses on Dean Street (see Exhibit 7). This structure has relatively non-obtrusive footings (1-ft. square concrete piers, 4 ft. deep, placed at 10-ft. intervals) and covers the rear portion of yards of the mid-nineteenth century house built at 352, 354, and 356 Pacific Street.

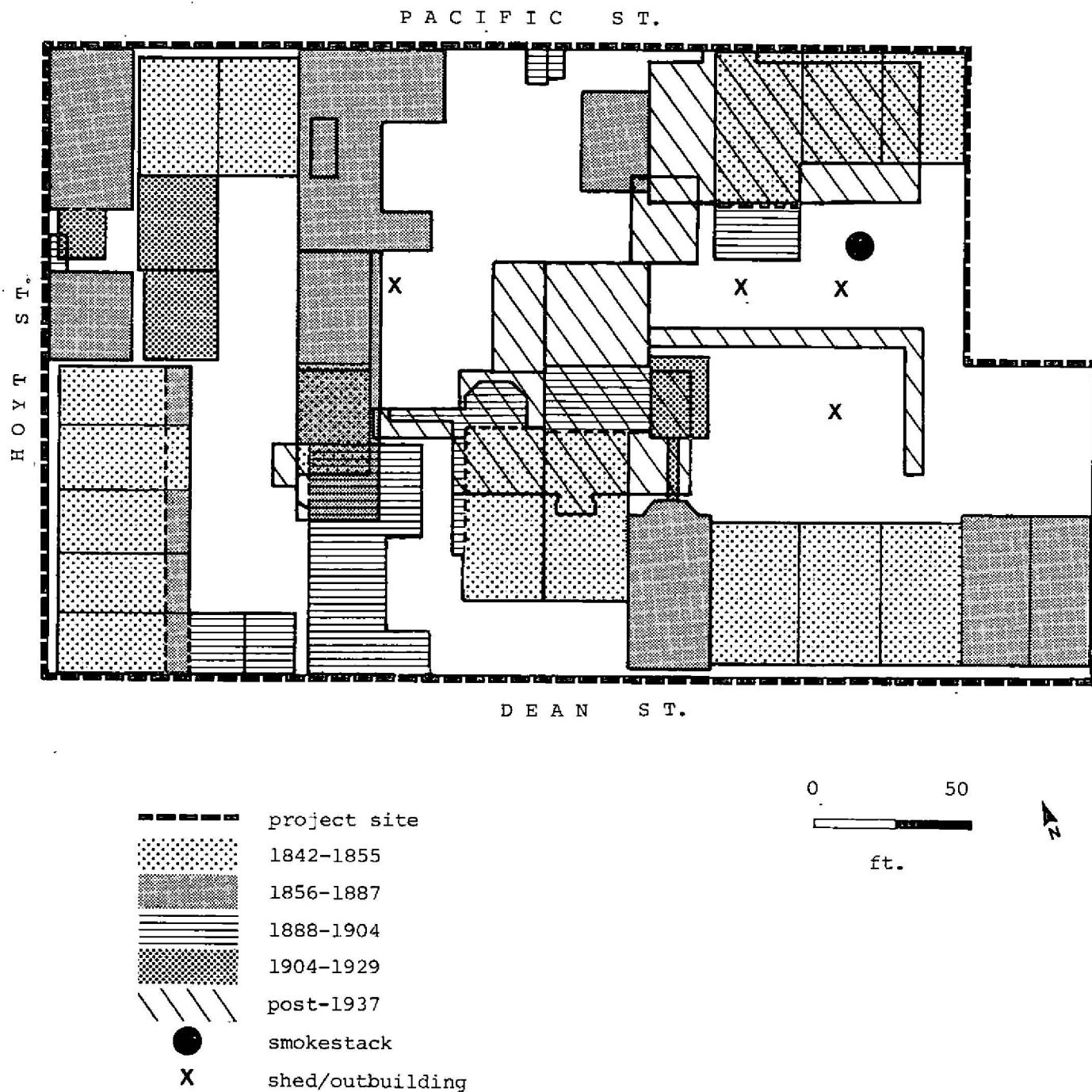
A schematic plan of the site's development is presented in Exhibit 31. The proposed Bishop Mugavero Geriatric Center will cover most of its Hoyt and Dean Street frontage while the Pacific Street portion will mainly be used as a parking facility (Exhibit 32).

Neither a structure nor an occupant of historic note has been documented through this reconstruction or that documenting the site's owners and occupants: although its original developers and early residents were wealthy Brooklyn land owners (the Gerritson-Polhemus-Herriman families), archaeological evidence of their occupation has undoubtedly been destroyed by subsequent development. Instead, the site's history and archaeological potential relate to the lives of its



----- project site

0 50
ft.





middle-class occupants in a primarily residential neighborhood. It also relates to the history of urban development in this part of Brooklyn. For example, the site's residents through 1867, both renters and owner/occupants, were mainly merchants (many unspecified, two rice merchants, others dealing in hardware, dry goods, tobacco, and hosiery) but there were also manufacturers of hardware and household furnishings, surveyors, a builder (the William Alexander who built five site houses on Hoyt Street), an accountant, an attorney, and a stockbroker.

In addition to the nineteenth-century St. Mary's Maternity Hospital and the five brick landmarked houses (three of them frame structures faced with brick [Landmarks Designation 1973:10]; see Exhibit 4), two noteworthy buildings are situated adjacent to the project site. One, the former Cuyler Church at 358 Pacific Street (see Exhibit 6), was attended by the neighborhood's modern Native American population, Mohawk Indians originally from Canada's St. Lawrence River near Montreal (Mitchell 1960:3-4). These high-steel construction workers began to attend the Cuyler Presbyterian Church in the mid 1930s; its pastor, Dr. David Munroe Cory, learned Mohawk and conducted one service a month in this language (Mitchell 1960:26-27). The other building is the Jacob Westervelt house next to the Cuyler Church at 360 Pacific Street. At one time the parish house for the church, this frame structure (Exhibit 33), built by 1855, is somewhat unique in a neighborhood where houses are mainly brick or wood with brick or stone facing. Both the church building and the Westervelt house are in the Boerum Hill Historic District and are now multi- or single-family residences in private hands.



33 360 Pacific St., a private residence that was the former Jacob Westervelt house. This frame building stands east of the former Cuyler Church seen behind the tree to the right. The Westervelt house is somewhat unique in a neighborhood where buildings are mainly brick or wood with brick or stone facings. Like the Cuyler Church, it is included in the Boerum Hill Historic District. (photo: Geismar 10/3/90)

Except for 121 Hoyt Street, which seems to have been a three-family house between 1850 and 1852 before becoming one-family, all buildings occupied prior to 1867 were one-family dwellings through that year (see Table 2 and Appendix B). By 1900, all but two site houses on Hoyt and Pacific Streets were occupied by at least two families. Two buildings--117 Hoyt Street and 336 Pacific Street--were built as tenements between 1870 and 1875 (see Table 1, Site Developement, and Appendix B), and, as noted above, 336 Pacific Street appears to be the first commercial/residential building on the site.

The site's documentary history reveals attitudes toward health and child care for more than a century (see Ownership/Occupation History for details). In addition, as mentioned before, one structure--St. Mary's Maternity Hospital built in 1888--represents a unique example of a nineteenth-century Brooklyn health care facility (see Appendix A). There are many aspects of the site's history and development, however, that may be recovered through archaeology. A major source of information could be the privy pits (outhouse facilities) undoubtedly used prior to installation of municipal sewers. This is also true of wells or cisterns used before municipal water was accessible. In Brooklyn, a city water supply was available sometime after December, 1858 (Stiles 1884:587).

Information about house sewer hook-ups would help determine when privies on the project site were no longer in use and what time period might be documented in these abandoned features. Unfortunately, the earliest sewer hook-up records are missing from the sewer

Table 2. BISHOP MUGAVERO CENTER Type of 19th Century Occupancy on Hoyt and Pacific Streets (Based on Appendix B)

Address	One Family	Two Family	Three Family/More	Comments
Hoyt Street				
*127	c.1850?-1883?	Btwn 1883-1891	1891...	Occupancy poorly documented before 1869.
*125	1849?-1859?	1860?...	--	Appears to be owner occupied w/ 1 tenant family by 1860.
*123	By 1850-1880?	1880...	--	Before 1875, the Tweedy family only well-documented occupants; 1-family at that time, but tenanted.
*121	1862?-1886?	--	1850-1852	Record incomplete, but appears to be multi-family for 2 years, 1850-1852, then 1 family till bought by hospital in 1887; by 1900, residence of hospital chaplain and woman listed as owner (see Appendix B).
*119	1850-1874	1875-1880	1880...	Occupancy information incomplete.
117	--	--	1871-1875...	Built as a 4-family residence btwn 1871-1875; on lot of 336 Pacific St.
Pacific Street				
336	--	--	1870...	Built 1870; 6-family tenement during 19th C.
*338	1842?...	--	3 family by 1900	Appears to be earliest structure on site; type of occupancy unknown in several years; owner & 2 tenants occupied it in 1900.
*340	By 1855-1877?	1877-?	3 family by 1900	Type of occupancy unknown till 1860; then single family till 1877; information then vague till 1900 when it was 3 family.
342	--	--	--	Site of St. Mary's Nursery by 1886.
*352	1855-1883	?	?	Type of occupancy unknown 1883-1900.
*354	By 1845/6-1900?	--	--	Possibly 1 family throughout 19th C. but with boarders(?) by 1870 (see Ownership/Occupation).
*356	1845...	--	--	1 family, both owner & tenant occupied.

* house yards with archaeological potential

department, so this information is unavailable for most of the buildings formerly on the project site. However, through the process of elimination, something can be learned.

Since a municipal water system in Brooklyn post dates December, 1858, houses built before this--such as 121-127 Hoyt Street and 338-340 and 352-356 Pacific Street where yards have remained basically intact--would have required private sanitary facilities. In the urban situation, this is usually the backyard privy pit and outhouse (e.g., Geismar 1989a). The city's sewer assessment records indicate that most information about site sewer hook-ups would be found in books predating 1867 (the exceptions are 336 Pacific Street and its adjunct building, 117 Hoyt Street, constructed after 1870 [Book JL:13]; more recent hook-ups are indicated for the standing hospital structures).

Based on available information, which includes the fact that municipal records regarding sewer hook-ups are chronological, it appears that most nineteenth century site properties were hooked into the municipal sewer system after 1858, when water was theoretically first available, and 1867, the first year sewer records are extant (Liber 4 of Sewer Hook-ups). Therefore, any privy pits still on the site would be associated with families occupying houses prior to 1867.

Abandonment of wells or water cisterns is harder to correlate with availability than abandonment of privies: once hook-ups were paid for, sewers undoubtedly were used. The fact that they were made by 1867 indicates that water for home consumption was also available

by this time. It is conceivable a building's residents might trust or like their old water supply (such as public pumps located on various street corners) more than the new one, and often people continued using their wells and cisterns long after municipal services were available (e.g., Geismar 1987). Therefore, privy abandonment is more reliable as an indicator of the availability of municipal water than the disuse of wells or cisterns.

Once abandoned and sealed, these yard features become closed containers that often hold trash and debris deposited by the site's inhabitants within a given time frame. Data from these features would not only tell us about the daily lives of these people--what they ate, the dishes they used, the medicines they relied on--but also about their attitudes toward the urbanizing process. For example, it would reveal how they complied with municipal laws regarding privy management (e.g., Ordinances 1856:446-447). Given the apparent date of privy abandonment--by 1867--and the known inhabitants of the site at this time, information from these features would tell us about the attitudes and lives of mainly middle class owners and renters in a developing Brooklyn neighborhood in the middle of the nineteenth century .

HISTORY OF OWNERSHIP/OCCUPATION

The information presented here is based mainly on data found in deeds (LD), Federal Censuses (FC), State Censuses (SC), Brooklyn Directories (BD), wills (LW), and maps. These and other sources are cited in the text. Details of ownership and occupation for all properties will be found in Appendix B.

Gerritson Farm

It seems probable that the project block lay within a patent granted to Gerrit Wolphertsen (van Couwenhoven) in 1647 as shown on an "Ancient Map" reproduced by Bergen (1867; Exhibit 15) and described by Stiles (1867:96-97); however, as noted earlier, the description is often unclear and offers conflicting information.

Wolphertsen's land apparently fronted on the old Flatbush road that ran through the village of Breukelen to the East River ferry and was bounded on the south by the marsh of the Gowanus Kill. Frederick Lubbertsen's 1640 land patent was to the southeast. As shown on the map, the northern boundary of Lubbertsen's property was south of the site block, near present-day Warren Street east of Court Street.

Over time, Lubbertsen's heirs extended their holdings north of Warren Street by buying portions of Wolphertsen's patent as well as other adjacent lands; their homestead farm was south of the project site (see Exhibits 16 and 18). In 1781, when Rutgert Van Brunt inherited the Lubbertsen/Bergen farm, it included the site block.¹ Rut-

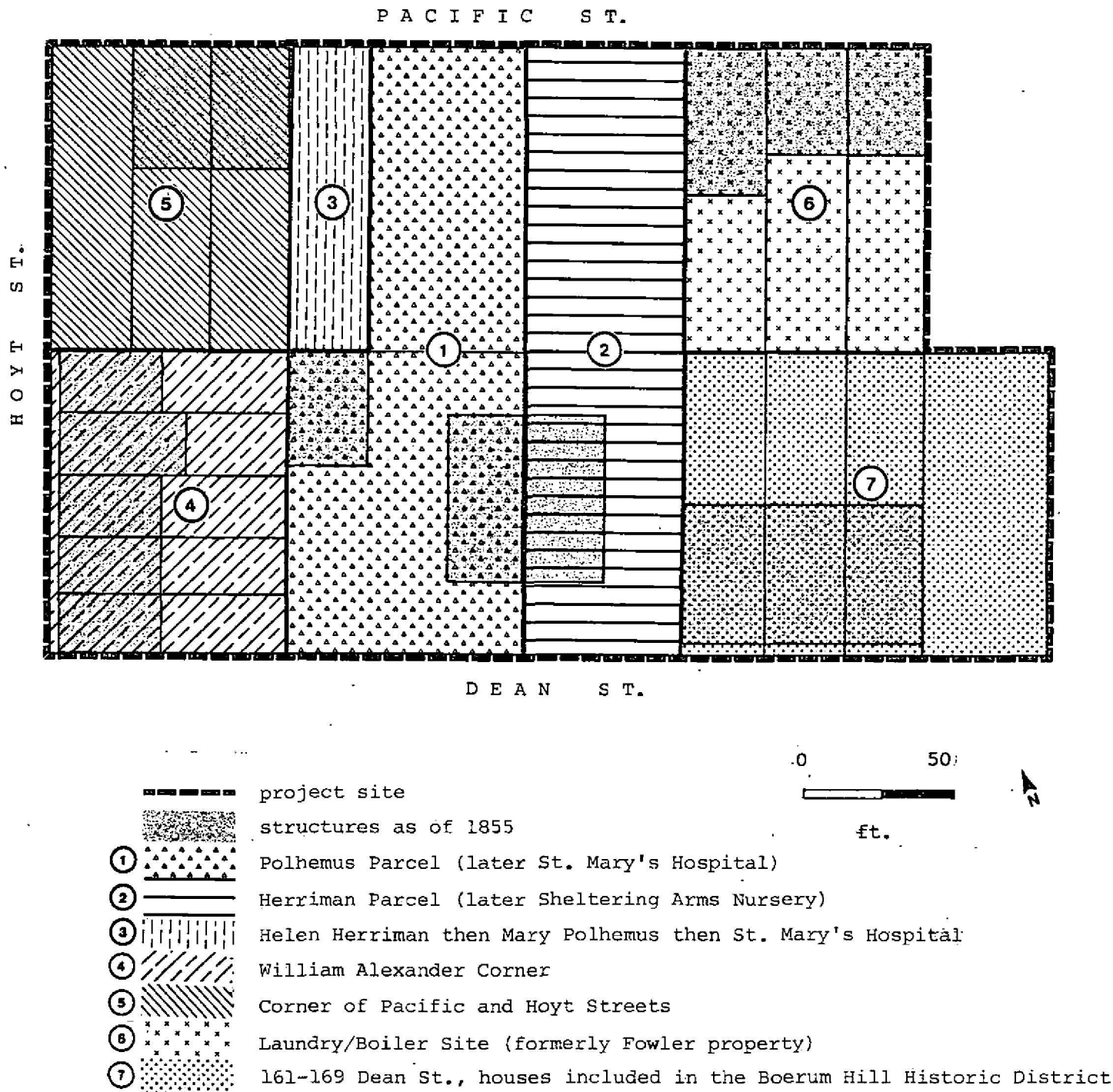
¹ The Wolphertsen patent (or part of it) was sold to Nicholas Janse, a New York baker. His widow, Maritje Gerritse, sold it in 1698 to George Hansen Bergen (LD 1698 2:181). The deed describes the property as bounded on the northwest by land of Jacob [Hansen?] Bergen, implying Bergen had extended his holdings north of Warren Street. According to Stiles, Wolphertsen's patent was later included in lands marked as George Martense's on the 1846 Butt map. However, Butt shows Martense's western boundary just west of Bond Street, implying Wolphertsen's property was east of the site block. On the other hand, in 1635, Jacob Stoffelsen, overseer of Negroes for the Dutch West India Co., was granted a patent lying between the land of Lubbertson and Wolphertson, running from the Gowanus Creek to the old Flatbush road, approximately between Bond Street and a line between and parallel to Smith and Hoyt Streets. If Stoffelsen's patent is correctly described by Stiles (1867:97), it included the site block, in which case Wolphertsen's patent was west of Hoyt Street and the project area.

gert died in the same year, and the farm passed to his infant son, Jacob Van Brunt, through the wills of Rutgert, his brother John, and his sister Jane, and through purchase of his sister Helen's share (Bergen 1867:62).

Through Jacob's will, his daughters, Jane and Helen, received half-shares of the farm, divided by a line running southward just west of Bond Street to the head of Freeke's Mill Pond (see Exhibit 18). In 1833, after both daughters married, they paid a settlement to their mother, Esther, in accordance with the terms of their father's will; Jane and her husband Samuel I. Gerritson [or Garretson] of Gravesend received the western portion of the farm which included the site block and all of the project site. By 1835, taking advantage of the rapid expansion of the village of Brooklyn, the Gerritsons began to subdivide the property for real estate development. The ownership and occupation of this property, which included residences and commercial structures, nurseries, and the hospital complex that currently occupies the project site, is presented here and in Appendix B (see Exhibit 34 for parcel definitions used in the text).

Herriman Parcel (Sheltering Arms Nursery) 157-159 (125) Dean Street
Early Ownership/Occupation (1847-1877)

In 1852, Samuel and Jane Gerritson transferred properties on Dean Street to their two daughters, Helen (Herriman) and Mary (Polhemus) and their husbands. The sisters received identical attached houses and five lots (they also acquired additional portions of the Gerritson farm through other conveyances and at other times).



Helen and Steven H. Herriman received a parcel equivalent to two building lots on Dean Street and two abutting ones on Pacific Street; they also received a three-story brownstone house built by 1847 that fronted on Dean Street and a separate 25 ft. by 100 ft. lot on Pacific Street (LD 1852 266:410; this would later be sold to Helen's sister, Mary Polhemus [see below and Exhibit 34], who received the attached house and land adjoining the Herriman property). Tenancy of the Herriman house is documented by 1847, the year it was built and five years before the 1852 transfer to Helen (see Appendix B). The house was first numbered 125 and later 157 Dean Street (the Polhemus house was 123 [later 155] Dean Street).

By 1855, Steven and Helen Herriman were occupying 125 (157) Dean Street (BD, SC). Herriman, from a Brooklyn Heights family, was at one time employed with the firm of Brasher & Herriman, and was later an oilcloth manufacturer with a factory at 18th Street near 5th Avenue in Brooklyn (BD). His father, William S. Herriman, was president of the Long Island Bank and lived at 66 Remsen Street, where Steven and Helen also resided until their move to Dean Street.

The 1860 census reports that Steven, who was thirty-five years old, was a manufacturer whose real property holdings were valued at \$10,000. Helen was also thirty-five. Their children were Maria, aged four, Helen, aged two, and William and Samuel, aged four months who were apparently twins. There were four servants, Rosa Dunn and Mary McCarty, from Scotland, Johanna Vincent from Sweden, and Catharine Cousin from Ireland.

By 1863, the Herrimans had moved from Dean Street to 18th Avenue near Eighth Street, nearer Herriman's place of business (BD). In 1869, they sold the Dean Street property to William and Nancy Banta for \$1.00 (LD 1869,882:409); the Bantas lived in the house from 1869 through 1875 (BD). Banta was a hatter (and furrier) who had his business at 357 Canal Street in New York City. In 1870, the Bantas, William, fifty-nine, and Nancy, sixty-one, lived at 157 Dean Street with their four children. A son, William, Jr., lived at a nearby Dean Street address and was also in the hat trade. Although the Banta's owned property valued at \$90,000 (FC 1870), they were in debt (e.g., LD 1880:1381:36), and their financial status is questionable.

By 1877 the Sheltering Arms Nursery was renting the premises (SAN 1877). In 1880, after the house had been heavily damaged by fire, Steven and Helen Herriman bought back the property from the Bantas, again for a token \$1 (LD 1880 1381:36) then sold it to the Sheltering Arms Nursery of Long Island for \$13,000 (LD 1880 1389:83).

Sheltering Arms Nursery (1877-1921)

As mentioned earlier, the Sheltering Arms Nursery was founded in 1869 under the auspices of the Protestant Episcopal Diocese of Brooklyn. Originally conceived as a day nursery, the organization sought "to aid one class of the poor, by caring for the children of those who are able and willing to work" (SAN 1878:9). However, many applicants were unable to provide home care for their children due to the illness, alcoholism, death, or desertion of a spouse, so after only a few months of operation, full boarding care was offered.

The Nursery was located at several successive addresses in the neighborhood and was plagued by financial troubles and contagious disease. While at 524 Atlantic Avenue, the death of nine infants in 1877 was attributed, rightly or wrongly, to defective drainage in the home; this prompted the Nursery's move to Dean Street. "The beautiful house at 157 Dean Street was secured and to this the survivors of our little family were removed..." (SAN 1878:9).

The new nursery housed thirty-five children in January 1878. Four were under one year old, six were one to two, sixteen were two to five, and nine were over five years old. Of the thirty-nine children admitted during the year, thirteen had died, nine of them under a year old. Seven deaths were attributed to "marasmus," a gradual wasting-away of uncertain etiology, that was usually noted in young neglected infants (Brenner 1971:834). One child died of opium poisoning, the lethal dose administered prior to admission. Other causes of death were phthisis pulmonaria [pulmonary tuberculosis], capillary bronchitis, dyptheria, dysentery, and acute meningitis (SAN 1878:14). However, despite these deaths, the mortality rate at the new location was considered extremely low, and demonstrated that "our Nursery exemplifies...the reign of law in Sanitary Science" (SAN 1878).

Disaster in a new form struck in February, 1880, when the aforementioned fire forced the Nursery to move temporarily. The badly damaged building was purchased by the Nursery board for \$13,000 and extensive repairs were made (SAN 1887:11). The Annual Report of 1882 (SAN 1882:9-10) presents a glowing description of the repaired facility and its services:

Our Institution presents a pleasant appearance. It fronts the sunny South. The grounds are ample, and with the 'coming of the birds' the children will make merry the summer hours, and the babes in their hammocks will constitute a pretty picture. On entering the visitor will be satisfied at a glance that this is not only an institution, but a Home. Through the halls and bright, cozy reception room, up to the rooms for those past babyhood--thence to the infant quarters, guarded by kind nurses, into the dormitories with their snowy beds--all have an air of comfort and care.

Despite this rosy picture, contagious disease continued to be a problem, and a separate hospital or infirmary to isolate the sick was needed and was under construction early in 1883. The Rembrandt Club, a prestigious Brooklyn association of art collectors and patrons, spearheaded a fund-raising drive with an art exhibit and bazaar. A souvenir book presented an architect's rendering of the new Infirmary (see Exhibit 19) as well as the property at 157 (and 155) Dean Street. The following description by the architects, the Parfitt Brothers of Brooklyn, was printed with the picture:

The new Infirmary of the Sheltering Arms Nursery is built as an annex on the southeast corner of the Main Building and connected with it by doors in the first and basement floors. The size of the building is 25 by 43 feet.

The front is of pressed Philadelphia brick, relieved with ornamental and moulded courses of the same material, and brownstone windowsills.

The front part of the roof is a Mansard, covered with slates and has a large dormer fronting on Dean Street and an ornamental chimney on the west side. The level part of the roof is covered with tin.

The first floor contains an Office, 13 by 19 feet, a Dispensary with a Mortuary adjoining, a Dining Room, a Kitchen and Laundry, and a large Linen Closet. In the center of the building is situated a large, handsome staircase entirely of walnut, the donation of Mayor Low.

On the second floor in the rear of the stairs is a Playroom, fifteen by 22 feet, with a large bay window, and in front are two wards, each 11 by 16 feet connected by wide sliding doors.

In the third story are three sick wards of the same size as those on the floor below, and a Nurses' Sleeping Room; and, on the fourth or attic story, two more wards

of the same size as on the first floor, and three servants' bedrooms.

The wards are amply provided with closets, and a perfect system of Heat and Ventilation, and the sanitary arrangements on every floor will be fitted up complete in every respect.

The total accommodations are six sick Wards, each 11 by 16 feet, one Play Room and Parlor, 20 by 16 feet, 4 servants' bedrooms, a Dining Room, 10 by 14 feet, Kitchen and Laundry 9 by 6 feet, Dispensary 10 by 9 feet, General Office 13 by 19 feet, 4 Bath and Wash Rooms, each 6 by 10 feet.

The stairs, being large and well lighted, form an important feature of the building.

A Dumb Waiter, connecting with a cross hall, convenient to each and every room, runs from the first to the attic story.

The building will be heated by a Furnace, in addition to open fire-places in each of the wards and large Rooms (SAN Commemorative 1883).

By 1885, the Annual Report notes that "our grounds have the appearance of a private garden, with neat walks and shrubbery" but a new pavilion for the children was needed for the outdoor play and rest that were thought to prevent the spread of tuberculosis. While the role of bacterial infection was not yet known, it was recognized that tuberculosis was commonly associated with overcrowded living quarters, poor ventilation, and urban poverty (Brenner 1971:44; Duffy 1968:160).

In 1886, seventy-four children were living in the Nursery and overcrowding was certainly a problem. An extension was added in 1887 that provided six additional rooms, new bathrooms, and laundry facilities "with the sanitary arrangements perfect" (SAN 1887). Children over the age of seven were transferred to the Church Charity Orphanage and many were sent to foster and adoptive homes in the surrounding suburbs. At this time, classes were begun for poor mothers to teach them to how to care for their children at home. Still, over-

crowding remained an issue. Increased demand for nursery service no doubt reflected the increase in European immigration that placed mounting pressure on all public health and child care facilities (Duffy 1968:440). The Nursery's kitchen was inefficient and the dormitories too small. It was suggested that the attic of 157 Dean Street be fitted up as a temporary quarantine, and that a large tent on the grounds might house the smaller children for the summer. The Director questioned whether children's needs could be satisfactorily met in a city environment, declaring that "the children would do better OUT OF THE CITY" (SAN 1887:8; emphasis as written in the report).

A new concern was voiced in 1888, when it was reported that "our good neighbors, the Roman Catholics, next door, have put up an immense building which overshadows the front of the Nursery, and in the rear have built a hospital for the diseases of children, which may bring death very near..." (SAN 1888:8). Still, Sheltering Arms Nursery continued its own war on childhood disease. At the turn of the century, infant diarrhea, associated with contaminated milk and inadequate sterilization of feeding equipment, was still a major cause of infant death (Brenner 1971:57). However, the pediatric medical community was beginning to recognize the benefits of milk pasteurization and in 1891, the Nursery's house physician reported "no deaths from summer complaints or diarrhoeal disorders [in June, July and August]...due to the use of sterilized milk for younger children" (SAN 1891:68).

In 1921, the Nursery property was acquired by the Children's Aid Society of Brooklyn (LD 1921 4018:524) and title was transferred

to the Morano Realty Company in that year (LD 1921 4058: 372). The Hospital of the Holy Family bought it in 1922 (LD 1922 4218:214).

In 1929, the old Herriman house at 157 Dean Street and the Sheltering Arms Infirmary at 159 Dean Street were demolished (see Site Development and Appendix B) as was the Polhemus house at 155 Dean which was by then also owned by the Hospital of the Holy Family. By 1937, a new hospital building was built at 155-159 Dean Street (see Site Development and Exhibit 30).

Polhemus Parcel (St. Mary's Hospital) 151-155 (123) Dean Street

The early ownership and occupation of this property parallels the Sheltering Arms Nursery parcel. As noted previously, in 1852, Samuel and Jane Gerritson transferred property on Dean Street to their daughter, Mary, and her husband, Abraham D. Polhemus (LD 1852 267:152). This included the three-story house that adjoined the structure transferred to Helen and Steven Herriman. The Polhemus parcel, which comprised three building lots on Dean Street but only two on Pacific, was irregular until a third lot (later 342 Pacific Street) was purchased from Helen in 1863 (LD 1863 591:376; see Exhibit 34).

Mary and Abraham, who were married in 1846, were living in the house at 123 (later 155) Dean Street by 1847 (BD). At the time of the 1850 census, Abraham was a merchant. The 1860 census lists Abraham as being thirty-eight and Mary thirty-five. The couple had two daughters, Jane [Jennie] and Theodora, and there were four servants, all from Ireland, in their household.

In 1865, the Polhemuses sold their Dean Street property to a James Sullivan, apparently an investor (LD 1865 667:498). The Polhemuses are not listed at the Dean Street address after 1865 and, by 1869, they had moved to Brooklyn Heights where they lived at 66 Remsen Street (BD), then or formerly the family home of Mary's brother-in-law, Steven Herriman. They later moved to Pierrepont Street, and Abraham died by 1875 (BD, LW 1875 57:128).

The former Polhemus property at 155 Dean Street was sold by Sullivan's executors to Peter Walsh in 1869 (LD 1869 904:303). Walsh, who lived elsewhere in Brooklyn, was apparently another investor. At the time of the 1870 census, the house was occupied by the Rev. Raphael D. C. Lewin and his family. Lewin had become a publisher (BD) and moved to Washington Avenue by 1871. By then, St. Mary's Female Hospital of Brooklyn owned the property (LD 1871 1022:120).

St. Mary's Female Hospital, incorporated in 1863 under the auspices of the Catholic Archdiocese of Brooklyn, was originally at 247 Clinton Street and later, in 1880, another hospital was built at Buffalo and Rochester Avenues (Stiles 1884:515). By 1880, St. Mary's Hospital on Dean Street had built a dispensary and nursery (see Site Development). The 1880 census records the presence of fifty-five children in St. Mary's Nursery at 151 Dean Street (rear). In that year there were also thirty-eight patients at St. Mary's Female Hospital and twenty staff members living in the St. Mary's complex, ten of them Nursing Sisters. This implies that the dispensary shown

on the 1886 Bromley & Robinson and 1886-1888 Sanborn Maps was built by 1880. This and other construction by St. Mary's (see Site Development and Table 1) caused the Sheltering Arms Nursery to complain; they claimed the 1888 Maternity Hospital building at 151-153 Dean Street cut off the sunlight (SAN 1888). To make matters worse, in 1909 an additional floor was added (see Site Development)) and, as noted previously, by 1888, St. Mary's Nursery, a three-and-one-half-story brick structure at 342 Pacific Street had been completed--occasioning further complaint from Sheltering Arms (SAN 1888). The "dispensary" shown on the 1886 Bromley & Robinson and 1886-1888 Sanborn maps (see Exhibit 25) was apparently demolished before 1888 to allow for construction of St. Mary's Maternity Hospital and Nursery.

In 1900 there were eleven patients and seventeen staff members at 155 Dean Street, the former Polhemus house, which continued in use. There were also four staff and twenty-three patients at St. Mary's Maternity Hospital at 151-153 Dean Street and twelve staff and fifty children at St. Mary's Maternity Nursery at 151-153 Dean Street (rear building). Few of the nursery children were infants but most were under five years old (FC 1900).

As noted earlier, St. Mary's Nursery was demolished in 1939, but the 1888 St. Mary's Maternity Hospital building still stands at this writing.

William Alexander Corner 119-127 (formerly 51-59) Hoyt Street

In 1848, the Garritsons sold three lots of land at the corner

of Dean and Hoyt Streets to William Alexander (LD 1848, 194:323), as noted earlier, a parcel that ran 75 ft. along Dean Street and 100 ft. along Hoyt. As mentioned earlier, Alexander, a local builder, was responsible for the construction of many row houses on Dean and Bergen Streets near the intersection of Hoyt (e.g. BD; LD; LPC Designation 1973:10).

The Hoyt Street block front may have been Alexander's initial Brooklyn venture and he remained active in the neighborhood for over twenty years. He is first found in the Brooklyn Directories in 1847, when he is listed as a mason living at Dean Street corner of Hoyt. The houses Alexander built on the project site fronted on Hoyt Street when they were completed although they were originally Dean Street lots. In this way, he was able to place five houses (numbered 51-59 Hoyt Street, later re-numbered as 119-127) on what had been three lots. Possibly the building he occupied from 1847 to 1849 was number 59 Hoyt Street, although this is not certain. Alexander lived in two of the five Hoyt Street houses at different times, but eventually sold them all (see Appendix B).

In 1850 and 1851, he listed himself as a builder living at 51 (later 119) Hoyt Street. According to the Federal Census of 1850, Alexander was born in the West Indies and was then thirty-six years old; he owned real property valued at \$30,000. His wife Elizabeth, a native New Yorker, was thirty-seven. Their children were George, seventeen, Emma, nine, William, eight, and Samuel, one.

Sometime after 1851, the Alexanders moved to 138 Bergen Street, a block away, where they lived until at least 1860/61 (BD). In 1865, William Alexander is listed at 69 Hoyt Street, possibly an error, since in 1866-1867 he was at 59 Hoyt Street, a building he owned. By 1869, construction and development in the neighborhood were nearly complete, with houses built on most site lots (e.g., Dripps 1869; see Exhibit 21) and by that year, Alexander had moved from the neighborhood. He established a lumber business on Flushing Avenue in partnership with his sons George, William, and Samuel and continued in the lumber business at this address until his death in about 1885 (Letter of Administration 1885 46:53).

119 (51) Hoyt Street

William Alexander, the owner/builder of this house, occupied it in 1850 and 1851. In that year, the building was sold to John Shaw and Joseph Darby (LD 1851 262:335), plasterers who lived and worked locally. John Studwell, who became the owner in 1853 (LD 1853 285:472), had a lumber yard on Bridge Street and lived in the area. Conceivably these men had worked with Alexander on the construction of his row houses, but this is speculative. In the same year, 119 Hoyt was bought by Samuel Powell (LD 1853 334:65), a merchant tailor who had his house and business nearby.

After Alexander's occupancy, the building seems to have been a rental property until 1865: in 1860, the census lists Robert Melt-ing as the occupant. Agnes H. Bogart became the owner in 1866 (LD 1866 705:47); she and her husband, Alexander, a stockbroker, occu-

pied the house with their eight children and three servants from 1867 to 1870. In 1871, the Bogarts moved and sold the building to Thomas McDonald (LD 1871 1010:99).

From 1874 to 1877, the building was occupied by the families of Charles Blossfield and his brother, Frederick, commercial tailors who, with their brothers William and Edward, had their business on Atlantic Avenue (BD). Charles Blossfield later lived for several years at 340 Pacific Street, another site address.

In 1880, John Miner bought the building (LD 1880 1382:79) and he, his family, and three tenant families are listed in the 1880 census (see Appendix B). In 1881, Miner purchased and moved next door to 121 Hoyt Street, and 119 Hoyt Street was sold to a widow, Margaret Hogan (LD 1888 1432:5).

After her remarriage, Margaret (Hogan) McGrath sold to Catherine McGrath in 1888 (LD 1888 1847:145) and the McGrath extended family lived here until at least 1910. Title passed to Patrick McGrath, Jr., in 1901 (LD 1901 13:401).

Before its purchase by the Hospital of the Holy Family in 1924 (LD 1924 4391:1), the property had belonged to Deborah Mohr (LD 1913 3404:547) and Rose Reiter (LD 1920 3933:262). According to Sanborn (1915-1937), the building was being used as a clinic, but a 1940 demolition order cites furnished-room occupancy prior to demolition (D 84/40).

121 (53) HOYT STREET

At the time of the 1850 census, this house, owned by William Alexander, was occupied by three families, among them America(?) W. Goff, an attorney, his wife, Delight, his son, Mortimer (a tea merchant in the firm of Goff & Day at 166 Atlantic Avenue), and his daughter, Ursula. Eight members of two other families [names illegible] were also living in the building. By 1852, Goff had moved to 7 Clinton Street (BD).

After William Alexander, this property had only two private owners. The first was Augusta Dreyer who bought it in 1854 (LD 1854 358:299). She and her husband William, a merchant, lived at 137 Hicks Street in 1850, but they are not listed again for several years. The 1860 census indicates their house on Hoyt Street was then unoccupied. By 1862, and until 1878, they are listed in most Brooklyn Directories at this house. Dreyer usually lists himself as a merchant, but in 1857 he was a dealer in hosiery and in 1876, in tobacco; his place of business was at various lower Manhattan addresses in the area of the South Street seaport. The 1871 listing is the first to give his home address as 121 Hoyt Street rather than 53 Hoyt Street, and other houses in the neighborhood appear to have been re-numbered about this time.

In 1880 the house was rented to Rose Doherty, her son Edward, and a boarder, Ellen Hickey. John Miner, a real estate broker, bought it in 1882 (LD 1882 1454:405). The Miners, as noted previously, had owned and lived in the house next door at 119 Hoyt Street in 1880; they occupied 121 Hoyt from 1883 through 1886.

In 1887, the property was sold to St. Mary's Female Hospital (LD 1887 1728:494) and in 1900, Mary Rivers, a forty-year-old widow, lived there with two servants and John Martin, a chaplain. Her occupation is illegible. On the census, she is listed as the building's owner, and while this was not so, both she and the chaplain may have been on the hospital staff. In 1910, Holy Family Hospital had taken over the property (LD 1910 3179:286) and according to the 1915-1937 Sanborn map, the house was used as "help's quarters;" prior to demolition in 1940, it was a rooming house (D 84/40).

123 (55) HOYT STREET

William Alexander sold this house and lot to Josiah Shattuck in January, 1852 (LD 1852 268:525); it appears to have been a rental property throughout the nineteenth century with single family occupancy till 1880. In 1855, Mary Siemon purchased it (LD 1855 393:28) and title was assumed by her husband, George, in 1863 (LD 1863 605:03). Neither the Shattucks nor the Siemons lived in the area (BD).

No occupant was reported in the 1850 Federal census; from 1856 through 1860 the house was rented to Edwin A. Tweedy, a dry goods merchant whose business was in New York City at 14 Cortlandt Street. In 1860, Tweedy and his wife, Harriet, were a middle-aged couple with one Irish-born servant; by 1862 they had moved to Amity Street (BD).

Although the 1870 census report is unclear, the family of Frederick Rowley, a printer, and his wife, Helena, appear to live at

this address. In 1880, Louis Waldenburg, an insurance broker, was in the building with his wife and family, as were John Wells, a county clerk, and his wife and daughter.

In 1881 Siemon, then a widower, sold to Thomas and Margaret Tracey (LD 1881 1422:476). It was bought by Ingeborg Marcosen [or Marcussen] in 1887 (LD 1887 1777:476) and, while she is not listed in the directory, a Hans Marcussen, lighterman, is listed at 379 Pacific Street in 1888; Ingeborg may therefore have been a local absentee owner. She sold to William J. Conway in 1895 (LD 1895 2:277).

William Cunningham, a house painter from Ireland, bought the property in 1896 (LD 4:198) and it appears to remain in the Cunningham family until 1927 (see Appendix B). The Cunninghams occupied the building with tenants (see Appendix B). In 1920, William's son, Francis, is listed as the owner of record in the Kings County Tax Roll although no recorded deed was found. He continued to pay taxes on the property until 1927, when A. E. Irvine is listed as the owner.

An Anna M. Irvine sold to the Sorel Realty Company in 1936 (LD 1936 5466:160), and Holy Family Hospital took title in 1940 (LD 1940 5807:382). The building was used for furnished room occupancy prior to demolition in that year (D 84/40).

125 (57) Hoyt Street

William Alexander sold this property to Sarah Wheelock in 1852 (LD 1952 268:522). It is not clear if the Wheelocks were the

first family to live in the house, although a Thomas Wheelock, surveyor, is listed on Hoyt at the corner of Pacific from 1849 through 1851 (BD). A Walter W. Wheelock--the relationship to Thomas is unknown--is first listed at 57 Hoyt Street in 1857 (BD). Over the years, he gave his occupation as an engineer, a merchant, and a hardware manufacturer. In most years his business address was 71 Gold Street in New York City. In the 1860 Federal census, Walter was forty-five and Sarah forty-two; both were from New England. Their daughter, Mary, was eleven. Also in the household was an Irish servant, Mary Connor, twenty-five, and Helen Scott, twenty, a servant or boarder who was born in New York.

Fifty-seven Hoyt Street appears to have been occupied as a two-family house early in its history, and the Wheelocks had tenants in various census years. In 1860, William Myer, a thirty-one-year-old upholsterer, his wife, Mary, their three small children, and Rebecca Myer, fifty-two, perhaps Mr. Meyer's mother, are listed in the census.

Walter Wheelock died in 1866 (LW 1866 32:473; Brooklyn Eagle 7/10/66), but Sarah remained. In 1875, her tenants were Benjamin Allen, a real estate agent, his wife Mary, and a cook. Sarah is described in the 1880 census as one of several boarders in the household of George and Catherine Fay and their family. Sarah died about 1886 (LW 1886 117:214).

Owen Kiernan bought the house in 1888 (LD 1888 1678:414) but was not found in the Brooklyn Directories during this period, and it

is not known where he lived. However, he was a long-term neighborhood resident who owned other local properties (FC misc.; KCTR). Three Kiernan sisters, Margaret, Mary, and Elizabeth, and a brother, Eligine (?), all single, were there in 1900 (FC) as were families named Kincello and Cook.

Nora McKeon bought the property in 1905 (LD 1905 24:447) and later owners were Edward Regan (LD 1908 3059:534), Kathryn Crowe (LD 1949 7518:514), and Kulsper Associates (LD 1951 7752:303). Holy Family Hospital acquired the property in 1951 (LD 1951 7752:302), and the building was demolished in 1957 (KCTR).

127 (59) Hoyt

This corner property, owned by William Alexander until 1862, was the last of the five lots in the parcel to be sold. Before 1860 the occupants are not known, but in that year the house was rented by George Bucklin (sp?), a German-born merchant, and his family (FC). John K. and Mary C. Pruyn were the owners from 1862 to 1866, when the property was bought back by Alexander (LD 1862 585:27; LD 1866 694:105). Pruyn was president of the Central Bank and a local investor active in Brooklyn real estate trading and development during this period. He and his wife lived on Johnson Street, corner of Jay Street (BD; Geismar 1989b:25). Alexander occupied 127 Hoyt Street from 1866 to 1867, then sold it to Philetus Holt in 1867; Holt was an investor who lived in Summit, New Jersey (LW Reel 6105-58).

Henry Mixer and his wife, Emily, were tenants in 1869 and appear on the 1870 census with their children: Emily, twenty-four,

Ledia [sp?], twenty-two, Anna, twenty-one, and Evelyn, eighteen. In this census Mixer is said to be a tailor, but in other sources is described as an agent and later a merchant who previously lived on Sackett Street (BD). The Mixers bought the house from Holt's estate in 1875 (LD 1875 1206:284). Emily, a widow, was still in residence with her unmarried daughters, Emily and Anna, in 1880 (FC) and presumably remained until her death about 1883.

Before the turn of the century, the house again changed hands twice: Margaret McGarry took title in 1883 (LD 1883 1508:395) as did Minna Schwartz in 1888 (LD 1888 1805:492). By this time, there was a store on the ground floor of the building (see Site Development).

In 1891, Mrs. Schwartz, who was living at 319 Henry Street, hired a local carpenter to again alter the 127 Hoyt Street building (see Site Development). In 1900 the building was home to three working-class families: the Corcorans, Forshaws, and Freebergs. It remained in the Schwartz family for nearly three decades, passing between family members (see Appendix B). In 1921, it was sold by a Charles Schwartz to Celia Moliver (LD 1921 4022:479), and then to Inas and Bella Goldberg (LD 1921 4046:395). The Goldbergs sold to Lulu Landon in 1942 (LD 1942 6152:486). A candy/news store was located there after World War II, and two stores (one a T.V. repair shop) with entrances on Dean Street occupied the former yard area (Muller 1990:personal communication; see Site Development). The property was purchased by the Holy Family Hospital in 1951 (LD 1951 7869:209) and the building demolished in 1957 (see Table 1).

Corner of Pacific and Hoyt Streets 336-342 Pacific Street
336 Pacific Street

Between 1863 and 1874, six owners are reported for this corner property (see Appendix B), but it was not developed before 1870, the year after it was purchased by John Roche (LD 1871 941: 322; Sewer Hook-up 1870). The tax assessment record first reports a building on the property in 1871, and the value then increased from \$1,400 to \$6,800. Roche defaulted on three mortgages--conceivably money borrowed to finance construction on the lot--and forfeited the property; it was bought in 1874 by Edward Van Brunt Kissam at a sheriff's sale. Kissam, a local attorney, paid \$500 (BD; LD 1874 1171:280).

Roche's building was large: 25 ft. wide by 48 ft. deep and four stories tall; it apparently comprised six residential units with a store on the street level. In 1880, it was tenanted by six working-class immigrant families headed by Martin Pepei, grocery store clerk, Patrick Balfe, a bread baker, James Donovan, a laborer, John Barker, a taxidermist, Louis Shillak, a glazier, and James Farrell, a brick mason. Including wives and children, there were forty occupants (see Appendix B).

Denis McCarthy bought the property in 1891 (LD 1891 2032: 508) and in successive census years it was less crowded. In 1900 there were six families comprising eighteen occupants (see Appendix B) and in 1910, three families totaling fifteen residents, including wives, children, relatives, and lodgers (see Appendix B).

James and Della Donnelan bought 336 Pacific Street in 1923 (LD 1923 4245:265); alteration plans filed in that year (see Site Development) indicate they were among the families then occupying the house. The building was bought by the Hospital of the Holy family in 1924 (LD 1924 4423:478) and it remained a multi-family dwelling and store, identified through subsequent alterations as a delicatessen (A 2128/ 27; A 1642/28), until it was demolished in 1939 (KCTR).

117 Hoyt Street (rear building of 336 Pacific Street)

Since they shared a lot, the ownership of this three-story brick building is the same as 336 Pacific Street. This small building was occupied by four families in 1875: Charlet [sic] Budd, a female segar maker who was a widow, lived there with her six children; Elizabeth Secourt, and her two adult children; Robert Law, a dock worker, his wife Jane, and six older children; and Charlet [sic] Fall and two relatives.

There were three families in the building in 1880 that totaled six adults and thirteen children (see Appendix B). In 1900, the building housed four families and was still crowded with nine adults and thirteen children. During these four decades, the occupations of heads of households included a bookkeeper, a tinsmith, a tailor, a laborer and a coachman (see Appendix B).

In 1910 there were many fewer people in the building: Frances Johnston, her two children and a lodger, Mary Moffat with two adult daughters and a son, all employed; and Henry Badgle, a team-

ster, with his wife, son, and a neice. It was maintained as four rental units into the 1920s (A 1642/23), but by 1940, when it was torn down, it was used for furnished room occupancy (D 85/40).

338 (304) Pacific Street

As noted earlier, Nicholas Van Brunt, who is first listed on Pacific near Hoyt Street in the 1842/43 Directory, and his family were the building's, the site's, and the block's first residents. According to Bergen (1867:39), Van Brunt was a New York City merchant and a commissioned officer in the Wars of 1812 and 1814. In 1850 Van Brunt, then sixty-three, rented the house from the Gerretson-Polhemus-Herriman family and occupied it with his wife, Maria, and adult children Cornelius, Frederick, Mary, and Benjamin. By 1852, they had moved to Smith Street near Livingston.

The family of George and Mary Witte rented this building from 1858 through 1872 (BD), remaining there after the building had been bought by William B. J. Smith, an attorney,² in 1863 (BD; LD 594 1863:430). Although the 1860 Federal Census suggests that a Bertha Line and her six young children and two servants may also have been tenants, this appears doubtful and may just be one of many discrepancies found in this census. Subsequent evidence indicates the house remained a single-family home till late in the century.

² The name Henry deVere appears as the taxpayer at this address in the Kings County Tax Record from 1866-1872, but no record was found of his ownership, and he is not listed in the Brooklyn Directories. Since Smith appears to have been an attorney, it is conceivable that deVere may have been his agent.

George Witte was a hardware merchant, as was his younger brother, William; at times he listed himself as a dealer in fancy goods, but later he was an importer. The Wittes also had one daughter, Evelin(e). When Thomas and Mary Jones purchased the building in 1872 (LD 1872 1083:305), the Wittes moved to another Pacific Street address beyond the project site (BD).

Jones, a sea captain, and his wife, Mary, occupied the house with their five children until 1888. Their son, John, was also a sea captain (FC misc., BD). Jones died about 1888 and the building was bought by another attorney, William Benedict (LD 1888 1800:99). There were several short-term owners (see Appendix B) until 1891 when it was bought by Henry and Annie Brandt, an owner/occupant family (LD 1891 2028:299). Brandt was a cooper and later a cornice-maker for an iron works. By 1900, the Brandts shared the building with tenants, Henry Schulheis and the family of Charles and Mary Owen. Owen was a bridgeman for a ferry company. The Owens and the Brandts, with their children Annie, Henry, and Herman, are on the Federal census in 1910. The Brandt family remained in the building through the 1930s (Brooklyn Telephone Directories) and Herman Brandt took title in 1937 (LD 1937 5562:485). Herman is still listed at this address in the 1941 Brooklyn Telephone Directory when he sold the building to the Hospital of the Holy Family (LD 1941 6002:207).

340 (formerly 306) Pacific Street

Griffin and Mary Halsted moved into this building in 1860 while it was still owned by the Gerritson family (Polhemus and

Herriman). In 1863 Mary's parents, John and Experience McClean, purchased it in her name (LD 1863 598:11, LD 1863 598:108). The Halsteds had seven children, and Griffin had a substantial business producing handles, ears, noses, and spouts for household metal goods (Stiles 1867:Vol 2:705). By the time they moved to Schermerhorn Street in about 1877, Griffin was owner of the Halsted Manufacturing Co. at 51 Cliff Street, in New York City. 17 yrs

From 1877 to 1882 Charles and Johanna Bloffield occupied the^{5 yrs} building with their six children and two servants. Charles was one of three brothers who ran a merchant tailoring establishment on Atlantic Avenue; previously the family lived at 119 Hoyt Street. In 1880, their son, William, was a lithographic apprentice (FC 1880; BD). Mary Thompson, a widow who was a dressmaker, also lived in the building from at least 1877 through 1879. The Bloffields were succeeded by other short-term tenants (see Appendix B for details); one, Paul Connor, lived in the building from 1884 to 1890, and was listed both as a musician and a rubber manufacturer (BD).

Joseph and Marie Zapf purchased the building in partnership with Julius Lobel in 1891 (LD 1891 2069:539). In 1900, Marie, then a widow, was in residence with her children and remained at least through 1910 (FC 1900, 1910). Later the building was used as a hospital dispensary according to Sanborn (1915-1937; see Exhibit 30). In 1920, a demolition permit was applied for (D 141/20) but the building remained standing. The applicant/owner is listed as Hafes A. Mandaley, but no record of his ownership was found. Arriene Gengay pur-

chased the property from Joseph Zapf's estate in 1921 (LD 1921 4019: 9), and Mandaley may have been an executor. Arminia Arab and Julia Allawas were the next owners (LD 1924 4372:141). According to an alteration application filed by George Arab in 1924 (A 5589/24), the house was used as a two-family dwelling, but the Arabs lived elsewhere in Brooklyn. The Hospital of the Holy Family purchased the property in 1924 (LD 1924 4380:464). Like other houses on the site, when it was torn down in 1940, it was being used for furnished-room occupancy (see Table 1).

Lot at 342 Pacific Street

As noted earlier, this lot was purchased by Mary Polhemus from her sister, Helen Herriman, in 1863 and was included in the property acquired by St. Mary's Hospital. By 1888, St. Mary's Nursery was on the site (NB 785/88; for details see section on St. Mary's Hospital and Site Development).

Laundry/Boiler Site (352-356) (Formerly 318-322) Pacific Street 352 (318) Pacific Street

John Fowler, a New York City rice merchant, and later his wife, Margaret, were the owners of 352-356 Pacific Street and were early residents on the block. John and Margaret are first listed on Pacific near Bond in the 1845 Directory, possibly at 354 Pacific Street. They are found on the 1850 Federal census, apparently living at 354 Pacific Street which they owned by this time (see section on 354 Pacific Street).

In 1848, an undeveloped lot at 352 Pacific was purchased from the Gerritsons in Margaret Fowler's name (LD 1848 187:109); the purchase price was \$700 and there is no description of a building or party walls in the deed suggesting the lot was vacant. By 1855, John Fowler had built a substantial brick house for his growing family (Perris 1855; see Exhibit 23) and in that year, the State census taker found the Fowlers in residence at 352 Pacific Street. Margaret's unmarried sister, Elizabeth Westervelt, lived with the family, as did two servants.

Before John's untimely death at thirty-nine in 1855 (LW 17: 404; Kings County Death Records), the Fowlers had nine children. The family continued to live at this address for at least thirty-five years and many of the children remained here as young adults. James, Edward, Charles, and Jacob Fowler became rice merchants like their father. Margaret is no longer listed on Pacific Street after 1879, but her son, Jacob, lived there through at least 1883 (Lain 1879 -1883).

1845-1883 38 yrs

By 1885, the property was rented to Erastus Newton, a carpenter/builder, who lived there from 1883 through 1889, as did other short-term tenants (see Appendix B for details). After Margaret's death in 1890 (LW 143:279), the property was sold to Mary Ann Alder who lived at 347 Pacific Street (LD 1890 1657:136; BD). A succession of short-term, absentee owners followed (see Appendix B) until Juliana Pivovar bought the property in 1907 (LD 1907 3008: 331). Juliana and her husband, Jacob, a furrier, lived in the building with their

five children and two tenant families (FC 1910) until 1917 when they sold it to the Hospital of the Holy Family (LD 1917 3679:60). The house was used as a nurses residence prior to demolition in 1943 (KCTR).

354 (formerly 320) Pacific Street

John Fowler bought this house and lot in 1846 (LD 1846 155:40) and he and his family apparently lived here until about 1855 when they moved into their new house at 352 Pacific Street (see above). This older structure was maintained as a rental property throughout the lifetime of John's widow, Margaret (who continued to live next door at 352 Pacific Street, and who died in 1890).

In 1855 the tenants were Francis Morgan, a merchant, and his sons, John, a broker, and Frank (FC 1855). In 1860 Salden Goff,³ a merchant, his wife, Harriet, their three children, and a servant were in residence (FC 1860). For just under twenty years, between 1864 and 1883, Samuel and Lavinia Many occupied the house with four children and two servants, although they may not have lived here continuously (FC 1870; SC 1865, 1875). Samuel was a surveyor who in some years gave his occupation as weigher. In 1871, Francis Halsted, a house furnishings clerk, is listed at this address. Francis appears to be the son of Griffin Halsted, the hardware manufacturer who owned and occupied 340 Pacific. In 1880, John Burleson, an internal revenue collector, his wife, Anna, daughter, Jennie, and sons, John and William, the latter a hardware clerk, are reported in the census

³ Though it is possible that Goff was related to America Goff found at 121 Hoyt Street, a connection has not been established.

as being the residents of 354 Pacific Street. The Manys are not found on that census but continue to be listed at the address through 1882 (BD), suggesting the possibility of a sublet; by 1883, they are listed at another Pacific Street address (BD). Throughout the 1870s and 1880s, several transient male tenants, apparently unmarried, were also here (see Appendix B for details), suggesting there was a succession of boarders.

After the Fowler estate was settled in 1890, title was held briefly by a realtor, Henry Raymond (LD 1890 1971:370). The building was then bought by Louis Brandenstein, a hosiery salesman. Brandenstein and his wife, Agnes, shared the house with his sister, Mary Schwartz, Mary's three children, and Mary and Agnes's father, Simon Brisk, through at least 1900 (FC). This is more than likely an extended family rather than a two-family house.

By 1904, Mary A. Thompson was in possession (LD 1904 24:373) and in 1908, James Thompson, who appears to be Mary's brother-in-law, took title (LD 1908 3069:540). Thompson, an unmarried clerk, shared the house with his extended family, eleven in all, until at least 1910 (FC). The house was owned successively by two absentee owners (see Appendix B) until the Hospital of the Holy Family bought it in 1926 (LD 1926 4749:262). The building was used as a nurses residence until it was demolished in 1943 (KCTR).

356 (322) Pacific Street

John Fowler bought this building in 1851 (LD 1851 236:350),

but an Ann Fowler and her family was in residence by 1850 according to the Federal census. Ann had been a Pacific Street resident since 1845 when her address was given in the Brooklyn Directories as Pacific near Bond; it seems likely she was then at 356 Pacific. Ann's relationship to John Fowler has not been established; she was a widow twenty years older than John and may have been his mother. In 1850, she was fifty-four and lived with three single daughters, Jane, thirty-six, Mary, twenty-three, and Carolina, twenty-one, as well as her sixty-one-year-old second cousin, Elizabeth Day, and one servant. She continued to be listed at 356 Pacific Street until 1867.

17415

No census record was found for this address in 1870. From 1873 through 1876, Joseph Somers, a brass manufacturer, and his wife, Helen, lived in the house (FC 1875; BD). There were several other short-term single-family tenants in successive years throughout the 1870s and 1880s (see Appendix B for details).

After the Fowler estate was settled in 1890, Cornelia Dolaine took title (LD 1890 2026:250). Thomas Dolane [sic], a plumber (and perhaps Cornelia's husband), is listed at the address from 1890 through 1898 (BD). In 1899, Hugo Panzer, a merchant bought the property (LD 1899 9:334). Hugo and his wife, Francisca, their three sons, and other relatives and lodgers were living here until at least 1910 (FC). After two additional ownerships (see Appendix B), the Hospital of the Holy Family bought the building in 1927 (LD 1927 4812:47) and it was demolished two years later (D 326/29).

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Research of primary and secondary sources documenting the history and development of the proposed site of the Bishop Mugavero Geriatric Center revealed that portions of the site have archaeological potential. This is not the archaeology of the rich and famous, but of the middle-class residents of an urban block developed in Brooklyn beginning in the mid-nineteenth century.

While the block has been evolving for almost a century and a half and development has been intensive, there are yard areas of now-demolished residential buildings where archaeological material may be found. Several of these yards were never built upon, others were fully or partially covered by structures without basements, such as stables, sheds, or garages; in one instance, a covered walkway extends across the rear portion of potentially sensitive areas.

Older buildings on the site were apparently hooked into a municipal sewer system between 1858 and 1867. Since the potentially sensitive yards belong to structures built prior to 1867, this suggests that the middle-class owner/tenant families on the site during this time period were probably using the ubiquitous backyard privy for their sanitary requirements. They also were probably using wells and cisterns to provide water for their households. These and other abandoned backyard features have proven to be a treasure trove of archaeological information on nineteenth-century urban sites. Such features on Block 189 could tell us about the diet of these house-

holds, their approaches to health and healing, household management, and attitudes toward the laws and directives instituted to safeguard their health. In this case, it would provide information about the families of merchants, manufacturers, and professionals such as surveyors, a stockbroker, and a builder. The data from this site could then be compared with other similar sites, both local and those excavated across the river in Manhattan. Comparisons of this type will ultimately develop a picture of urban life during the nineteenth century not available through other sources.

Although the project site was also the location of a nineteenth-century hospital and nurseries that provided health and child care, archaeological data from these structures have undoubtedly been destroyed by subsequent development: the yards of private homes on Dean Street that became St. Mary's Hospital and Nursery in 1871, and the Sheltering Arms Nursery by 1877, would not have survived construction of the Hospital of the Holy Family in 1937. However, the 1888 St. Mary's Maternity Hospital, which stands at this writing, warrants photographic documentation not because of its architectural significance, but because it is one of the only surviving examples of a nineteenth century Brooklyn health care facility. Fortunately, measured floor plans for this building, dating from a 1909 alteration, are available through the Catholic Medical Center of Brooklyn and Queens, Inc., the site's developer. In addition, the plans from a 1962 alteration are offered in Appendix C of this report.

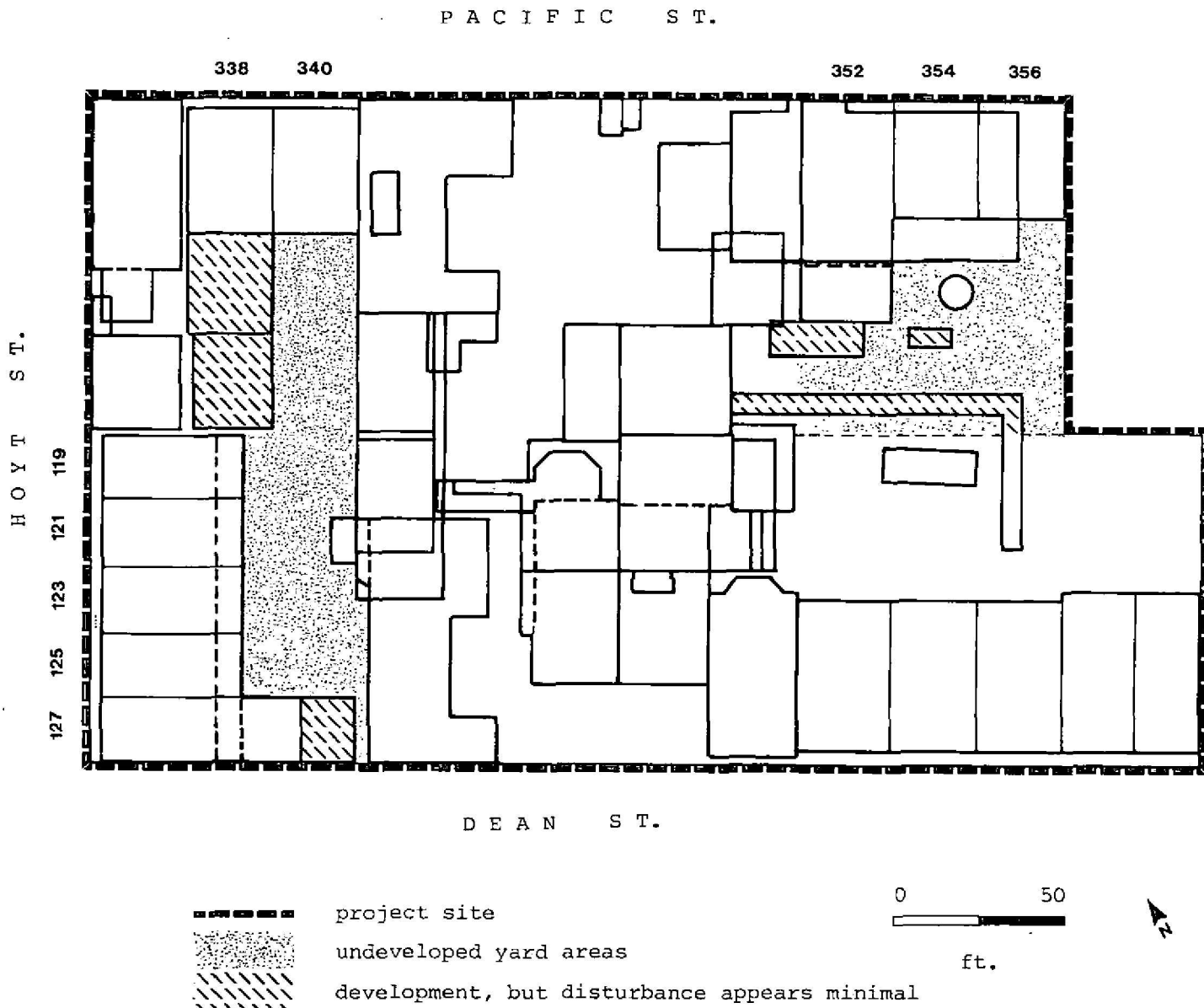
Five three-story dwellings included in the Boerum Hill Historic District created in 1973 stand on the site and are presently

vacant. These are not included in the current development plans and have not been researched for this report.

Recommendations

Based on the research presented here, it is recommended that archaeological field testing be undertaken in selected yards of former houses on the site of the proposed Bishop Mugavero Geriatric Center on Block 189 in Brooklyn (see Exhibit 35 for definition of proposed test areas). Research has indicated that these yards either were never developed or were fully or partially covered by buildings or structures with no basements. In all, these include ten former house yards: 119-127 Hoyt Street, the former William Alexander corner; 338 Pacific Street, the oldest house on the site and block (the yard of this house was ultimately covered by an extension to the building and a stable or garage, but these do not preclude the possibility of archaeological features and deposits) and 340 Pacific Street; and 352-356 Pacific Street (although a laundry/boiler facility now covers the site of these buildings, their former yards appear intact around and conceivably under a covered wooden walkway that crosses them).

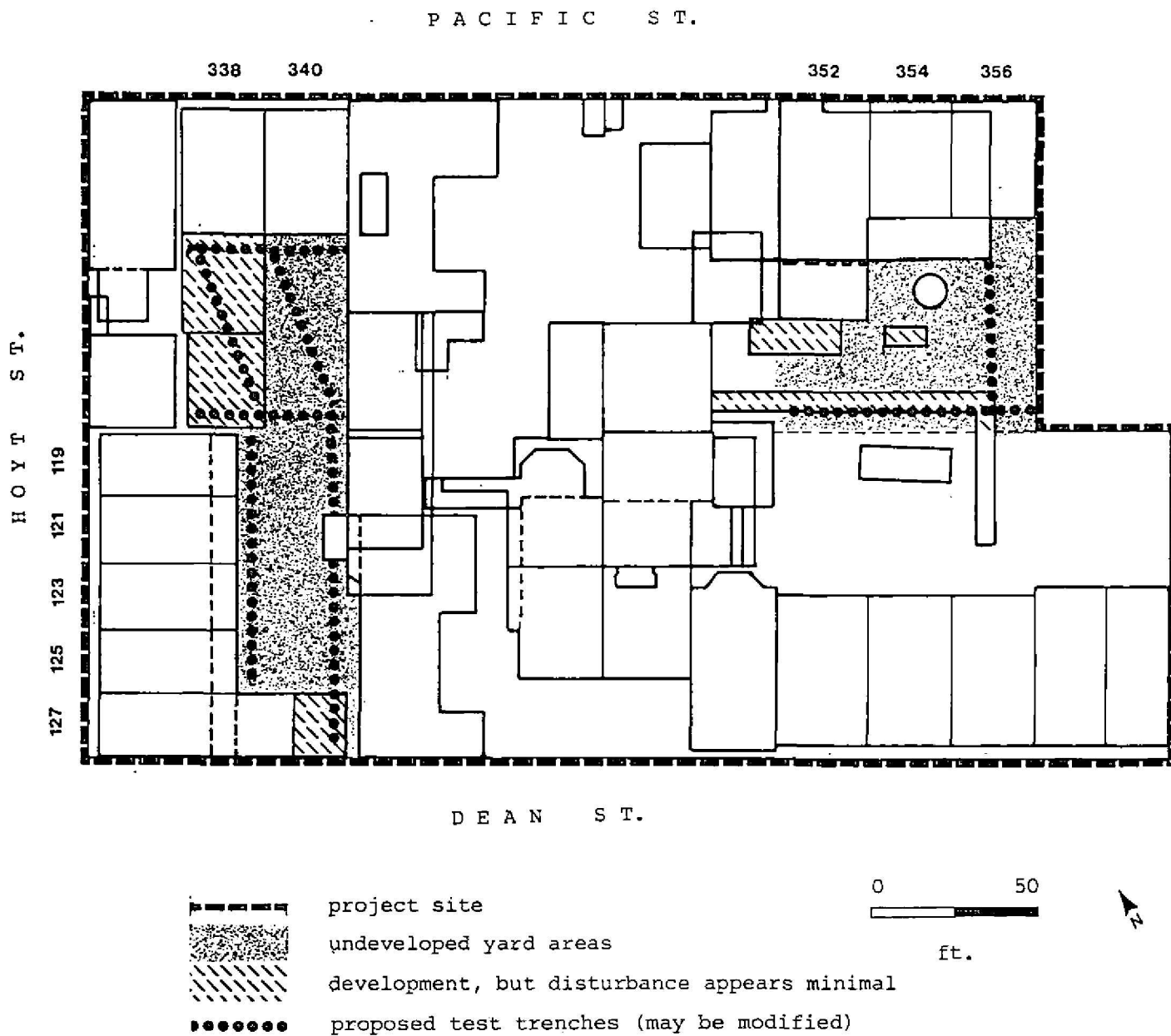
Testing in the form of backhoe trenches is recommended to determine whether or not archaeological features such as privies, wells, or cisterns--often the repository of invaluable archaeological material--are present. In the case of 352-356 Pacific Street, field testing should follow demolition of the covered walkway that crosses the yards since privies are most likely to have been located where this walkway now stands.



Backhoe trenching would also determine if any yards have potential for harboring Native American sites; those recommended for testing may contain fill that would protect any such sites (an undeveloped portion of the site--346-350 Pacific Street--appears to have no nineteenth-century fill; while construction did not take place directly in this area, what occurred nearby would undoubtedly have disturbed or destroyed ephemeral prehistoric sites). Exhibit 36 illustrates the location of proposed test trenches. Information from soil borings, which is not yet available, could result in modification of these trenches and their locations. The testing program should be agreed upon by the Landmarks Preservation Commission, the developer, and the archaeologist.

In addition to the photo documentation recommended for the exterior of St. Mary's Maternity Hospital, it is also recommended that the 1909 alteration plans for the building be preserved and a copy of it and the photos donated to the Brooklyn Historical Society. This would ensure that a public record of the building will be available to historians, architects, and preservationists.

The site of the proposed Bishop Mugavero Geriatric Center offers the opportunity to document the evolution of an urban block in Brooklyn through the research presented in this report and through archaeological testing and, based on this testing, perhaps additional fieldwork. On the other hand, the recommended testing may be an end in itself. Whatever the case, through this investigation, a facet of Brooklyn's development history has been explored and will be expanded.



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BISHOP MUGAVERO CENTER APPENDIX St. Mary's Maternity Hospital/
Hospital of the Holy Family: A Statement of Its Significance
(Andrew S. Dolkart)

A

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St. Mary's Maternity Hospital/Hospital of the Holy Family: A Statement of Its Significance

St. Mary's Maternity Hospital, most recently known as the Hospital of the Holy Family, on Dean Street between Hoyt and Bond streets, is one of the few extant nineteenth-century hospital buildings in Brooklyn. The hospital was one of a series of buildings erected in the post Civil War years to support Brooklyn's rapidly increasing Roman Catholic population. During this period, large numbers of churches, convents, schools, hospitals, and other structures were erected by the Catholic Church. Throughout the nineteenth and early twentieth centuries, the Catholic diocese in Brooklyn commissioned buildings from a small group of architects. In the mid nineteenth century, most Catholic buildings were designed by Patrick C. Keely. By the 1870s, and especially in the 1880s, Thomas F. Houghton became the architect of choice. At the turn of the century Isaac E. Ditmars, Frank Helmle, and Francis Berlenbach designed Catholic church related structures.

St. Mary's Maternity Hospital was designed by Thomas Houghton. Houghton initially designed a three-story hospital in 1877. This was not built. In 1888, Houghton submitted plans for a somewhat larger, four story building, generally reusing his earlier design with an added story and more up-to-date Queen Anne inspired terra-cotta ornament. The hospital was expanded by the addition of a fifth floor in 1909 designed by Isaac E. Ditmars in a style that was in context with Houghton's earlier building.

Because Brooklyn lacks a major commercial center, like that in Manhattan, most of Brooklyn's nineteenth-century architecture survives. In Manhattan, as commerce expanded it displaced residential neighborhoods, but this did not occur in Brooklyn. Nineteenth-century rowhouses, churches, schools, clubs, parks, mansions, apartment houses, and other types of buildings have survived in large numbers in Brooklyn. One of the few types of nineteenth-century buildings that has not survived is hospital buildings. These buildings became obsolete as medical science improved and most of Brooklyn's nineteenth-century hospitals and other medical facilities have been demolished. Such buildings are, however, of importance in the history of Brooklyn's development, in the history of medical architecture, and, as is the case with the former St. Mary's Maternity Hospital, in the history of Catholic charitable institutions. The former hospital building on Dean Street is not a major work of architecture, but it should not be demolished without being recorded. At the least, the building should be thoroughly photographed and plans should be preserved of each floor; the photographs should be keyed to the plans. Ideally these photographs and plans should be housed in a publicly accessible archive such as the Brooklyn Historical Society.

Andrew Scott Dolkart
November 1990

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
GERRITSON FARM				
1635	Jacob Stoffelsen?	?	Stoffelsen, overseer of Negroes for Dutch West Indies Co., gets patent which may include block between Dean, Pacific, Hoyt and Bond.	Bergen Map A26
1647	Gerrit Wolphertsen (van Couwenhoven)?	?	Wolphertsen's patent also appears to include the project block. Descriptions of Wolphertsen's and Stoffelsen's holdings are ambiguous.	Stiles I 1867:96-97 Bergen Map A 26
1732	Jacob Bergen, farmer	Owner	Through wills of great-grandfather Frederick Lubbertsen and father Hans Jacobse Bergen (d. 1732). Lives in Lubbertsen farmhouse, near Hoyt/Warren Sts. Bergen and heirs appear to extend holdings north of Warren St. boundary of Lubbertsen farm, buying portions of Wolphertsen's patent as well as other adjacent lands. Portions of patrimony also sold (eg. sale by George Bergen to Israell Morsfield) complicating the successional picture.	Bergen 1867:62 Stiles I 1867:97
pre-1781	Rutgert Van Brunt, farmer	Owner	Farm of grandfather, Jacob Bergen (d. 1781) through will. Rutgert lived on farm, also dies 1781.	LD 5:150, 1749 Bergen 1867:62
1781	Jacob Van Brunt	Owner	By wills of father Rutgert, brother John, sister Jane, purchase of share of sister Helen. Jacob resides on farm, dies 1810.	Bergen 1867:62 LD 36:266
1810	Jane Van Brunt	--	Will of father Jacob. Jane gets 1/2 farm west of Bond St., sister Helen gets east portion with farm house. Jane marries Samuel Gerritson in 1821, moves to Gravesend.	LW 2:130 Bergen 1867:62
1835	Samuel/Jane Van Brunt/Gerritson	--	Site property not yet developed. Settlement as per father's will. Gerritsons live in Gravesend, subdivide in 1835. Ten lots on project site deeded to daughters Helen and Mary in 1852.	LD 50:471 Ludlam 1835; File Map #182 Vol. 5:7
SHELTERING ARMS NURSERY PARCEL: 157-159 DEAN STREET				
1847-1850	Samuel/Jane Gerritson	George Wallace, merchant	With son and family.	FC 1850; BD
1852	Steven/Helen V.B. (Gerritson) Herri-man, oilcloth manf.	?	Lot on Dean St., 49 ft. x 200 ft. and house at 125 (later 157 Dean St. Also lot (25 ft. x 100 ft.) on Pacific St. Conveyed by Helen's parents Samuel/Jane Gerritson.	LD 266:410
1855-1865	"	Owner	With children Maria, Helen, William, Samuel. Oilcloth factory at 18th St. and 5th Ave., Brooklyn.	SC 1855; FC 1860 SC 1865; BD
1869-1875	William/Nancy Banta, hatter	Owner	Bantas buy for \$1. Live in house with children Harry, George (hatter), Augusta.	LD 882:409 FC 1870; SC 1875; BD
1877	"	Sheltering Arms Nursery of Long Island	Rental until partially burned, February 1880.	SAN 1883
1880-1921	Sheltering Arms Nursery of L. I.	"	Herrimans buy back from Bantas for \$1 [sale subject to payment of mortgage, interest, water taxes, etc.]. Herrimans sell to Sheltering Arms Nursery for \$13,000.	LD 1381:36 LD 1389:83

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
	Children's Aid Society of Brooklyn	?		LD 4018:524
1921	Morano Realty Co.	?		LD 4058:372
1921-1990	Hospital of the Holy Family	Owner	Hospital in operation until closing in 1990.	LD 4218:214
1937	"	Owner	New hospital building erected at 155-159 Dean Street (see Site Development).	NB 7268/37
ST. MARY'S FEMALE HOSPITAL PARCEL: 151-155 (FORMERLY 123) DEAN STREET				
1847-	Samuel/Jane	Abraham/Mary	Mary and Abraham m. 1846; living in house by 1847.	Bergen 1867:62
1852	Gerritson	Polhemus		BD
1852-1865	Abraham D./Mary (Gerritson) Polhemus, merchant	Owner	Lot on Dean St. (75 ft. x 200 ft. irr.) and house at 123 (later 155) Dean St. conveyed by Gerritsons. 1860 FC reports daughters Jane and Theodora.	LD 267:152 FC 1850; FC 1860; SC 1855
1865	James Sullivan	?		LD 883:282
1869	Peter Walsh	?	From executors of Sullivan.	LD 667:498
1870	John Walsh	Raphael D. C. Lewin (minister)	On 1870 FC with family. Moves to Washington Ave. in 1871, becomes publisher.	LD 904:303
1871	St. Mary's Female Hosp. of Brooklyn	Owner	On 1870 FC with family. Moves to Washington Ave. in 1871, becomes publisher.	FC 1870; BD
1924?-1990	Hospital of the Holy Family	Owner	St. Mary's here until subsumed by Hospital of the Holy Family.	LD 963:75
1937	"	Owner	New hospital building erected at 155-159 Dean Street (see Development History).	LD 1022:120
1848	William Alexander, mason, builder	-	Cor. of Dean/Hoyt Sts. (75 ft. on Dean, 100 ft. on Hoyt) from Samuel/Jane Gerritson. Undeveloped land.	NB 7268/37
WILLIAM ALEXANDER CORNER: 119-127 (formerly 51-59) Hoyt Street.				
prior to 1848	Samuel/Jane Gerritson	William/Elizabeth Alexander, builder?	Alexander listed at Dean c. Hoyt in 1847, exact address unknown (possibly 127 Hoyt?)	LD 194:323
1848	William Alexander, builder	?		BD
119 (formerly 51) Hoyt Street				
1850	"	Owner	On census at 51 Hoyt with 3 children, 2 servants.	FC 1850; BD
1851	John R. Shaw, plasterer; Joseph Darby, plasterer	?	Shaw and Darby lived and worked in neighborhood, perhaps on Alexander's Hoyt St. construction.	LD 262:335, BD
1853	John Studwell, lumber dealer	?	Studwell has lumber yard on Bridge Street, lives in the area.	LD 285:472; BD
1853	Samuel Powell, commercial tailor	?	Powell has home, business in neighborhood.	LD 334:65; BD
1860	"	Robert/Hannah Melting, accountant	Length of tenancy unknown. No Directory listing.	FC 1860
1866-1870	Agnes/Alexander Bogart, stockbroker	Owner	Deed in Agnes's name; in residence with 10 children.	LD 705:47 FC 1870; BD

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
1871	Thomas McDonald	?	Occupancy unknown 1871-1874.	LD 1010:99
1874- 1876	"	Charles/Johanna Blossfield, commercial tailor	With 4 children and servant. Blossfield Bros. (Charles, Frederick, Edward and William) at 458 Fulton St.	SC 1875; BD
1875- 1880	"	Frederick/Fredrica Blossfield, tailor	With 2 children. After 1877 listed at other neighborhood addresses. House appears to be 2-family by 1875.	SC 1875; BD
1880- 1881	John/Hannah Miner, real estate	Owner	Miner lives here 1880, then buys 121 Hoyt St., moves next door.	LD 1382:79 FC 1880; BD
1880	"	Sigmond/Jennie Tobias, tobacco agent	With 2 sons; sister-in-law Sarah Levitsky.	FC 1880
1880	"	Peter/Margarita Schneider, tailor		FC 1880
1881	Marg. Hogan, widow	?		LD 1432:5
1888- 1910	Catherine McGrath	McGrath family	Sold by Marg. O'Neil (formerly Hogan) to Catherine. Catherine and Patrick McGrath, extended family, live here until at least 1910. Patrick Jr. and his wife Catherine take title in 1901.	LD 1847:145 FC 1900, 1910; BD
1900	"	Albert/Eliz. Baker	With daughter.	FC 1900
1910	Patrick (Jr.)/Catherine McGrath	Annie Dunn Eliz. Christian---	With daughter Anna, neice Anna, and lodger. With two daughters.	FC 1910
1913	Julia/Deborah Mohr	?		LD 3404:547
1920	Rose Reiter	?		LD 3933:262
1924	Hospital of the Holy Family	?		LD 4391:1
1940	"	Bldg. demolished.	Furnished room occupancy prior to demolition. (See Site Development).	D 84/40
121 (formerly 53) Hoyt Street				
1850- 1852	William Alexander	America?/Delight Goff, attorney	Goffs and son Mortimer (tea merchant); 2 other tenant families (names illegible in 1850 census) also in residence.	FC 1850; BD
1854- 1878	Frederick/Augusta Dreyer, merchant	?	Occupants unknown. House vacant on 1860 census.	LD 358:299; FC 1860
1862- 1878	"	Owner	Dreyer, a merchant (tobacco, hosiery).	BD
1880	"	Rose Doherty	Rents with son Edward, boarder Ellen Hickey.	FC 1880
1882- 1886	John/Hannah Miner, real estate	Owner	Miners previously live next door at 119 Hoyt Street.	LD 1454:4305; BD
1887	St. Mary's Female Hospital	?		LD 1728:494
1900	"	Mary Rivers; John Martin, chaplain	Reported as owner, occupation illegible; possibly connected with hospital?	FC 1900
1910	Hospital of the Holy Family			LD 3179:286
1915	"	Hospital staff.	Building used as hospital "help's quarters".	Sanborn 1915
1940	"	Bldg. demolished.	Furnished room occupancy prior to demolition (see	D 84/40

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
123 (formerly 55) Hoyt Street				
1850	William Alexander	--	No occupants listed in census; bldg. unfinished?	FC 1850
1852	Josiah Shattuck		Investor?	LD 268:525
1855	Mary Siemon, wife of George	?	Investor. George Siemon listed at other Brooklyn addresses.	LD 393:28
1856- 1861	"	Edwin/Harriet Tweedy, drygoods	With 1 servant.	FC 1860; BD
1863	George Siemon	?	Husband of Mary Siemon.	LD 605:203
1870	"	Frederick/Helena Rowley, printer	1870 FC unclear; Rowleys appear to live at address.	FC 1870
1875	"	Henry/Jane Hopson, bookkeeper	House appears to be 2-family by 1875. Hopson (Hobson) at other local addresses in other years.	SC 1875 FC 1860
		Margaret, George Fowler	Relationship to Fowlers of Pacific St. unknown.	SC 1875
1880	"	Louis/Jane Walden- berg, insurance John/Clara Wells, county clerk		FC 1880 FC 1880
1881	Thomas/Marg. Tracey	?		LD 1422:476
1887	Ingeborg Marcosen (Marcusen)	?	In 1888, Hans Marcussen, lighterman, at 379 Pacific.	LD 1777:476 BD
1895	William Conway			LD 2:277
1896- 1910	William/Bridget Cunningham, house painter	Owner	With son Francis, a clerk, dau. Anna. Cunningham a carpenter in 1910. House remains in Cunningham family through 1927. Bridget Cunningham takes	LD 4:198 FC 1900, 1910 LD 3072:532
1900	"	Hilga Anderson, --? Holmes, widow	Rents with daughter Agnes, son John (tinsmith). Lodger.	FC 1900
1900- 1910	"	Conrad/Christiana Wolpenz, machinist	With son John (driver for Turkish baths).	FC 1900, 1910
1920	Francis Cunningham	?	Francis is taxpayer by this year; no deed found.	KCTR misc.
1927	E. Anna Irvine	?	Irvine is owner according to 1927 KCTR.	KCTR misc.
1936	Sorel Realty Co.	?	Sale by Anna Irvine.	LD 5466:160
1940	Hospital of the Holy Family	Bldg. demolished.	Furnished room occupancy prior to demolition (see Site Development).	LD 5807/382; D 84/40
125 (formerly 57) Hoyt Street				
1850	William Alexander	Thomas Wheelock?, surveyor	Listed at Hoyt c. Pacific (125 Hoyt?). Not on census.	BD
1852- 1886	Walter/Sarah Wheelock, hard- ware manf.	Owner	No Directory listing until 1857 but probably in residence. Owned by Wheelocks for 29 years. In 1860 FC, with daughter Mary and 2 servants. Walter d. 1866. In 1870 Sarah and Mary live alone, tenants appearing in most censuses. Sarah d. 1886. Building appears to be 2-family by 1860.	LD 268:522 FC 1860-1880; BD Brooklyn Eagle 1866 LW 32:473; LW 117:214
1860	"	William/Mary Myer upholsterer	With 3 children, mother-in-law, Rebecca Myer.	FC 1860
1875	"	Benj./Mary Allen, real estate agent	With cook.	SC 1875

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
1880	"	George/Catharine	With two daughters and granddaughter.	FC 1880
		Fay (retired)	Sarah Wheelock listed as boarder in 1880 FC.	FC 1880
		Sam./Eliz Hamilton	Boarders	FC 1880
		Van?/Emma Schenk	Boarders	FC 1880
		Isaac/Martha Van- der grift	Boarders	
1888- 1900	Owen Kiernan	Margaret, Mary, Elizabeth and [brother] Kiernan	Owen Kiernan not found in BD, but has other prop- erties in neighborhood. Margaret in BD 1888-1889. Kiernan siblings all unmarried.	LD 1678:414 FC 1900; BD
1900	"	Mich/Cath. Kincello		FC 1900
1900	"	William/Eliz. Cook		FC 1900
1905	Nora McKeon	?	Occupants unknown for next 33 years.	LD 24:447
1908	Edward Regan	?		LD 3059:534
1938	Kathryn Crowe (formerly Regan)	?	House used by 3 families. Edward Regan apparently deceased; owner Crowe lives at 124 Hoyt.	A 6932/38; KCTR
1949	Kulsper Assoc.	?		LD 7518:514
1951	Hospital of the Holy Family	" --		LD 7752:302 Muller 1990
1957	"	Bldg. demolished.	(See Site Development).	KCTR
127 (formerly 59) Hoyt Street				
1850	William Alexander	?	No occupants reported in census. Bldg. unfinished?	
1860		George/Sophia Buck- lin, merchant	With 3 children.	FC 1860
1862	John/Mary Pruyn, bank president		Local investors; live on Johnson Street.	LD 585:2; Geismar 1989
1866- 1867	William/Elizabeth Alexander, builder	Owner	Alexander buys back from Pruyns. Leaves neighbor- hood by 1869; starts lumber yard on Flushing Ave., with sons George, William, Samuel.	LD 694:105 BD
1867	Philetus Holt	?	Investor from Summit, N.J.	LD 758:331; LW R6105-58
1869- 1875	"	Henry/Emily Mixer, merchant	With 4 daughters. Census reports Henry as a tailor.	FC 1870; BD
1875- 1883	Henry/Emily Mixer, merchant	Owner	Emily widowed by 1880.	LD 1206:284; FC 1880, BD
1883	Margaret McGarry	?		LD 1508:395
1888	Minna Schwartz	?	Minna lives at 319 Henry St.; building becomes 2- then 3-family dwelling (see Site Development).	LD 1805:495; A 1068/91 KCTR
1911	Edith Schwartz	?		LD 3244:237
1913	Charles Schwartz	?		LD 3452:1
1921	Celia Moliver	?		LD 4022:478
1921	Inas/Bella Goldberg	?	Goldbergs live at 1437 E. 8th St. Building occupied by 3 fams. and store.	LD 4046:395 A 12872/21
1942	Lulu Landon	?		LD 6152:486
1951	Hospital of the Holy Family	?	Candy/news store after WW II. Stores, including T.V. repair shop, on rear of lot.	LD 7869:209 Muller 1990
1957	"	Bldg. demolished.	(See Site Development).	KCTR

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
CORNER OF PACIFIC AND HOYT STREETS: 336-342 PACIFIC STREETS				
336 Pacific Street				
prior to 1863	Samuel/Jane Gerritson	--	Land not developed. No structure.	
1863	John/Martha Ruck	--	"	LD 94:459
1865	Brewster Valentine	--	"	LD 651:319
	George W. Bergen			
1868	John/Eleanor Doherty	--	"	LD 836:217
1869	Christian Schuman	--	"	LD 871:153
1870	John Roche	--	Undeveloped until 1870 (SHU 1870). In 1871, the real property value rises from \$1400 to \$6800 and a bldg. is reported in KCTR; multi-family (6) units. Roche defaults on 3 mortgages; forfeits property in 1874.	LD 941:322 KCTR
1874	Edward Van Brunt Kissam, attorney	?	Kissam buys property for \$500 in sheriff's auction.	LD 1171:280 BD
1880	"	Martin Pepei, grocery store	Building houses 6 families; 40 residents total.	FC 1880
		Patrick/Mary Balfe, With 8 children.		FC 1880
		bread bakery		
		James/Mary Donovan, With 4 children.		FC 1880
		laborer		
		John/Ann Barker, With 5 children.		FC 1880
		taxidermist		
		Louis/Ida Shillak, With 7 children.		FC 1880
		glazier		
		James/Catherine Far-With 5 children.		FC 1880
		rell, brick mason		
1891	Denis McCarthy	Louis/Ellen Meyer-	Sold by Elizabeth Kissam, daughter of Edward.	LD 2032:508
1900	"	borg, stableman	With daughter Mary. Building houses 6 families.	FC 1900
		Catherine Kilday		
		Bridget Marron,	With Catherine Hogan, boarder	FC 1900
		washerwoman	With sisters Mary (servant) and Alice Tirne.	FC 1900
		John Flanagan, gas		
		inspector	With son Lewis, segar salesman, daughters	FC 1900
		Ed/Florence Lennon	Geneva, Ella, Maude.	FC 1900
		Charles/Grace	With daughter Margaret.	FC 1900
		Pease, barber		FC 1900
		James/Cath. Aldridge,		
1910	"	real estate agent	With Benj. Raycroft, brother-in-law George Hurd,	FC 1910
		John/Agnes Richman, lodger.		
		wagon driver	With 3 children, an uncle and a lodger.	FC 1910
		Thomas/Martha Morri-		
		son, forwarder,	With 2 step-children.	FC 1910
		railroad yard.		
1923	James/Della Donnelan	Owner	Occupancy through 1923 unknown. Donnelans live in building with 5 other families; store on ground floor (see Site Development).	LD 4245:265 A 1642/23

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
1924	Hospital of the Holy Family	?		LD 4413:478
1928	"	?	Application to put up illum. sign for delicatessen.	A 2277/28
1939	"	Bldg. demolished.	(See Site Development).	KCTR
117 Hoyt Street (Rear building of 336 Pacific Street on same lot; see 336 Pacific for ownership details).				
1870	John Roche (see 336 Pacific St.)	--	Lot appears to be undeveloped; not on 1870 FC.	
1875	Edward Van Brunt Kissam (see 336 Pacific)	Charlet[sic] Budd, segar maker	Widow with 6 children.	SC 1875; BD
		Elizabeth Secourt	With 2 employed adult children.	SC 1875
		Robert/Jane Law, dock worker	Five of 6 children employed.	SC 1875
		Charlet[sic] Fall	With daughter and brother Charles Delane (painter).	SC 1875
1880	"	Robert/Maria Stinson, laborer		FC 1880
		Peter/Costina?	With 5 children.	FC 1880
		Neilson, tinsmith		
		Simon/Augusta Miller, tailor-cutter	With 8 children.	FC 1880
1900	Denis McCarthy (see 336 Pacific)	Jeremiah/Norah Toohey, coachman		FC 1900
		Robert/Florence Duncan, bookkeeper	With 6 children and sister-in-law.	FC 1900
		Pat/Frances McCole	With 5 children and sister-in-law.	FC 1900
		Axel Johnson	With son and 2 daughters.	FC 1900
1910	"	Frances Johnston	Son (phone lineman), daughter, lodger.	FC 1910
		Mary Moffat	Two daughters (servants), son (laborer).	FC 1910
		Henry/Eliz. Badgle, teamster/carriages	With son and niece.	FC 1910
1923	James and Della Donnelan (see 336 Pacific St.)	?	House continues as 4 rental units.	A 1642/23
1924	Hospital of the Holy Family (see 336 Pacific St.)	?		DB5/40
1940	"	Bldg. demolished	Furnished room occupancy prior to demolition (see Site Development).	
338 (formerly 304) Pacific Street				
prior to Gerritson family				
1842	(Polhemus/Herriman)			
1842-	"	Nicholas/Maria Van Brunt, merchant	Appears to be first resident on block. Nicholas a commissioned officer in Wars of 1812, 1814. On 1850 census with 4 children and servant. Family moves to Smith and Livingston in 1852.	BD, FC 1850 Bergen 1867:39

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
1855-1863	"	George/Mary Witte, hardware merchant	With daughter Evelin, brother, William, a hardware merchant. Witte also listed in fancy goods, later an importer. Moves to 397 Pacific St. in 1872.	FC 1860, 1870; BD
1863	Wm. B.J. Smith	"	Sold by Gerritson family (Polhemus, Herriman). Buyer may be Wm. B. Smith, atty, on Adams St. Still occupied by Witte family.	LD 594:430; BD
1873-1888	Thomas/Mary Jones, sea captain	Owner	With 5 children inc. son John (sea captain) with his wife.	LD 1083:305; SC 1875 FC 1880; BD
1888	Wm./Grace Benedict, attorney	William Mulvaine	Owner lives on Marcy Ave. BD listing for tenant not found.	LD 1800:99; BD Lain 1888
1888-1889	Henry/Flora Davenport	?	Multiple owners these years. Occupants unknown through 1891.	LD 1802:422
	Mary/John Fletcher			LD 1876:400
	Austin Zender			LD 1912:189
	Daniel/Mary Pierce			LD 1931:489
	Wm./Charlotte Bierds			LD 1931:492
1891-1937	Henry/Annie Brandt, cooper	Owner	With children Annie, Henry, Herman. In 1910, Herman is a cornice-maker for ironworks. Building occupied by Brandts for 46 years.	LD 2028:299; FC 1900 FC 1910; BD
1900	"	"	2 tenant families in addition to Brandts in 1900; Owens family remains through 1910. 2-3 family after 1900.	FC 1900 FC 1900, 1910
		Henry Schulheis		
		Charles/Mary Owen, bridgeman (ferry)		
1937	Herman Brandt		Son of Henry/Annie (Adele) Brandt.	LD 5562:485; Bklyn. Tel.
1941	Hospital of the Holy Family	"		LD 6002:207
1942	"	Bldg. demolished.	(See Site Development).	KCTR
340 (formerly 306) Pacific Street				
Prior to Gerritson family				
1863	(Polhemus/Herriman)			
1860-1863	"	Griffin/Mary J. Halsted, house furnishing manufacturer	Here prior to ownership, with 7 children.	SC 1865; BD
1863-1877	Mary Jennett Halsted	Halsted family	John/Experience McClean buy property, deed to daughter Mary Halsted. Halsted Manufacturing Co. (metal household goods) at 51 Cliff St., NYC. Family moves to 166 Schermerhorn St. c. 1877.	LD 598:11, 108 FC 1870; SC 1875; BD Stiles II 1867:705
1877-1882	"	Charles/Johanna Bloffield, merchant tailor Mary Thompson, dressmaker	With 6 children, 2 servants. Son William a lithographic apprentice. Family formerly at 119 Hoyt St. 2-family house from this time on (see Table 2).	FC 1880; BD
1884-1890	"	Paul Connor, musician/rubber manufacturer	Dual occupations listed. Several Connors at 118 Pacific St. are musicians; possibly same family.	Lain misc.; BD
1885-1887	"	Louis Jasten	No directory listing found.	Lain 1885-1887

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
1891-1910	Jos./Marie Zapf Julius Lobel	Zapf family	Marie [Mary] a widow by 1900, with 3 daughters, a son, her brother, Joseph (barber), and 2 lodgers.	LD 2069:539 FC 1900, 1910
1900	"	Peter/Annie Sorensen, Joseph Shultz, barber	Three-family occupancy by 1900.	FC 1900 FC 1900
1910	"	Evelyn Madga Harold/Marie Hansen, butcher Carl/Maria Mathan (sp?), barber Carlisle/Julia Smith, clerk	Four-family occupancy by 1910. With son.	FC 1900 FC 1910 FC 1910 FC 1910
1921	Arriene Gengay	?	Buys from heirs of Joseph Zapf.	LD 4019:69
1924	Arminia Arab Julia Allawas	?	Two-family occupancy according to alteration permit.	LD 4372:141 A 5589/24
1924	Hospital of the Holy Family	"	Building used as dispensary.	LD 4390:464 Sanborn 1915-1937
1940	"	Bldg. demolished.	(See Site Development).	D 85/1940
342 Pacific Street				
1852	Steven/Helen Herriman	--	From Helen's parents, Samuel/Jane Gerritson. Undeveloped property.	LD 266:410
1863	Abraham/Mary Polhemus	--	Completes 75 ft. frontage on Pacific St. Included in Polhemus land in later sales.	LD 591:376
1871	St. Mary's Female Hospital	--	Included in purchase from John Walsh.	LD 1022:120
1886	St. Mary's Nursery	Owner	1st bldg. on lot, St. Mary's Nursery, by this year.	FC 1880; SAN 1888
1937	Hospital of the Holy Family	Owner	Ownership subsumed by Hospital of the Holy Family by this date; structure used as service building.	NB 72/68/37
1939	"		Building demolished (see Site Development).	KCTR
LAUNDRY/BOILER HOUSE SITE: 352-356 (FORMERLY 318-322) PACIFIC STREET				
352 (formerly 318) Pacific Street				
prior to 1848	Samuel/Jane Garritson	--	Lot appears to be undeveloped; Fowlers buy for \$700.	LD 187:109
1848	Margaret Fowler	--	Wife, and later widow, of John Fowler. Fowlers listed on Pacific nr. Bond in 1845, possibly at 354 Pacific, and in 1850 FC, most likely at this address (see 354 Pacific).	LD 187:109; BD
1855(?)-1879	"	John/Margaret Fowler, rice merchant	Fowlers probably living at 352 Pacific by 1855, with 9 children, 2 servants, sister-in-law Elizabeth Westervelt. John d. 1855 at age 39. Margaret listed here until 1879; dies 1890.	FC 1850-1870, SC 1855-1875; BD LW 17:404; LW 143:279
1850-1871	"	Charles R. Fowler, rice broker	Son of Margaret/John continues to live at family address until about age 28. Moves to NYC in 1874. Business addresses at 87 Furman and 94 Wall Sts.	FC 1850-1870 BD

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
1878-1883	"	Jacob W. Fowler, rice merchant	Son of John/Marg. Sons James, Edward also rice brokers, living at family address in 1870. By 1880 they appear to have established separate homes, but census report not found for this address.	FC 1870 BD; Lain misc.
1886	Mary Ann Alder	?	Mary Alder, widow of William, listed at 347 Pacific Street until 1887.	LD 1657:136 BD
1889-1890	"	Isabella Spencer	Widow; appears to remain one year only.	Lain 1889; BD
1891	William and Benjamin Alder	?	Grantor reserves life estate. Alder family convey undivided third to Phoebe Hart.	LD 2074:107 LD 2077:253
1894	Rorace Hart	?	From Mary Demaine, formerly Alder.	LD 2235:69
1896	Mary E. Hurd	?		LD 4:344
1900	Mutual Benefit Loan & Bldg. Co.	?	Sheriff's sale. Bldg. not found on 1900 FC.	LD 11:468
1904	Maria Delgado	?		LD 21:19
1907-1913	Juliana Pivovar	Pivovar family	Julia [sic] with husband Jacob (furrier), 5 children.	LD 3008:331; FC 1910 Uppington 1913
1910	"	Charles/Sarah Rotellet, salesman Valentin/Harriet Reichhardt, merch.	Three-family occupancy by 1910. With daughter.	FC 1910 FC 1910
1917	Hospital of the Holy Family	?		LD 3679:60
1943	"	Hospital staff	Used as nurses residence; demolished this year (see Site Development).	KCTR
354 (formerly 320) Pacific Street				
Prior to 1846	Samuel/Jane Gerritson	?	House built by 1846, when deed to John Fowler cites party wall of house on property, as well as house standing at 356 Pacific Street.	LD 255:40
1846-1855(?)	John Fowler, rice merchant	Owner	Fowlers listed in 1845 at Pacific nr. Bond, house number uncertain (354 Pacific?). House standing on lot by 1846, when John Fowler buys property; his deed refers to house on lot. Fowlers build house next door at 352 Pacific and living there by 1855 FC. John dies 1855.	LD 155:40 FC 1850 SC 1855; BD LW 143:279
1855	Margaret Fowler	Francis/A. Maria Morgan, merchant	Wife Margaret inherits property in 1855, lives at 352 Pacific St.	
1860	"	Salden/Harriet Goff, merchant	With 3 children and a servant.	FC 1860
1864-1883	"	Samuel/Lavinia Many, surveyor	On 1870 census with 4 children (son John a rice clerk) 1 black servant, boarder(s?). Samuel a weigher, later an assessor. May not have occupied house continuously; not in 1880 census, but BD lists until 1883.	FC 1870; SC 1865 SC 1875; BD
1870	"	John Stevens, insurance clerk Harriet Whitney	Census reports as boarder. Boarder? No occupation listed.	FC 1880; BD

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
	"	Frank S. Halsted, house furn. clerk	Son (22) of Griffin Halsted of 340 Pacific. Boarder?	BD
1878- 1879	"	Benjamin Lewis, insurance clerk	Boarder?	Lain 1878-1879
1880	"	John/Anna Burleson, internal rev. col.	With daughter, Jennie, sons John and William, a hardware clerk.	FC 1880
1881	"	James Borroughs	Boarder? No census or Directory listing.	Lain 1880
	"	John Jennings, police	Boarder?	Lain 1881; BD
		William Jennings, clerk	Boarder?	Lain 1881; BD
1881- 1889	"	Michael Jennings, machinist	Boarder?	Lain 1882-1887; BD
1884- 1889	"	George Jennings, bookkeeper	Boarder? Not listed consistently at address.	Lain 1888; BD
1888- 1889	"	Hamilton Walsh, bookkeeper	Boarder? Previously at 420 Pacific St.	Lain 1888; BD
1890	Henry Raymond, real estate	?	Release from previous executors; sold by Charles Fowler (son of John/Margaret) and his wife Cornelia.	LD 1971:336,368 LD 1971:370; BD
1891- 1903(?)	Louis/Agnes Brand- enstein, hosiery salesman	Owner	On 1900 census with sister Mary Schwartz, Mary's 3 children and Simon Brisk, father of Agnes and Mary.	LD 2021:239; FC 1900 Lain 1897-1898.
1903	Catherine Lemaire	?		LD 18:492
1904- 1910	Mary A. Thompson	Thompson family	Occupies house with 11 extended family members.	LD 24:373; FC 1910
1908	James Thompson, clerk	Owner	James, single, brother-in-law of Mary Thompson.	LD 3069:540
1920	Edward/Sadie Bank	?		LD 3915:254
1923	Joseph Hamburger Jacob/Dora Ornstein	?		LD 4330:501
1926	Hospital of the Holy Family	?		LD 4749:262
1943	"	Hospital staff	Used as nurses residence; demolished this year (see Site Development).	KCTR
356 (formerly 322) Pacific St.				
Prior to 1851	Samuel/Jane Gerritson	Ann Fowler?	Widow, listed at Pacific c. Bond in 1845. Not certain if this is 356 Pacific, but house standing on lot by 1846 according to deed for 354 Pacific St.	LD 155:40; BD
1850(?) - 1851	"	Ann Fowler	On 1850 census with daughters, Jane, Mary, Caroline, cousin Elizabeth Day, apparently at 356 Pacific.	FC 1850; BD
1851- 1867	John/Margaret Fowler	"	Fowlers live at 352 Pacific. Ann may be John's mother. John d. 1855; Margaret inherits property. No census report found for 1870.	LD 236:350 LW 17:404; BD FC 1860; SC 1865
1873- 1876	Margaret Fowler	Joseph/Helen Somers, brass manf.	Previously at 113 Dean St. Somers Brass Manufacturing at 105 Water St., NYC makes decorated tin-plated and enameled housewares.	SC 1875; BD
1878-	"	Michael Gearon,	With Miles Gearon, no occupation listed.	Lain 1878-1879; BD

APPENDIX B. BISHOP MUGAVERO CENTER Ownership/Occupation

Date	Owner	Occupant	Comments	Source
1880	"	Sarah Pentz	With son Charles (sheriff's clerk), daughter-in-law, Emma, neice and nephews.	FC 1880; BD Lain 1880
1881	"	David Molkart	No Directory listing.	Lain 1881
1885- 1891	"	Hannah Plum	Widow, with N.F. Plum (books), Cornelia Plum (books).	Lain 1887-1890; BD
1890	Cornelia Dolaine	Thomas Dolane [sic] Jr., plumber	Charles/Cornelia Fowler sell after release by prior executors. Unknown if Thomas is Cornelia's husband.	LD 1954:184; LD 1966:396; LD 2026:250; Lain 1897; BD
1899- 1910	Hugo/Francisca Panzer, merchant	Owner	Until at least 1910 with 3 sons, other relatives/ lodgers.	LD 9:334; FC 1900 FC 1910
1917	Leer Bldg. Const.Co.	?		LD 3640:387
1919	Ellen Mallon	?		LD 4812:47
1927	Hospital of the Holy Family	?		LD 4812:47
1929	"	Bldg. demolished	(See Site Development).	0326/29

A=Alteration Permit; BD=Brooklyn Directories; D=Demolition Permit; FC=Federal Census; KCTR=Kings County Tax Rolls; NB=New Building Application; SAN=Sheltering Arms Nursery Annual Report; SC=State Census; SHU=Sewer Hook-ups.

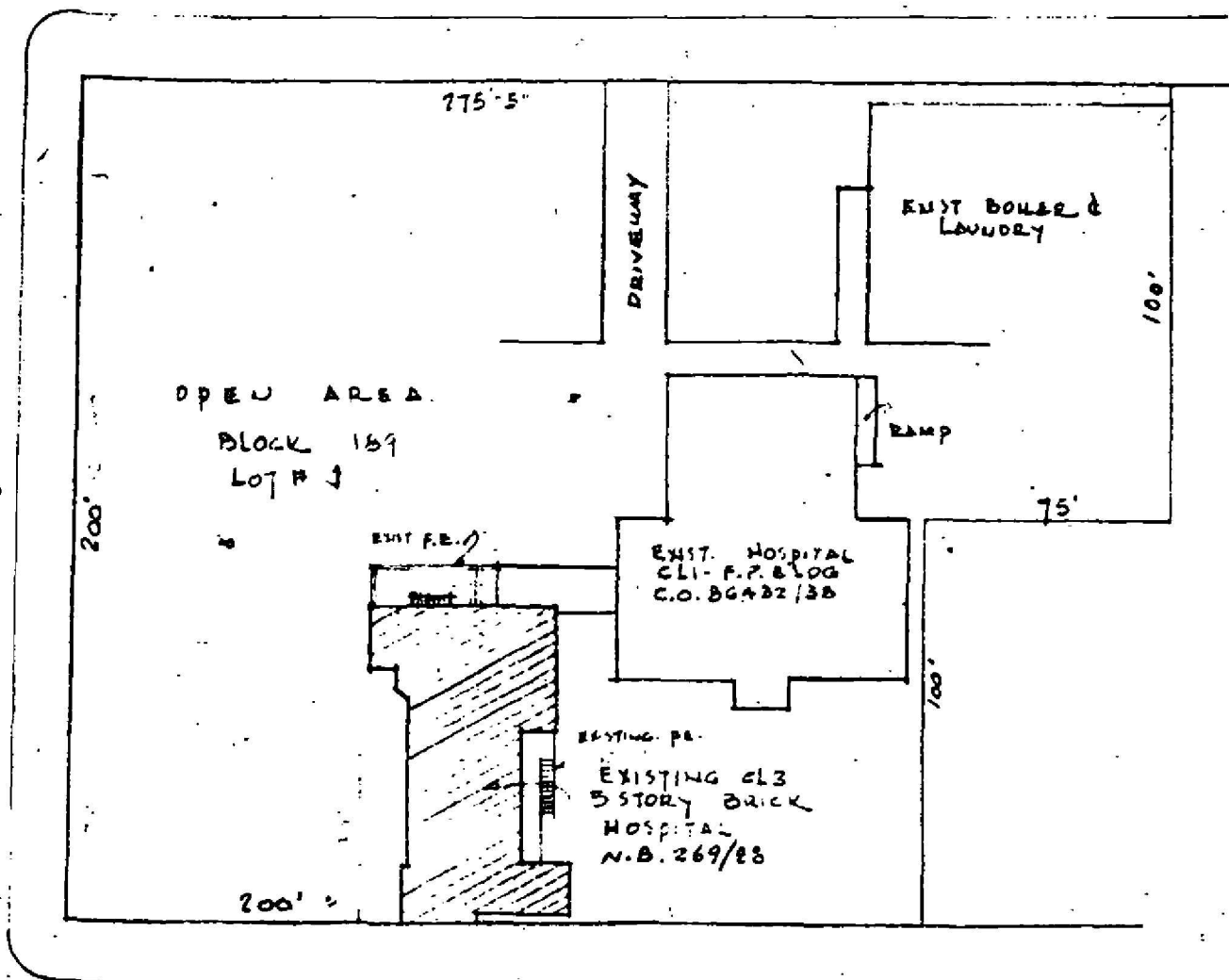
BISHOP MUGAVERO CENTER APPENDIX Floor Plans for St. Mary's
Maternity Hospital 1962 Alteration (A 2265/62)

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PACIFIC STREET

HOYT STREET

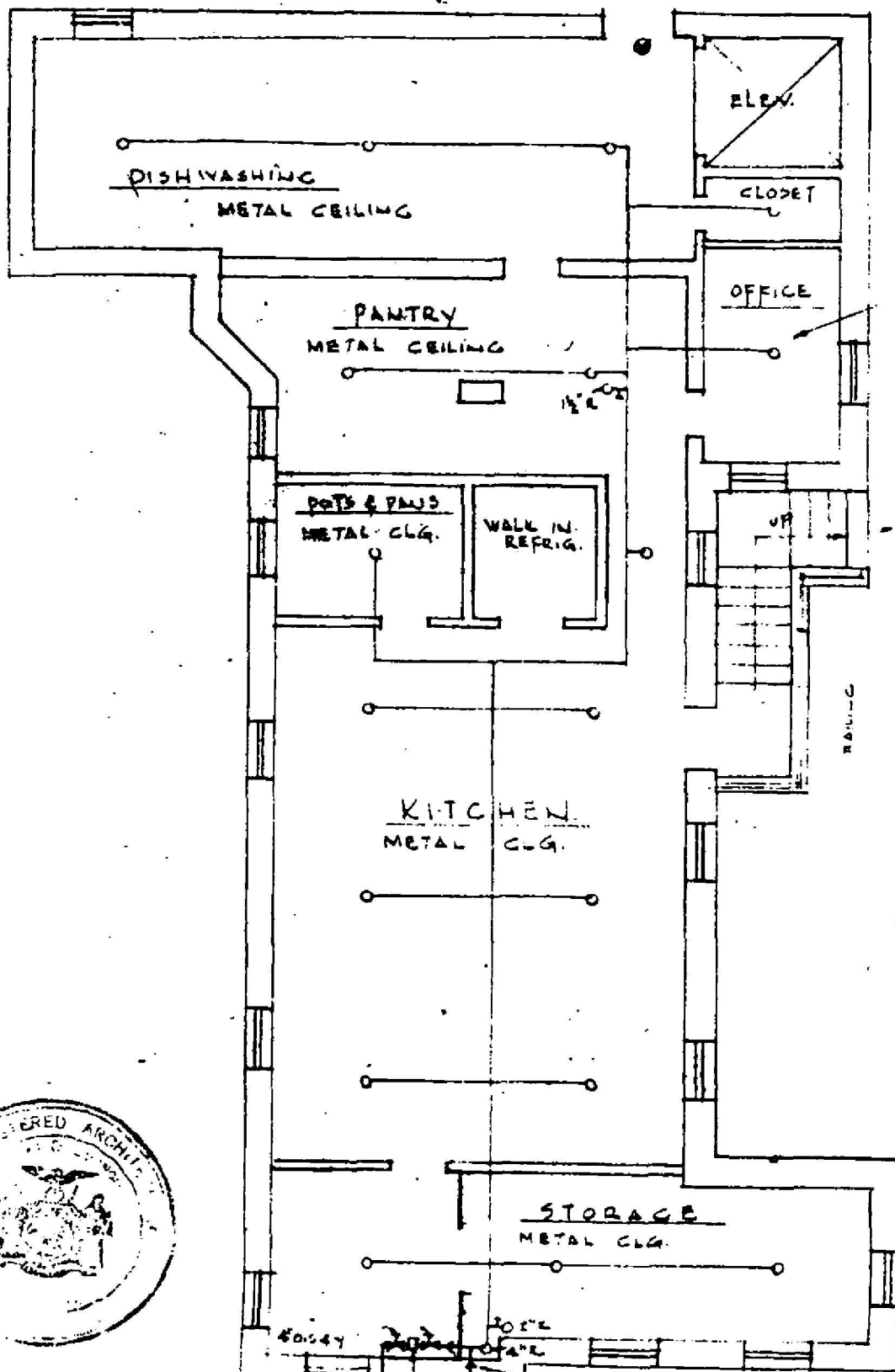


DEAN STREET

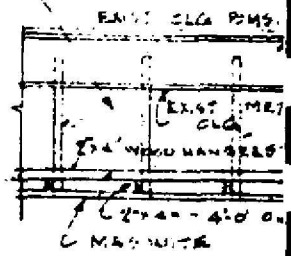
PLOT PLAN.



NORTH



MASONITE LUNG CL
ONE SPR. HEAD ABOVE
& BELOW CEILING.



CAL 4130 AREA
AUT. 1000000

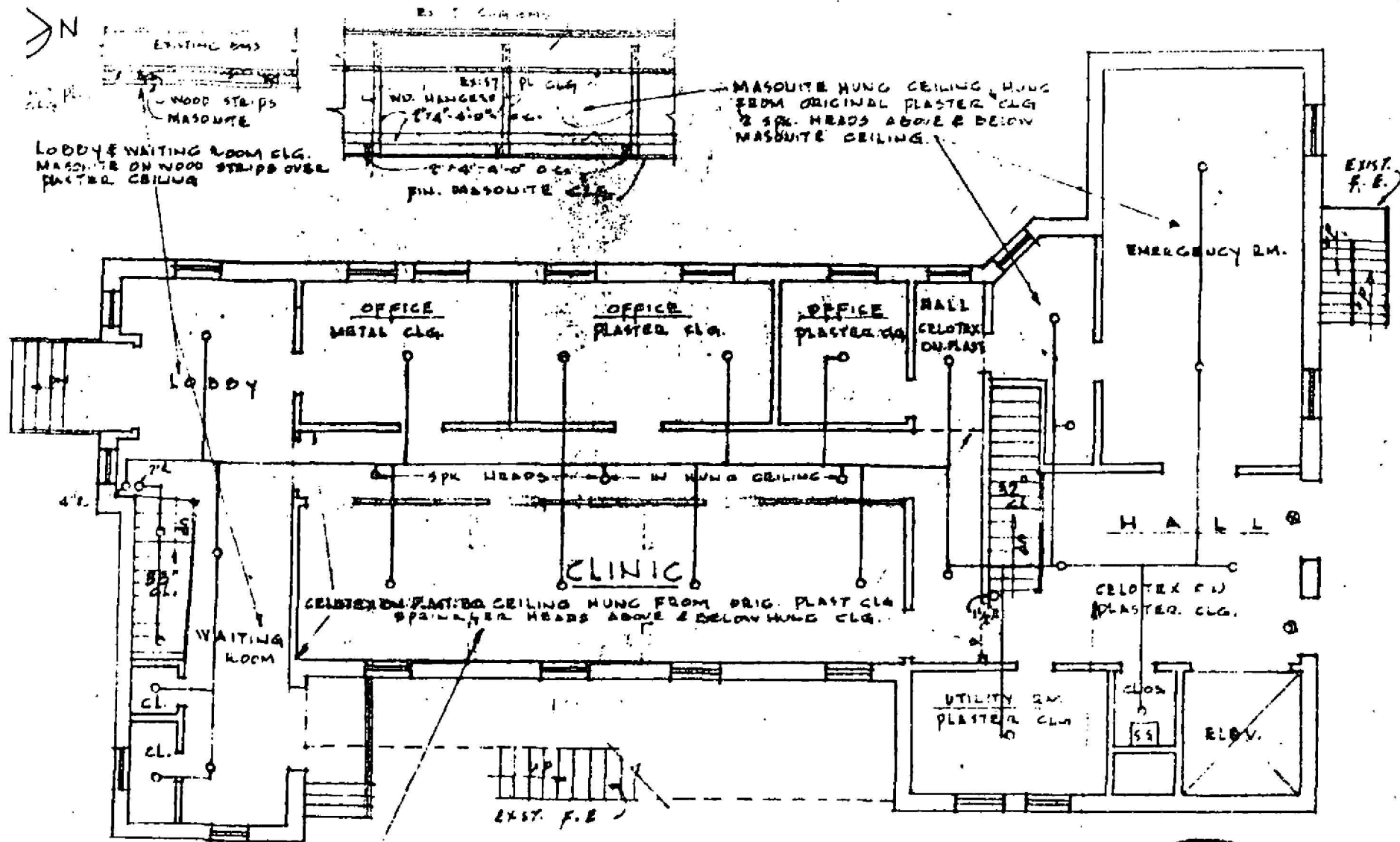


ALARM GONG
4" CURD VALVE OR
4" METAL
6" CHECK VALVE & BALL OR P
4 X 3/4" PLUMB SIAMENDE

OF THE HOSPITAL OF THE HOLY FAMILY
315 DEAN STREET

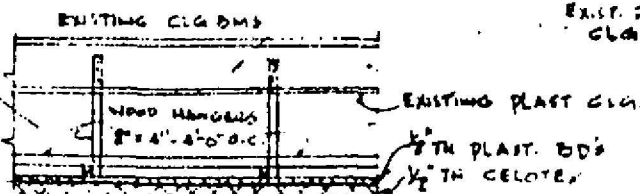
CITY MAIN
BASEMENT PLAN 1/8" = 1'-0"
-114-

VINCENT D. LUONG
ARCHT.

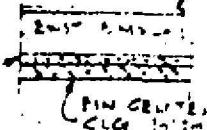


FIRST FLOOR PLAN

1/8" = 1'-0"



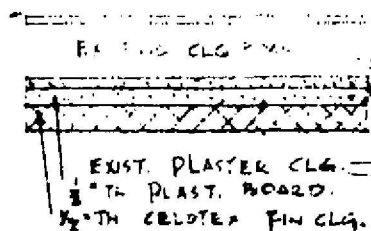
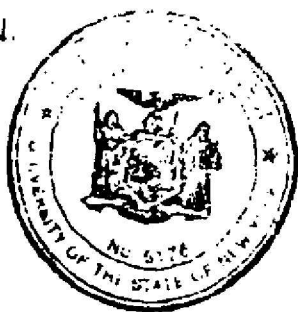
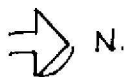
EXIST. D.M.S.



CAL 9-36-32A
ALT 7205/27



1240.7 SAL OF THE HOLY FAMILY
51-159 DEAN STREET



STAIRS SLOPE &
CEILING IN HALL
CELOTEX OVER 1/2\"/>

MEN'S RM
METAL CLG.

MEN- WARD
PLASTER CLG.

MEN- WARD
METAL CEILING

EXIST. F.E.

UTILITY RM.
METAL CLG.

ELEV.

PLASTERED
HALL CEILING
& STAIR SLOPE

PLAN OF 2ND FLOOR

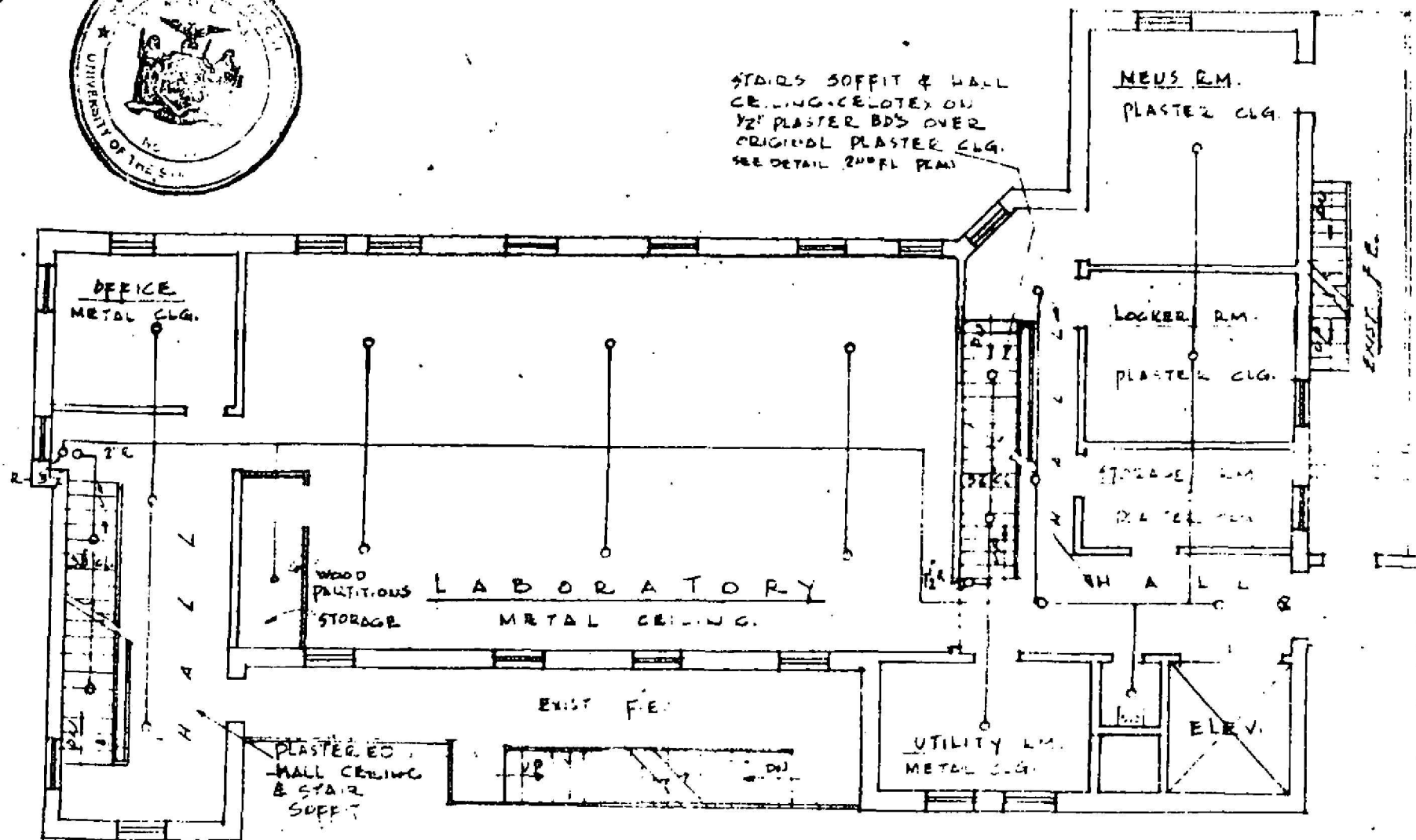
1/8" = 1'-0"

-116-

EXIST. F.E.



STAIRS SOFFIT & HALL
CEILING-CELOTEX ON
1/2" PLASTER BBS OVER
ORIGINAL PLASTER CLG.
SEE DETAIL 2404 PLANS

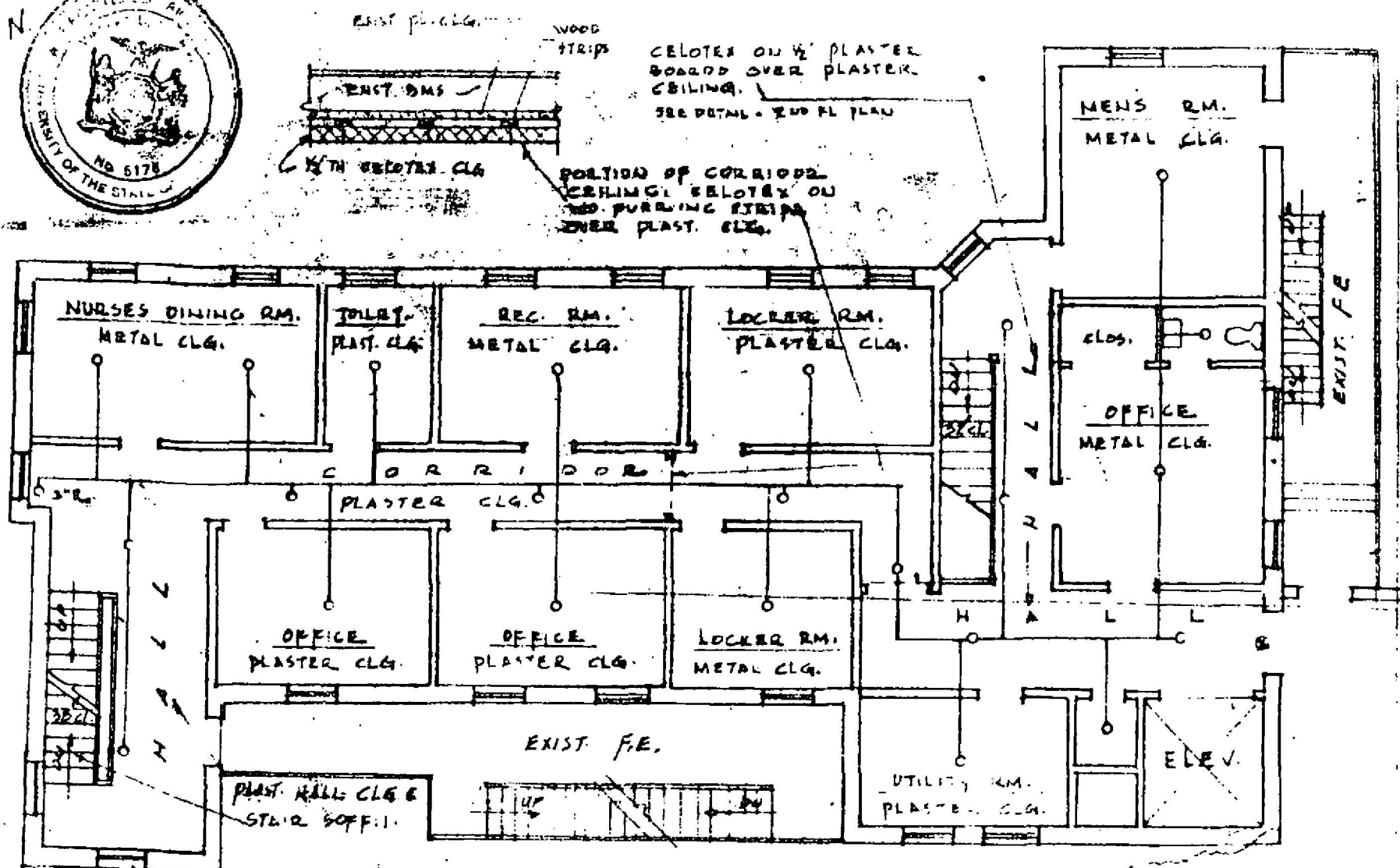


PLAN of THIRD FLOOR
8'-0"

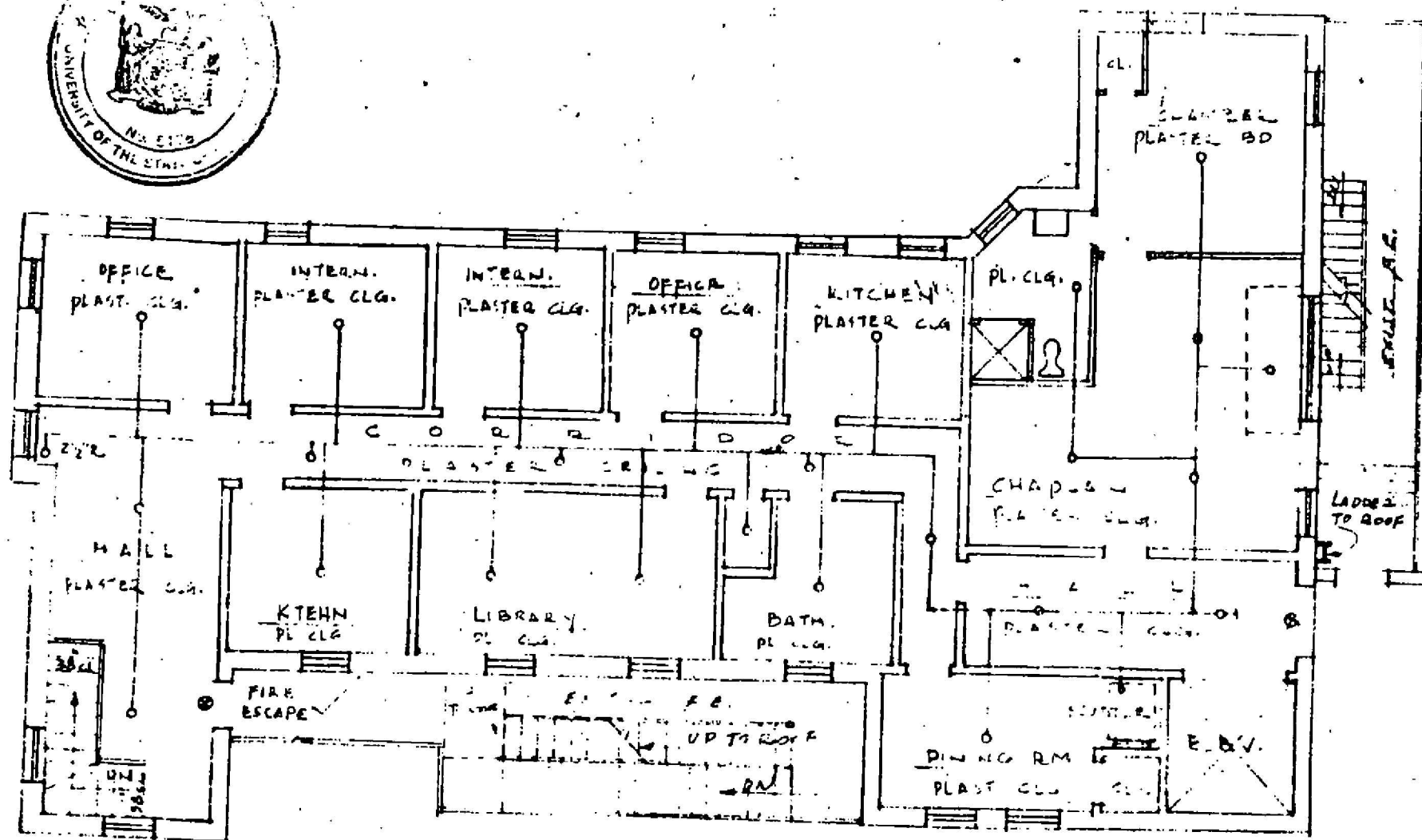
-117-



-811-



PLAN OF 4TH FLOOR 1/8"=1'-0"



PLAN OF 5TH FLOOR

ACKNOWLEDGMENTS

As always, there are many people to thank for their cooperation and assistance during data gathering and preparation of this report. Foremost among them are Joseph V. Marino, Director of Facilities Planning and Construction, the Catholic Medical Center of Brooklyn and Queens, Inc. As in the past, I also thank the staff of the Topographical Bureau of the Brooklyn Borough President's Office, particularly Richard Mark, and Dr. Irene Tichenor and Claire Lamers of the Brooklyn Historical Society Library as well as Kenneth R. Cobb, Director of the Municipal Archives, and his staff. As always, my thanks also go to Alice Hudson, Chief of the Map Division of the New York Public Library. I also thank Amy Geller for her graphics and Shelly Spritzer for her part in report production. And finally, and most especially, I thank Barbara Davis for her excellent reconstruction of the occupation and ownership of the project site and for sharing her knowledge of the Brooklyn neighborhood in which it is located.