

HISTORICAL
PERSPECTIVES INC.



**PHASE IA ARCHAEOLOGICAL
DOCUMENTARY STUDY
WYCKOFF GARDENS INFILL
DEVELOPMENT
BROOKLYN, KINGS COUNTY, NEW YORK
NYSOPRHP # 18PR05081
CEQR # 19CHA001K**

**Phase IA Archaeological Documentary Study
Wyckoff Gardens Infill Development
Brooklyn, Kings County, New York
NYSOPRHP # 18PR05081
CEQR # 19CHA001K**

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October 2018

MANAGEMENT SUMMARY

SHPO Project Review Number (if available): **NYSOPRHP #18PR05081**

Involved State and Federal Agencies: **Housing and Urban Development (HUD)**

Phase of Survey: **Phase IA Archaeological Documentary Study**

Location Information

Location:

Minor Civil Division: **04701**

County: **Kings**

Survey Area

Length:

Width:

Number of Acres Surveyed:

USGS 7.5 Minute Quadrangle Map: **Brooklyn**

Archaeological Survey Overview

Number & Interval of Shovel Tests: **N/A**

Number & Size of Units: **N/A**

Width of Plowed Strips: **N/A**

Surface Survey Transect Interval: **N/A, urban area**

Results of Archaeological Survey

Number & name of precontact sites identified: **Potential Precontact Archaeological Resources**

Number & name of historic sites identified: **Potential Historic Archaeological Resources**

Number & name of sites recommended for Phase II/Avoidance: **None**

Report Authors(s): **Julie Abell Horn, M.A., R.P.A. and Faline Schneiderman, M.A., R.P.A., Historical Perspectives, Inc.**

Date of Report: **October 2018**

EXECUTIVE SUMMARY

Philip Habib & Associates (PHA) is preparing an environmental assessment statement (EAS) for Wyckoff Partners, LLC and the New York City Housing Authority (NYCHA), who are seeking zoning map and text amendments from the New York City Department of Housing Preservation & Development (HPD) to facilitate the development of a new mixed-use building at the Wyckoff Gardens (NYCHA) housing campus in the Boerum Hill neighborhood of Brooklyn, Community District 6. The new building would have approximately 300 market-rate units, 300 affordable units, approximately 20,000 sf of ground floor retail, and approximately 14,000 sf of community facility uses. The project area consists of a roughly 5.8 acre parcel, designated as Block 394, Lot 1, bounded by Wyckoff Street to the north¹, Third Avenue to the east, Baltic Street to the south, and Nevins Street to the west. The New York City Department of City Planning (DCP) is serving as the lead agency on this environmental review.

As part of the environmental review for the proposed project, the New York City Landmarks Preservation Commission (LPC) was initially contacted in 2018, at which time they determined that the site had no architectural significance, but that there may be archaeological resources related to nineteenth-century occupation in the Area of Potential Effect (APE), which consists of two discrete parcels within the larger project site. LPC recommended that an archaeological documentary study be performed for the site to clarify their initial findings (Santucci May 10, 2018). Furthermore, LPC noted that within 400 feet of the APE were several sites of significance including the Boerum Hill Historic District (HD), a New York City Landmark (NYCL) and listed on the State and National Register of Historic Places (S/NR-listed), the Boerum Hill Historic District Extension (LPC-heard and S/NR-eligible) and the S/NR-eligible Gowanus Canal HD. The potential impact to historic resources is being addressed in a separate document. Because the proposed project also involves the Department of Housing and Urban Development (HUD), consultation was also initiated with the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP). In a letter dated 8/21/2018, it was noted that this project is located in an area that is archaeologically sensitive due to a Native American burial site previously identified nearby (Site 04701.017322). NYSOPRHP recommended a Phase I archaeological survey to determine whether modern ground disturbance has substantially impacted potential archaeological resources (Perazio 8/21/2018).

The project site consists of the entirety of Block 394, Lot 1, located at 120 Third Avenue in Brooklyn. The current building complex consists of three 21-floor structures built in the early 1960s, surrounded by landscaped lawns, a playground, and several sunken paved parking areas. The proposed project is confined to historic Block 394, north of the former roadbed of Warren Street. The archaeological APE for the project includes only the proposed new rezoning lots that would experience ground disturbance to the east and west of Building 3. Therefore, the APEs are the two “L” shaped parcels located on either side of Building 3 that comprise the two new proposed tax lots, hereafter referred to as the western APE and the eastern APE.

Precontact Sensitivity. The documentary study found that the project site is in an area of known precontact sensitivity. The eastern APE was marsh prior to filling post-1850, and may have once had sensitivity for resources associated with Native Americans who would have utilized wetland resources. The western APE was on firm ground historically and is sensitive for precontact sites due to its proximity to Gowanus Creek and its natural marshlands. In their natural states, both APEs would have had precontact sensitivity. However, documentary research found that the north half of each APE was deeply disturbed by the construction of Building 3. Since the depth of fill added above the marsh in the eastern APE is unknown, it is not clear if mid-nineteenth and twentieth century development in the southern half of the eastern APE would have extended to potentially sensitive levels. Therefore, the southern half of the eastern APE is considered to have the potential for buried precontact resources, depending on the depth of historic landfill.

The western APE had multiple buildings constructed on it from at least 1849 through 1951, several of which were multi-story and likely had substantial foundations. Since the western APE was firm land historically, there is no reason to assume that fill was added above natural strata. Instead, any development that extended below the natural grade would have likely disturbed the location of potential precontact resources. Undeveloped yards behind historic buildings in the southern half of the western APE may have remained undisturbed, so these locations are considered potentially sensitive for precontact resources.

¹ Wyckoff Street is technically northeast of the site, but for the purposes of this report, is referenced as north.

Historic Archaeological Sensitivity. The documentary study found that the eastern APE lacks sensitivity for historical archaeological shaft features since it remained marshland prior to its first historical development, dating to between 1869 and 1880, when both municipal sewer and water were available in surrounding street beds. Therefore, there would have been no need for historic shaft features, where intact historical archaeological deposits are typically found, and thus no potential for historical period archaeological resources.

The documentary study found that there are locations in the western APE that are potentially sensitive for truncated shaft features that may have historic archaeological resources. The northern half of the western APE has been deeply disturbed by the earthmoving and construction associated with Building Number 3 of the extant NYCHA housing project. The extent of disturbance in the southern half of the western APE could not be established with a degree of certainty, although it is likely that this area experienced some degree of disturbance with landscaping for the housing development. Therefore, only the southern half of the western APE was further assessed for potential historical period archaeological resources.

The western APE was historically elevated above wetlands to the south and east, and sections have the potential for historic period archaeological resources where there was no later disturbance. The nearby ca. 1740 Lubbertsen/Bergen dwelling stood somewhere near the western APE. Historic accounts place the homelot about two blocks west of the western APE, while cartographic sources place it extending partially in the APE. It is possible that shaft features related to this early residence exist in undisturbed portions of the western APE, although there is no certainty as to exactly where they would be located, if present.

After the block was created and subdivided into building lots in the late 1840s, the western APE began to be developed. The southern half of the western APE included historic Lots 50 through 58. Some lots were later disturbed by the construction of more substantial structures that would have disturbed earlier resources; others remained undeveloped or had buildings with no basements. The following table summarizes the historical archaeological potential of the lots in the western APE:

Summary of Historic Archaeological Potential in the Western APE

Historic Lot #	Historic Address	Date Range	Potentially Sensitive Portion of Historic Lot
50	505 Warren Street	ca.1850 onward	center of lot between two historic dwellings
51	503 Warren Street	ca.1850 onward	north 2/3 of lot
52	501 Warren Street	ca. 1850 onward	north 2/3 of lot
53	499 Warren Street	ca. 1850 onward	center of lot between two historic dwellings, and possibly north end too
54	497 Warren Street	ca. 1850 onward	north 2/3 of lot
55	495 Warren Street	ca.1850 onward	north end of lot
56	493 Warren Street	ca. 1855 onward	north end of lot
57	491 Warren Street	ca. 1855 onward	north end of lot

In addition, there is the remote possibility of shaft features related to the Lubbertsen/Bergen house complex in these relatively undisturbed locations.

In general, research found that the historic lots had one or more tenement houses on them, and these were associated with a series of residents, some who were owners, and many of whom had Irish ancestry. As is typical with tenement houses, the population was of lower socioeconomic status. While not cited directly in the above text, a scan of the *Brooklyn Daily Eagle* for each of the addresses found dozens of advertisements placed by residents in search of work, offering to do laundry, ironing, sewing, labor, or serve as a wet-nurse. There were also several articles, most post-dating the 1870s, that reported residential fights, drunkenness, and, in one case, starvation. While many early residents were employed, as time marched forward and the neighborhood fell into poorer condition, the socioeconomic status of many residents declined as well.

Recommendations. HPI concludes that the project site has some potential sensitivity for precontact archaeological resources in limited portions of both the eastern and western APEs. There are also sections of the western APE that had lots fronting onto Warren Street, which may have retained historic archaeological potential.

With the rezoning of the site, it would be developed and the potentially sensitive lots would be disturbed. Therefore, HPI recommends that further assessment of the site be completed. When a subsurface soil-boring program is undertaken, boring logs should be reviewed, and the sensitive locations should be reassessed for evidence of disturbance. If no borings are undertaken, or if borings confirm the presence of potentially undisturbed sensitive strata, then subsurface investigations are recommended for those locations deemed potentially sensitive (Figure 19). Such subsurface testing program should be developed in consultation with LPC and SHPO. All archaeological testing should be conducted according to applicable archaeological standards (LPC 2018; NYAC 1994). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team. A Work Plan, as mandated by recently adopted LPC guidelines, should be prepared prior to any archaeological testing and in consultation with the LPC, SHPO, and any other pertinent agencies.

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13. Project site and Area of Potential Effect (APE) on *Atlas of the Brooklyn Borough of the City of New York* (Ullitz 1898).
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HISTORIC PHOTOGRAPHS
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Historic Photograph 1: NYCHA excavations for Wyckoff Gardens, facing northwest to pile driving for Building 3.

Historic Photograph 2: NYCHA excavations for Wyckoff Gardens, facing west to Building 3.

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I. INTRODUCTION

Philip Habib & Associates (PHA) is preparing an environmental assessment statement (EAS) for Wyckoff Partners, LLC and the New York City Housing Authority (NYCHA), who are seeking zoning map and text amendments from the New York City Department of Housing Preservation & Development (HPD) to facilitate the development of a new mixed-use building at the Wyckoff Gardens (NYCHA) housing campus in the Boerum Hill neighborhood of Brooklyn, Community District 6. The new building would have approximately 300 market-rate units, 300 affordable units, approximately 20,000 sf of ground floor retail, and approximately 14,000 sf of community facility uses. The project area consists of a roughly 5.8 acre parcel, designated as Block 394, Lot 1, bounded by Wyckoff Street to the north², Third Avenue to the east, Baltic Street to the south, and Nevins Street to the west (Figures 1 and 2). The New York City Department of City Planning (DCP) is serving as the lead agency on this environmental review.

As part of the environmental review for the proposed project, the New York City Landmarks Preservation Commission (LPC) was initially contacted in 2018, at which time they determined that the site had no architectural significance, but that there may be archaeological resources related to nineteenth-century occupation in the Area of Potential Effect (APE), which consists of two discrete parcels within the larger project site (Figure 2). LPC recommended that an archaeological documentary study be performed for the site to clarify their initial findings (Santucci May 10, 2018). Furthermore, LPC noted that within 400 feet of the APE were several sites of significance including the Boerum Hill Historic District (HD), a New York City Landmark (NYCL) and listed on the State and National Register of Historic Places (S/NR-listed), the Boerum Hill Historic District Extension (LPC-heard and S/NR-eligible; and the S/NR-eligible Gowanus Canal HD. The potential impact to historic resources is being addressed in a separate document.

Because the proposed project also involves the Department of Housing and Urban Development (HUD), consultation was also initiated with the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP). In a letter dated 8/21/2018, it was noted that this project is located in an area that is archaeological sensitivity due to a Native American burial site previously identified nearby (Site 04701.017322). They recommended a Phase I archaeological survey to determine whether modern ground disturbance has substantially impacted potential archaeological resources (Perazio 8/21/2018).

The following report, prepared by Historical Perspectives, Inc. (HPI) constitutes the requested Phase IA Archaeological Documentary Study for the Wyckoff Gardens Infill EAS. It has been prepared at the request of the DCP and PHA, and complies with the requirements of LPC (2002)³, City Environmental Quality Review (CEQR, 2014), State Environmental Quality Review (SEQR), and the standards of the NYSOPRHP (New York Archaeological Council 1994; NYSOPRHP 2005). The HPI project team consisted of Faline Schneiderman, M.A., R.P.A. and Julie Abell Horn, M.A., R.P.A. Additional research was completed by Dawn Brown, M.A., R.P.A.

II. METHODOLOGY

The project site encompasses about 5.8 acres of the NYCHA housing site. However, the archaeological APE for this project includes only the proposed new rezoning lots that would experience ground disturbance. Therefore, the APE is considered to include two “L” shaped parcels located on either side of extant Building 3 that comprise the two new proposed tax lots. For this report, the two rezoning lots will hereafter be referred to as the western APE (west of Building 3), and the eastern APE (east of Building 3; see Figure 2).

The present study entailed a review of various resources.

- Primary and secondary sources concerning the general precontact period and history of Brooklyn and specific events associated with the project site and vicinity were reviewed using materials from the Brooklyn Historical Society, the Brooklyn Public Library, the New York Public Library, the library of HPI, and using online resources.

² Wyckoff Street is technically northeast of the site, but for the purposes of this report, is referenced as north.

³ This Phase IA study was contracted in 2017 and begun in June 2018, prior to the publication and the adoption of the recent 2018 LPC Archaeological Guidelines.

- Historic maps and photographs were reviewed at the Brooklyn Historical Society, the New York Public Library, the NYCHA Archives, the library of HPI, and using various online websites. These maps and photographs provided an overview of the topography and a chronology of land usage for the project site. A selection of these maps has been reproduced for this report.
- Selected early land conveyances were reviewed, as were tax assessment records, census records, and city directories.
- Information about previously recorded archaeological sites and surveys in the area was compiled from data available at the NYSOPRHP and the New York State Museum (NYSM), the LPC, and the library of HPI.
- Existing utility maps prepared for the overall project were reviewed.
- A recently completed comprehensive topographic survey of the overall project site was reviewed.
- Last, a site visit was conducted by Julie Abell-Horn of HPI on June 15, 2018 to assess any obvious or unrecorded subsurface disturbance (Photographs 1-10; Figure 2).

III. CURRENT CONDITIONS AND ENVIRONMENTAL SETTING

A. Current Conditions

The project site consists of the entirety of Block 394, Lot 1, located at 120 Third Avenue in Brooklyn. The current building complex consists of three 21-floor structures built in the early 1960s, surrounded by landscaped lawns, a playground, and several sunken paved parking areas. Buildings Number 1 and 2 are south of the former route of Warren Street, which once bisected the project site from east to west, with Building 1 near Third Avenue and Building 2 near Nevins Street. Building 3, the northernmost structure, fronts onto Wyckoff Street mid-block in between Nevins Street and Third Avenue.

Prior to the construction of the NYCHA Wyckoff Gardens complex in the early 1960s, what is now Block 394, Lot 1 encompassed two separate city blocks; Block 394 north of Warren Street, and Block 400 south of Warren Street. Each block was subdivided into relatively uniform rectangular building lots, mostly developed, that were cleared to make way for the ca.1965 Wyckoff Gardens housing development. The proposed project is confined to historic Block 394, north of the former roadbed of Warren Street.

The western APE is predominantly covered by a slightly sunken paved parking lot that is roughly one to two feet below adjacent Nevins and Wyckoff Streets (Photographs 1-5). An eight-inch concrete wall serves as curbing around the parking area, which has several grated catch basins, indicating the presence of a subsurface water catchment system. Two bollards stand in the lot to demarcate an individual parking space (Photographs 4 and 5). Grassy areas with mature trees and lampposts surround all four sides of the parking lot, elevated above it by one to three feet (Photographs 1-5; see Figure 18). Beneath the lot and two of the grassy areas are two 1¼-inch subsurface electrical lines that provide power to the lampposts (NYCHA 1964: Site Plan E1). At the southeast corner of the western APE are additional grassy areas punctuated by concrete sidewalks and a handicap access ramp; each of these is bordered by a three-foot tall iron fence set in an eight-inch concrete wall (see Figure 18). At the extreme southeastern corner of the APE is a children's playground, with four-inch electrical conduits buried beneath, extending from Building 3 to the south (NYCHA 1964: Site Plan E1).

The eastern APE is also predominantly covered by a slightly sunken paved parking lot surrounded by grassy buffers with lampposts and trees, separated by an 11-inch concrete wall that serves as curbing (Photographs 6-10). Like the western APE, the parking lot here is recessed one to two feet below Wyckoff Street and Third Avenue, as well as the grassed lawn between the lot and Building 3 to the west (Photographs 7-10). Here, there are also catch basins, both in the parking lot as well as the lawn, indicating the presence of water catchment features (Photographs 9 and 10). Two 1¼-inch subsurface electrical lines are also buried beneath this parking lot, bringing power to surrounding lampposts (NYCHA 1964: Site Plan E1). Like the western APE, in the southwestern corner of the lot are concrete walkways flanked by three-foot tall iron fencing set in eight-inch concrete walls, as well as another playground (see Figure 18).

B. Topography and Hydrology

The project site is located northeast of the current route of the Gowanus Canal. Prior to the creation of the canal, the area contained the meandering Gowanus Creek and large swaths of marshlands surrounding the creek. Within the project site, all but roughly the northwestern one-quarter of the site, which corresponds approximately to the western APE, was historically either marshland or creek. The 1766-67 Ratzler map (Figures 4 and 5) illustrates the project site and APE prior to the creation of the Gowanus Canal and landfilling of the marshlands. Of note, by this time Gowanus Creek had been dammed in several places to create millponds, and so the route of the creek reflects some manmade manipulation. As the millponds changed configuration over time, the locations of water within the project site likely shifted as well.

The remainder of the project site that was once creek and marshland eventually was filled in and carved into city blocks, but historic maps show it occurred slowly, with marshland still depicted in the eastern APE as late as 1849 (Martin 1834, Figure 6; Colton 1849, Figure 7). By 1850, all streets surrounding the project site were filled (Dripps 1850, Figure 8). Regardless, prior to landfilling, elevations in the creek and marshland areas would have been not much higher than sea level. Today, and since land filling was completed, elevations at street intersections surrounding the APE have remained virtually unchanged:

Table 1. Elevations at Intersections Surrounding the APE⁴

Elevation at Intersection	Rogers 2018 (Figure 18)	Sanborn 2007	Sanborn 1884 (Figure 11)	Bromley 1880
Warren x Nevins	17.05'	16'	16'	N/A
Wyckoff x Nevins	19.75'	18'	18'	19
Wyckoff x Third	21.95'	22'	22'	N/A
Warren x Third	21.95	21'	22'	22'

Since no precise APE elevations were found for dates prior to land filling in the mid-nineteenth century, it is assumed that the elevations in the eastern APE (along Third Avenue) were at one time somewhat lower since this location was historically depicted as wetlands, and that the minor slope downward from west to east was created post-land filling in an effort to direct water toward the Gowanus Canal. The topography across the two APEs varies somewhat according to location because of the landscaping that involved excavations for the sunken parking lots, subsurface utilities, tree plantings, walkways, and play areas (see Figure 18).

C. Geology

Long Island is the top of a Coastal Plain ridge formation that is covered with glacial drift, in reality an elevated sea bottom demonstrating low topographic relief and extensive marshy tracts. In the last million years, as glaciers advanced and receded three times, the surficial geology of the island, including the project site, was profoundly altered. "The glacier was an effective agent of erosion, altering the landscape wherever it passed. Tons of soil and stone were carried forward, carving and planing the land surface. At the margins of the ice sheet massive accumulations of glacial debris were deposited, forming a series of low hills or terminal moraines" (Eisenberg 1978). Circa 18,000 years ago, the last ice sheet reached its southern limit, creating the Harbor Hill moraine that traverses the length of Long Island. The moraine lies several miles south of the project site. North of the moraine, the complex rising and subsidence of the coastal plain, relieved of its glacial burden, and the rising sea level, caused by the volume of melting ice, created the coastline of embayed rivers and estuaries, with extensive marsh tracts, which stabilized approximately 3,000 years ago (Schuberth 1968).

D. Soils

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

⁴ All elevations are given in feet above sea level (ASL).

Nearly level to gently sloping, highly urbanized areas with more than 80 percent of the surface covered by impervious pavement and buildings, over glacial till; generally located in urban centers (USDA 2005:14).

The southwestern portion of the project site falls within soil mapping unit 101, known as “Pavement & buildings, wet substratum-Laguardia-Ebbets complex, 0 to 8 percent slopes” and described as:

Nearly level to gently sloping urbanized areas filled with a mixture of natural soil materials and construction debris over swamp, tidal marsh, or water; a mixture of anthropogenic soils which vary in coarse fragment content, with 50 to 80 percent of the surface covered by impervious pavement and buildings (USDA 2005:16).

As noted above, prior to landfilling all but the northwestern portion of the project site was within creek and marshland, and so likely the second soil mapping unit is more characteristic of soils in this part of the project site.

No soil borings have yet been completed for the project site, recent soil borings for the adjacent SEK-20065 project site provide comparable results for that portion of the project site that was formerly creek and marshland. Those soil borings were taken along Degraw Street, four blocks southwest of Warren Street, within former creek and marshlands.

The soil borings from Degraw Street show that the upper ca. 20-25 feet of the soil column was recorded as fill, and represents soil that was added to the natural marshland to raise the area up to the current grade. One outlier boring recorded 33 feet of fill overmantle. Beneath the fill were layers of peat, sand, and silt in various combinations. The boring with 33 feet of fill did not contain peat, suggesting it had been removed. No bedrock was recorded, despite boring depths of more than 60 feet below grade. One boring, near the intersection of Degraw Street and Fourth Avenue, recorded the water table at elevation 5.8 feet, or approximately 16 feet below grade.

Comparing results of the soil borings from nearby suggests that areas in former creek and marshlands will likely have deep fill strata, but there may be underlying natural strata, depending on the depth of fill.

IV. BACKGROUND RESEARCH/HISTORICAL OVERVIEW

A. Precontact Period Summary

For this report, the word precontact is used to describe the period prior to the use of formal written records. In the western hemisphere, the precontact period also refers to the time before European exploration and settlement of the New World. Archaeologists and historians gain their knowledge and understanding of precontact Native Americans in the greater metropolitan New York area from three sources: ethnographic reports, Native American artifact collections, and archaeological investigations.

Based on data from these sources, a precontact cultural chronology has been devised for the New York City area. Scholars generally divide the precontact era into three main periods, the Paleo-Indian (c. 14,000-9,500 years ago), the Archaic (c. 9,500-3,000 years ago), and the Woodland (c. 3,000-500 years ago). The Archaic and Woodland periods are further divided into Early, Middle, and Late substages. The Woodland was followed by the Contact Period (c. 500-300 years ago). Artifacts, settlement, subsistence, and cultural systems changed through time with each of these stages. Characteristics of these temporal periods have been well documented elsewhere, and in keeping with guidelines issued by the NYSOPRHP (2005), will not be fully reiterated here.

Scholars often characterize precontact sites by their close proximity to a water source, fresh game, and exploitable natural resources (i.e., plants, raw materials for stone tools, clay veins, etc.). These sites are often separated into three categories: primary (campsites or villages), secondary (tool manufacturing, food processing), and isolated finds (a single or very few artifacts either lost or discarded). Primary sites are often situated in locales that are easily defended against both nature (weather) and enemies. Secondary sites are often found in the location of exploitable resources (e.g., shellfish, lithic raw materials).

B. Previously Recorded Archaeological Sites and Surveys

The archaeological site file inventories from the NYSM and the NYSOPRHP indicate that there is one precontact site and seven historic period archaeological sites within a one-mile radius of the project site. Table 2, below, provides details and locations of these sites.

Table 2. Previously Inventoried Archaeological Sites within a One Mile Radius

NYSOPRHP Site Number	Site Name/Description	Location	Proximity to Project Site	Site Type/Time Period
04701.017322	Native American Burial, Case #K-04-5451	Bergen Street between Hoyt and Bond Streets	1000' northwest	Native American burial
04701.014947	Revolutionary War mass grave	3 rd Avenue between 7 th and 8 th Streets	3700' south	Historic graveyard, not field verified
04701.000508	Bishop Mugavero Site	Hoyt and Pacific Streets	1700' northwest	Historic
04701.018574	84 Tillary Street Privy Remnant Historic Site	84 Tillary Street	3800' north	Historic
04701.015112	Metrotech Site	Blocks bounded by Myrtle Avenue, Johnson, Duffield and Lawrence Streets	4200' north	Historic
04701.013923	Atlantic Terminal Historic Site	Atlantic Avenue between Cumberland and Carlton Streets	2000' east	Historic
04701.015450	Privy and Cistern	Atlantic Avenue and Smith Street	2500' northwest	Historic
04701.016569	PCI/Admiral's Row Historic Site	Brooklyn Navy Yard	5200' northeast	Historic

Although not explicitly noted in the above table, historic accounts note a Native American village called “Werpos” to the northwest of the head of the original Gowanus Creek, with associated “maize fields” and a large burial ground. Historic sources generally give the location of the village at about Hoyt Street near Baltic and Warren Streets (about 1200 feet west of the project site), with the fields and burial ground adjoining. Stiles states that Roeland (Robert) Hackwaert reported that the Claes Mentelaer and Geertjen Mannicks house in the Bay (Gowanus) was surrounded by several hills of native planted corn, and referred to this area as “Marechkawieck” (Stiles 1867, Vol I.:96). The burial ground itself was noted as being in the vicinity of Baltic Street where it intersects Hoyt Street (Bolton 1922:137-139). Stiles (1867, Vol. I: 96, 424) indicates that the burial ground, which was situated on a small hillock, was removed when the area was leveled for implementation of the city street grid. The Native American burial listed in the table above likely was part of this burial ground at one time, although its location, more than three blocks northwest of the documented location argues that the burial ground was once larger or more dispersed than the historic documents suggest, or that the inventoried location was incorrect. The burial on Bergen Street was found beneath the “sub-basement” of a brownstone home, which presumably had capped and preserved it until it was uncovered in 2004.

There also have been a number of archaeological surveys completed within a one-mile radius of the project site. These include (but are not limited to) the Metrotech campus and vicinity (Historic Sites Research 1984; Rothschild and Dublin 1985; Greenhouse 1990, 1991, 1993; AKRF 2010, 2014), the Willoughby Square Park Project (HPI 2013, 2014), the 61 Bond Street Project (HPI 2015a), the Atlantic Terminal Urban Renewal Site along Atlantic Avenue (HPI 1985; John Milner Associates 1995, 1996), the Atlantic Yards Site (HPI 2006; URS 2007, 2010), the Hoyt-Schermerhorn Project (HPI 2002), the Red Hook Water Pollution Control Project in Nevins Street (Solecki 1977), and several studies of the Gowanus Canal area (Hunter Research 2004, 2011; HPI 2015b).

C. Historic Period Summary

It was the policy of the Dutch West India Company in New Netherland to secure land titles from Native Americans prior to distribution or sale to European settlers. Accordingly, Governor-General Willem Kieft, in purchases dated 1638 and 1640, acquired the area that became the village of Brooklyn from the local Indians, most likely the Marechawieck group, which had a settlement of the same name in the vicinity. Once purchased by the West India Company, the land was granted or sold to European settlers. After a first “tier” of patents was issued, a second “tier” was devised between Wallabout Bay and Gowanus Creek. These lands were described as “lying at Marechawieck on the Gowanus Kill” (Stiles 1867, Vol.I:95).

As described above, the project site contains land that formerly was firm ground (western APE), and land that formerly was creek and marshland (eastern APE), each having a different early land-ownership history.

Western APE: In 1640, Governor Kieft granted to Frederic Lubbertsen a patent for land between the East River and the Gowanus Creek, including the western APE (Stiles 1867, Vol. I:63). Lubbertsen moved onto his patent in 1653, and after receiving a confirmatory patent in 1667, devised his lands by will to his two daughters, one of which was Elsie, the wife of Jacob Hansen (Bergen), giving “each one a plantation as then in fence” (Ibid.:65). Bergen’s farm later contained over 200 acres, and in 1732 was bequeathed to his eldest son, Hans Jacobsen (Bergen). When Hans Bergen died in the 1740s, a portion of his farm was bequeathed to his son, Jacob Bergen, who “occupied the old Lubbertse[n] dwelling-house near the junction of present Hoyt and Warren Streets” (Stiles 1867, Vol. I:65; *Brooklyn Daily Eagle* 5/6/1885). The Lubbertsen (later Bergen) dwelling would have stood roughly two blocks west of the western APE, but is shown as much closer and possibly in the western APE on the 1766-1767 Ratzer map (Figures 4 and 5).

Included in the 200-acre Bergen tract was a portion of the land given by patent in 1647 to Gerrit Wolphertsen (Van Couwenhoven) by Governor Kieft. The land included both “the maize and woodland, on the marsh of the Gouwanus kil [sic]...extending from the aforesaid marsh till into the woods...” (Stiles 1867, Vol. I:96). Wolphertsen sold his land to Nicholas Janse, of New York, whose widow, Maritje Garritse sold it in 1698 to George Hansen (Bergen), another son of Hans Jacobsen Bergen.

Jacob Bergen also acquired a portion of Jan Evertsen Bout’s patent, whose plot lay between the north portion of his family estate and the land of Van Rossum’s patent (which later belonged to Mary Powers, see description of eastern APE below). The Bout patent was acquired by Jan Evertsen Bout in a deed granted by Governor Kieft in 1645. In 1667, Bout received a confirmatory patent for the land described as the neck of land lying at the Gowanus. In 1668, he was issued another patent for a “certain Hook or corner of land” that fell in the town of Brooklyn and crossed the highway. Part of this land he gave to the children of Adam Brower, including the two mills on the Gowanus Kill later known as Feeke’s Mill and Denton’s Mill (see below). Their dwelling house, which reportedly burned down ca.1852, was in Carroll, “midway between Nevins Street and Third Avenue” (Stiles 1867, Vol.I:100). The Van Brunts, descendants of his daughter Sarah, later owned portions of both Van Couwenhoven’s and Bout’s patents, residing in “the ancient dwelling-house located on the Bout patent” (Ibid.:66).

In 1674, a portion of the Bout tract was owned by Andries Janse Jurianse, second husband of Bout’s widow (Stiles 1867, Vol.I:99). After he died, the land was sold by his wife to his son Jurian Andriese, and in 1707-9, he conveyed it to Carell Debevois (Ibid.). This was reportedly a portion of the tract in the western APE, later owned by George Martense (Ibid.).

Rutgart Van Brunt, son of John Van Brunt and Sarah Bergen, married Lena Van Horn Abigail Vanderbilt in 1767 and resided on and cultivated his grandfather's (Jacob Bergen's) homestead farm, located at the head of what was formerly Freekes's mill pond, Brooklyn, devised to him by his grandfather's will, dated Jan. 20, 1781 (Bergin 1867:62). Their son Jacob (1780-1810) acquired his father’s farm by will of his brother, John, and sister, Jane, and his purchase of the interest in his sister’s share of the property (Ibid.). The first daughter of Jacob and his wife, Esther (Vanderbilt), was Helen (b.1800) who married George Martense in 1818. Martense was a farmer from Flatbush. Hence, George Martense came to own the property through his wife.

In 1767, the western APE was shown as part of a developed farm plot and a portion of undeveloped farmland or woodland (Ratzer 1766-1767; Figure 4). The map also depicts several structures, one of which may have been in the western APE, and on an annotated version of the same map (Stiles 1867, Ratzer 1767; Figure 5), the group of buildings is demarcated as the house of Jacob Van Brunt. Presumably, this is the same dwelling complex that was described as part the Lubbertsen farm, having passed from Lubbertsen, to Bergen, and then to Van Brunt.

Eastern APE: The eastern APE fell within the area covered by the upper reaches of Gowanus Creek and its adjacent natural marshlands. The creek was dammed to form a series of millponds beginning in the 1660s, such that even the earliest published historic maps of the area do not show the original creek channel, but rather the man-made configurations created from damming the creek (e.g. Ratzer 1766-67, Figure 4).

This marshland was part of a 1646 patent to Huyuck Aertsen (Van Rossum) from Governor Kieft. It was confirmed in 1667 by Governor Nicholls to Albert Cornelissen, who had married Trientje, the widow of Huyuck Aertsen Van Rossum. In 1680-81, Cornelissen conveyed this land, along with some adjoining meadows (or marshland) to Michael Hansen (Bergen). The property then passed to Michael's son Hans Bergen. In 1732 Hans Bergen's will bequeathed the land to his eldest son, Michael Bergen, who in turn later devised the land by will to his grandson, Michael Grant. Grant sold the land to George Powers in 1808 (Stiles 1867, Vol. I:101-103; Liber 9:314). This Bergen home was located on the south side of the Road to Flatbush (portions of which follow the general alignment of Flatbush Avenue), near what is now Fourth Avenue east of the eastern APE.

Entire APE: During the Revolutionary War, the area near the Gowanus mills southwest of the project site was the location of part of the Battle of Long Island on August 27, 1776. Much has been written about this battle as it pertained to the present Gowanus Canal neighborhood, in particular a well-researched discussion by Hunter Research (2011) for their Archaeological Sensitivity Study of the Gowanus Canal. Most historical sources concur that American troops from Massachusetts fleeing the British crossed Gowanus Creek at the site of Freeke's mill dam, and then burned the mill and bridge behind them. Additional American troops, primarily from Maryland, were trapped on the east side of the creek after the bridge was destroyed, and fought the advancing British troops. Many of the Marylanders were killed, although the number of dead is unclear, with different sources claiming varying numbers. Hunter Research (2011:2-14) indicates that accounts vary from less than 100 men to several hundred men.

Several historic accounts indicate that many of the dead Maryland troops were buried near where they were killed, on firm ground to the east of Gowanus Creek, but the location of the alleged mass gravesite is unclear. Hunter Research (2011: 2-15) details the different accounts in their 2011 documentary study. A description by Thomas Warren Fields in 1869 indicates that the burial ground was located on what is now Third Avenue between Seventh and Eighth Streets. Another version by Georgia Fraser in 1909 puts the graves on Second Street between the canal and Third Avenue. Both locations are at least a half-mile south of the project site. Although there has been continual speculation as to the location of the purported mass grave, so far there has been no resolution as to whether it still exists in the Gowanus Canal neighborhood. Accounts all indicate the burials were on firm ground, which precludes most of the project site, and no historic accounts of construction anywhere on the project site report the finding of any human remains.

There are historical accounts indicating that during the Revolutionary War (and again during the War of 1812), there was a line of entrenchments "extending in a zig-zag course" from Fort Putnam southwest across what is now Fulton Avenue along a crest of high land that once existed between what are now Bond and Nevins Streets, roughly a half block west of the project site (Stiles Vol. I:251). The entrenchments extended south to what is now the Gowanus Canal, but was then Freeck's Millpond near the intersection of Warren and Bond Street. Given that much of the project block was not fast land, and only minimal land was elevated above the wetlands, the entrenchment likely did not extend into the project site.

After the American Revolution, the Village of Brooklyn was officially incorporated in 1816. Two years earlier, Robert Fulton, the steamboat pioneer, and his partner William Cutting had established the first steamboat ferry running from Brooklyn to Manhattan, and the "Road to the Ferry" had been renamed "Fulton Street" in honor of the inventor. Brooklyn residents apparently seized upon this event as an impetus for their own village charter, which they hoped would help regulate growth in the ferry district, as well as grant autonomy over the encroaching New York City government (Weld 1938:19). The population of the village nearly doubled between 1814 and 1820. In 1834, the combined forces of urban and industrial development made the existing village government obsolete, and

Brooklyn was granted a municipal charter, becoming a city in its own right (Ment 1979:30, 35-36). By this time, the population had grown to 18,000 people occupying nine wards.

Alexander Martin made one of the first maps after the Brooklyn City Charter was filed in 1834 (1834, Figure 6). Martin showed that the city grid was established through the project site and vicinity, although roads were not officially regulated and opened until early 1835 (*Long Island Star* 2/12/1835, Dikeman 1870). What is now Third Avenue was known as Powers Street, after historic landowner Mary Powers, and Warren Street was John Street. Wyckoff and Nevins Streets have retained their early names. The location of the western APE near the corner of these two streets was the only section of the project site shown as firm ground at that time; the remainder was still creek and marshland surrounding the Gowanus Creek (Martin 1834; Figure 6). No development was shown within the project site, although there were several buildings in John Street and on the blocks immediately to the west of the western APE, which may have been the previously mapped Lubbertsen/Bergen/Van Brunt house and farm complex that reportedly stood until 1852 when it burned to the ground.

The 1849 Colton map (Figure 7) showed that only the western APE was solid land, and that the remainder of the project site was still marshland. At that time, each APE was depicted as vacant, although the western APE was shaded suggesting it may have had some development. No individual structures were shown on any blocks on this map; instead, shading was used to represent development. In contrast, the more detailed 1850 Dripps map (Figure 8) depicted several structures on the Western APE, and the eastern APE vacant.

Notices in local newspapers reported that nearby streets were being opened, flagged, regulated, and supplied with gas lamps in the mid-nineteenth century. At least some portions of Powers Street (Third Avenue) were approved to receive a railroad track in 1853 (*Brooklyn Evening Star* 10/7/1853). Also by this time, plans to lay municipal water and sewer pipes were underway for Wyckoff Street to the west of the project site (*Brooklyn Daily Eagle* 7/5/1852). And by the late 1850s, Brooklyn had been subdivided into sewer districts (*Brooklyn Daily Eagle* 8/26/1859). In 1850, Warren Street adjacent to both APEs had its sidewalk flagged between Nevins and Smith Street (Third Avenue) (*Brooklyn Daily Eagle* 5/22/1860), and by the early 1860s, streets surrounding the project area began having sewer and water lines installed. Assessments were made for sewer construction in 1862 for many of the project site streets although it is likely the sewers were not constructed for several years after that period (*Brooklyn Daily Eagle* 7/31/1862).

The eastern APE was not divided into lots and developed until sometime between 1869 and 1880, when row houses were first constructed across the lots after both municipal sewer and water lines were available to support this intensive development (Perris 1855, Dripps 1869, Bromley 1880, Sanborn 1884; Figures 9-11). Therefore, the eastern APE is considered to lack the potential for historic era shaft features such as privies and wells due to 1) it being undeveloped wetland through at least 1849, and therefore lacking the potential for earlier historic resources, and, 2) its late date of first development (1869-1880). Further, much of the eastern APE was subsequently disturbed by excavations for the construction of Building 3 (see Historic Photograph 4).

From at least 1850 onward, the western APE was divided up into individual building lots, each having a unique ownership, construction, and residential history (Dripps 1850, Figure 8). However, a review of 1960s construction photographs for the existing NYCHA complex indicates that the lots in the western APE formerly fronting onto Wyckoff Street were deeply excavated as part of the construction of Building Number 3, and, therefore, did not warrant establishing land use, ownership, and residential episodes (see Historic Photographs 1-3). Therefore, individual lot research (below) focused only on those lots that historically fronted onto Warren Street and Nevins Street, where prior disturbance could not be definitively established by the documentary research and/or historic photographs.

The construction episodes on each lot were tracked to establish if 1) they were developed prior to the availability of municipal sewer and water (dating to the mid-1860s), which would suggest the potential for shaft features in yards, which are often the location of archaeological deposits; and, 2) to establish if yards with potential shaft features were not disturbed by later lot development. For these potentially sensitive lots, residential episodes were sought to establish the population that may have left any potential archaeological deposits.

Western APE Lot Histories post-1850

For ease of discussion, the following lot histories reference the numbers assigned to individual lots in the early twentieth century (post-1903), prior to the consolidation of all lots on Block 394 into Lot 1. Figure 14, the 1903 Hyde *Atlas of Brooklyn...* shows the transition from old lot numbers (in lighter print) to these new lot numbers (in darker print; see Figure 14). These more modern lot numbers have been added to the historic maps that depict either no lot numbers, or earlier lot numbers (Figures 8-17). From east to west, the post-1903 lots fronting onto Warren Street were numbered 50-57. The lot at 175 Nevins Street was Lot 56 in the nineteenth century, but did not have a lot number depicted on any post-1903 maps or atlases, and a search of the NYC DOF Digital Tax Map History did not successfully identify a specific number change for this lot. Therefore, for ease of discussion, it is assigned Tax Lot number 58.

- Lot 50 (formerly Lot 46), 505 Warren Street

Lot 50 was a 23-foot wide by 100-foot long lot situated 171 feet east of Nevins Street, formerly fronting onto Warren Street. The lot was first shown to be developed in 1850 (Dripps 1850; Figure 8), with a structure on the south end of the lot. In 1855, this building was a frame structure covering the southern one-third of the lot fronting onto Warren Street, with a vacant yard to the north (Perris 1855; Figure 9). The lot remained unchanged through 1869 (Dripps 1869; Figure 10), and in 1870 was taxed for a new two-story dwelling on the lot (Appendix). From 1884 through 1939, the lot was shown with a brick three-story dwelling at its southern end, as well as a frame two-story dwelling at its northern end, with a vacant yard between the two (Sanborn 1884, Robinson 1886, Ullitz 1898, Hyde 1903, Sanborn 1915, 1939; Figures 11-16). The northern frame dwelling was removed by the time the 1951 Sanborn map was published (Sanborn 1951; Figure 17), and the southern building was removed in the early 1960s in preparation for NYCHA construction.

Throughout the lot's history, a vacant yard remained undeveloped north of the dwelling that fronted onto Warren Street (ca.1850-1962), and neither the southern dwelling nor the frame dwelling at the north end of the lot (ca.1884-ca.1960) were portrayed as having a basement.

The owners of the lot changed hands about eight times between 1848 and 1866, when it was sold as one of three conjoined lots (Lot 50, 51, and 52) to Catherine Tracy. A search for owners' names in the *Brooklyn Daily Eagle* failed to find references to the specific lot in the APE, but did find that several of the owners (e.g., Thomas Holahan, Patrick Kelly, William Coit, Ansom Blake) were real estate investors who owned hundreds of lots throughout Brooklyn, so there is no reason to assume they ever lived on the project site. A review of tax, census, and directory records could not identify any residents on the lot until the mid-1870s (see Appendix). Catherine Tracy was assessed for a two-story house on the lot in 1869, and a three-story house in 1872 (see Appendix). From 1875 onward, she was assessed for two 22-foot by 40-foot three-story houses on the lot. She continued to be assessed for taxes on the two dwellings through 1880, despite the fact that she died in 1878 (*Brooklyn Daily Eagle* 11/21/1878).

In 1875, a city directory had Thomas Tracy listed at this address, and that same year, the NY Census reported Catherine Tracy, her four adult children, and several other families – most of Irish descent – residing there (see Appendix). After Catherine died in 1878, her son Thomas retained ownership of the two houses through 1892, living in one of them in 1880 (US Census). Census records indicate that there were multiple families on the lot in the 1870s and 1880s, most of Irish, English, or Swedish descent.

- Lot 51 (formerly Lot 47), 503 Warren Street

Lot 51 was a 21-foot wide by 100-foot long lot situated 150 feet east of Nevins Street, also fronting onto Warren Street. In 1850, one structure appeared at the southern end of the lot (Dripps 1850; Figure 8), and by 1855, a second small frame structure had been constructed at the northwestern corner of the lot (Perris 1855; Figure 9). By 1869, the northernmost structure was gone (Dripps 1869; Figure 10). In 1884, the building at the south end of the lot was depicted as a two-story store with a one-story addition to the north (Sanborn 1884; Figure 11), and the lot appeared unchanged through 1939 (Robinson 1886, Ullitz 1898, Hyde 1903, Sanborn 1915, 1939; Figures 12-16). In 1951, the lot was entirely covered by a one-story motor freight garage (Sanborn 1951; Figure 17). None of the buildings on the lot, including the motor freight garage, were shown to have had basements.

A review of census and directory records could not place any early owners, between 1845 and 1866, as residing on it (see Appendix). Like Lot 50, owners of the lot prior to 1866 appeared to have been land speculators, with at least one – Hezekiah Stratton – residing out of state (US Census). Catherine Tracy purchased this lot together with adjacent Lot 50 in 1866, but no residents could be definitively tied to the lot before 1875, Thomas Tracy, a grocer, was residing there [this is perhaps a brother of Catherine's, rather than her son who eventually inherited her landholdings] (see Appendix). Also on the lot in 1875, were two families, Elwood and Lucy Blanch with one child, and Mary and Thomas Johnson also with a child (NY Census; see Appendix). By 1880, Jane and Ramon Gonzales, Cubans, were the only family listed in the census at this address.

- Lot 52 (formerly Lot 48), 501 Warren Street

Lot 52 was a 25-foot by 100-foot lot situated 125 feet east of Nevins Street. It was shown with a building at its south end in 1850 (Dripps 1850; Figure 8), and in 1855 this was portrayed as a frame structure (Perris 1855; Figure 9). The lot was shown unchanged through 1903 (Dripps 1869, Sanborn 1884, Robinson 1886, Ullitz 1898, Hyde 1903; Figures 10-14). In 1915, a second small one-story structure stood midway along the western lot line (Sanborn 1915; Figure 15). Both buildings were standing in 1939 (Sanborn 1939; Figure 16), but by 1951, the lot was entirely covered by a one-story waste paper facility (Sanborn 1951; Figure 17). None of the buildings on the lot were shown to have had basements.

In 1840, Helen Martense acquired the lot from Charles Hoyt, and then sold the lot in 1852 to Catherine Tracy. She, in turn, sold or transferred the lot in 1860 to Margaret and Thomas Tracy. Five years later, they sold it to John Lemon [aka Lennon], who was assessed for taxes on a single two-story house through 1875. After that time, tax records report Lemon assessed for two dwellings on the lot, each two-stories tall. No residents could be established for the lot through the census and directory records until 1865 when Lemon purchased the lot and was listed as carpenter who resided there (see Appendix). In 1875, James Nugent, a driver, was also living on the lot (Appendix). In 1876, the *Brooklyn Daily Eagle* reported that a destitute woman named Catherine Daley was found living in an otherwise unoccupied room in the “dilapidated tenement house” at 501 Warren Street, essentially starving to death (1/18/1876). In 1877, a fire broke out in James Lemmon's [sic] house while the family was at church (*Brooklyn Daily Eagle* 9/24/1877). Lemon continued to pay taxes on the lot through 1888 (Appendix). Census and directory records report multiple unrelated residents on the lot in both 1875 and 1880 (US Census; see Appendix). Interestingly, in the 1880s, the building served as the location to register to vote for this part of the 10th District (*Brooklyn Daily Eagle* 10/17/1885).

- Lot 53 (formerly Lot 49), 499 Warren Street

Lot 53 was a 25-foot by 100-foot lot fronting onto Warren Street 100 feet east of Nevins Street. It was shown in 1850 with a building on both its southern and northern ends, with a vacant yard between (Dripps 1850; Figure 8). In 1855, both these structures were depicted as small frame buildings (Perris 1855; Figure 9). Although the northernmost building was not depicted on the 1869 map (Dripps 1869; Figure 10), it was clearly depicted in 1884 (Sanborn 1884; Figure 11). At that time, the building at the south end of the lot was shown as a three-story dwelling, while the building at the north end of the lot was unlabeled (Ibid.). The lot remained unchanged through 1898, with the northernmost building no longer portrayed by 1903 (Robinson 1886, Ullitz 1898; Hyde 1903; Figures 12-14). In contrast, in 1915 a building at the north end of the lot was depicted again, and was portrayed as a frame shed. By 1939, it was gone (Sanborn 1915, 1939; Figures 15-16). The dwelling at the south end of the lot, which was portrayed as either a frame building or a brick and frame building, stood through at least 1951 (Sanborn 1951; Figure 17). None of the buildings on the lot were depicted as having had basements.

Lot 53 was once part of the Van Brunt estate, and was sold to Helen Martense in 1824 (see Appendix). In 1835, it was sold to Charles Hoyt, who passed it back to Martense, who retained the lot through 1869 when she sold it to John Lemon (owner of Lot 52). Lemon paid taxes on a two-story building on the lot from 1869 through 1875, but from 1875 onward, he was assessed for two two-story houses on the lot (Tax Assessments). In 1873 John Lennon [sic] was served by the Brooklyn Buildings Department for a frame structure (perhaps built illegally) on the lot (*Brooklyn Daily Eagle* 9/11/1873). Residents could not be established with certainty for the lot until 1875 when Anne and John Lemon were living in the house at the front of the lot, along with two other families, and four families were living in the building at the rear of the lot (NY Census 1875, see Appendix). All were from Ireland. In 1880, Anne Lemon, her children, and numerous other residents of Irish descent were listed in both the front and

rear buildings on the lot (U.S. Census 1880; see Appendix). James Lennon was reportedly 35 years old and resided on the lot when he died in 1893 (*Brooklyn Daily Eagle* 10/7/1893). John Lemon continued to be assessed for the lot through 1896.

- Lot 54 (formerly Lot 59), 497 Warren Street

Lot 54 was a 22-foot by 100-foot lot located 78 feet east of Nevins Street. It was vacant in 1850, but by 1854 had small frame buildings at its north and south ends (Dripps 1850, Perris 1855; Figures 8-9). The two buildings stood at each end of the lot through 1884 (Sanborn 1884; Figure 11). In 1886, only the three-story frame dwelling stood at the south end of the lot fronting onto Warren Street (Sanborn 1884; Figure 11). It was not until 1903 that a frame building was again shown at the northern end of the lot, and the building at the south end of the lot was depicted as a brick-clad frame structure (Robinson 1886, Ullitz 1898, Hyde 1903; Figures 12-14). In 1915 and 1939, only the southern building was shown on the lot (Sanborn 1915, 1939; Figures 15-16), and in 1951 the lot was vacant (Sanborn 1951; Figure 17). Like previously reviewed lots, none of the buildings on this lot were portrayed with basements.

Like Lot 53, Lot 54 was originally part of the Van Brunt estate and passed between the Martense and Van Brunt heirs multiple times through 1835 when it was sold to Charles Hoyt, who passed it back to Helen Martense in 1840 (see Appendix). Although a deed was not found confirming when the lot left Martense ownership, in 1869 it was passed by Bartholomew (aka Bartlett) Gray to Jane Gray (Liber 879:420; see Appendix). Two years earlier, Charles and Mary Jane Gray were living at the corner of Warren and Nevins Street, west of Lot 54, when they lost their 11-month-old son, Bartholomew (*Brooklyn Daily Eagle* 5/17/1867). Bartlett Gray was assessed for a single building on the lot from 1869 through 1896, and in 1872, Jane Gray, a widow, was residing at 173 Nevins Street, about two lots to the north of Lot 54 (NYC Directory, Appendix). A search of census and directory records could not definitively place the Gray family on this lot, despite their owning it and references to them living nearby. In 1873, the Gray and McGarry families (then owners of Lot 56) sold the lot to Mary Connors (Liber 1088:323). The following year, it was to be sold at a foreclosure auction, when the residence was described as a “three story brick tenement house” (*Brooklyn Daily Eagle* 2/26/1874). Apparently, taxes were paid and it was not sold as the following year, Patrick and Mary Connors, together with their seven children and four other families were living in the tenement on the lot. All were of Irish descent (NY Census 1875; see Appendix). By 1880, there were multiple Irish families living on the lot, but not the Connors who sold the lot to James McGarry in 1893 (US Census 1880; see Appendix).

- Lot 55 (formerly Lot 60), 495 Warren Street

Lot 55 was a 28-foot by 100-foot lot located 50 feet east of Nevins Street. The lot had a structure at its south end in 1850, fronting onto Warren Street (Dripps 1850; Figure 8). In 1855, there were two frame structures on the lot, one each at the northern and southern ends (Perris 1855; Figure 9). The southernmost building had a small addition on its western side (Ibid.). Both structures were depicted in 1869 (Dripps 1869, Figure 10), but by 1884 both were gone and a four-story dwelling stood on the southern two-thirds of the lot (Sanborn 1884; Figure 11). In 1886, the Robinson atlas did not depict the brick four-story dwelling on the lot; instead, it portrayed the two frame structures, perhaps in error (Robinson 1886; Figure 12). The later 1898 atlas again showed the brick building covering the southern two-thirds of the lot (Ullitz 1898; Figure 13), which remained unchanged through 1951 (Hyde 1903, Sanborn 1915, 1939, 1951; Figures 15-17). None of the buildings on the lot were depicted as having had basements.

Lot 55 had a similar early history to Lot 54, but was sold by Charles and Mary Hoyt to William Clinton in 1839 (Liber 86:428; see Appendix). Tax assessments show he owned two two-story houses on the lot from 1869 through 1892 (Appendix). Clinton, a carman (or cartman, depending on the source), was assessed for the lot together with a frame house in 1850 (*Brooklyn Daily Eagle* 11/12/1850), and lived on the lot from ca. 1856 through 1865, with descendants living on it through 1880 (see Appendix). The earliest available directory for Brooklyn placed a William Clinton at 183 E. Warren in 1856. Since the street addresses in the 1850s are not evident on cartographic sources for this neighborhood, Clinton could have been living on the lot by this time. In 1857, he was reportedly living on E. Warren near Nevins (Brooklyn Directories 1856, 1857; see Appendix). The 1860 US Census and the 1865 NY Census list Catherine and William Clinton with their five or six children living on the lot, together with additional residents, all of Irish descent (see Appendix). In 1875, Catherine, by then a widow, was living on the lot

with three of her children, together with members of five additional families (NY Census, see Appendix). By 1880, Catherine had either died or moved, and residents included Clinton's son Joseph and his wife, their children, and two additional families, all Irish (US Census, see Appendix). In 1893, the lot was sold to James McGarry, who was assessed for taxes on a two-story structure. From 1894 onward, he was assessed for a four-story structure (Appendix).

- Lot 56 (formerly Lot 54), 493 Warren Street

Lot 56 was a 25-foot by 75-foot lot located 25 feet east of Nevins Street. It was vacant in 1850 and 1855 (Dripps 1951, Perris 1855; Figures 8-9). In 1869, the lot was shown with a building at its south end fronting onto Warren Street (Dripps 1869; Figure 10). In 1884, this was depicted as a three-story dwelling with a one-story addition at its northwest corner (Sanborn 1884; Figure 11). The lot remained unchanged through 1951 (Robinson 1886, Ullitz 1898, Hyde 1903, Sanborn 1915, 1939, 1951; Figures 12-17). The building on the lot was not depicted as having had a basement.

Before the lot was sold to Samuel McClure in 1848, it passed multiple times between the heirs of Jacob Van Brunt, Helen Martense, and Charles Hoyt (see Appendix). As early as 1850, Samuel and Mary McClure appeared in the US Census records as living in Brooklyn, together with their two children, and two additional Irish families (Appendix). In 1854, McClure sold the lot to Daniel Cunningham, a real estate speculator who kept it through 1871 when he sold it to John Schumaker (Liber 1016:243; see Appendix). No residents could be established for the lot during Cunningham's ownership. In 1875, when Schumaker owned the lot, the NY Census reported multiple single men living on the lot including William Ball, George Burleigh, John Conklin, Peter Dennison, John Foggerty, and Thomas McCharty (Appendix). In 1877, the lot was sold to James McGarry who later purchased adjacent Lot 55. From 1875 through 1893, McGarry was taxed for a three-story 25-foot by 44-foot building on the lot. In 1894, he was assessed for a four-story structure (see Appendix).

- Lot 57 (formerly Lot 55), 491 Warren Street/183 Nevins Street

Lot 57 was a 25-foot by 75-foot lot located at the corner of Warren and Nevins Street. It was vacant in 1850, but had a small frame building on its north end, fronting onto Nevins Street, in 1855 (Dripps 1951, Perris 1855; Figures 8-9). In 1869, the lot had a building at both its northern and southern ends (Dripps 1869; Figure 10). By 1884, the northern building was gone, and the southern building fronting Warren Street was depicted as a three-story building with a store and a one-story addition to the north (Dripps 1869, Sanborn 1884; Figures 10-11). The lot appeared unchanged through at least 1915 (Robinson 1886, Ullitz 1898, Hyde 1903, Sanborn 1915; Figures 12-15). In 1939, a one-story dwelling was constructed on the north end of the lot, with only a small alley left between it and the building to the north on Lot 58 (Sanborn 1939; Figure 16). Both buildings stood through at least 1951, but were razed for the NYCHA housing project in the early 1960s (Sanborn 1951; Figure 17). Neither building was shown to have had a basement.

Like Lots to the immediate east, Lot 57 passed between the Van Brunt heirs, Helen Martens, and Charles Hoyt until it was finally sold to Samuel Steel in 1848 (Liber 180:286). Samuel and Elizabeth Steele were found on the US Census as living in Brooklyn, although addresses were not reported at that time so it is not definitive that they lived on the lot (Appendix). In 1860, John McGarry was living with his wife and four children, together with Catherine and Peter Gruhnver, a German grocer (US Census 1860), but again, a definitive address could not be established. In 1863 and 1865, Margaret McGarry, a widow, was living on E. Warren Street at the corner of Nevins Street, likely on this lot (Brooklyn Directory 1865; see Appendix). The NY Census for 1865 listed Margaret (55) living with her son James McGarry, a grocer, and his two sons, together with George Taylor and his three children (NY Census 1865; see Appendix), possibly on this lot. Members of the McGarry family appeared to have resided on the lot through at least 1880, and paid taxes on the lot with a three-story building through 1896. The city directory for 1875 reports the following McGarrys living on the lot: James, a deputy sheriff, John, an inspector, Joseph, a liquor salesman, and a second Joseph, a clerk (see Appendix). In addition, several unrelated laborers, a widow, and two carpenters lived on the lot. In 1880, Jane Gray (former owner of Lot 54), James and Delia (Gray) McGarry, two of their children and boarder lived on the lot (US Census 1880; see Appendix).

- Lot 58 (formerly Lot 56), 175 Nevins Street

Lot 58 was a 25-foot wide by 50-foot deep lot fronting onto Nevins Street, 75 feet north of Warren Street. The lot was vacant in 1850, but by 1855 had a small frame structure on it fronting onto Nevins Street (Perris 1855; Figure 9). In 1869, the building appeared to have expanded east, and in 1884 it was shown as a four-story brick dwelling that covered almost the entirety of the lot (Dripps 1869, Sanborn 1884; Figures 10-11). The lot remained unchanged through 1951 (Robinson 1886, Ullitz 1898, Hyde 1903, Sanborn 1915, 1939, 1951; Figures 12-17). The building was not portrayed as having had a basement.

Like several other lots to the south fronting onto Warren Street, this lot was passed through the hands of the Van Brunt heirs, Helen Martense, and Charles Hoyt, before Martense sold it to Bartholomew Gray in 1849 (Liber 194:487; see Appendix). Bartholomew passed it to Jane Gray in 1869, and by 1880 it had become part of James McGarry's landholdings, likely by way of his wife, Delia Gray McGarry (*Brooklyn Daily Eagle* 5/3/1909). No residents could be found that were definitively living on the lot (see Appendix).

- ALL LOTS

In the early twentieth century, the Gowanus neighborhood continued to be a mixed industrial and residential area. As the century progressed and urban gentrification reached this area, the project lots were deemed a good location for the creation of public housing. In the early 1960s, plans were made to build what is now the NYCHA Wyckoff Gardens housing development. The project lots were consolidated, and all extant buildings were razed. Construction entailed the excavation of deep foundations for Building 3 between the western and eastern APEs. A search of the NYCHA archives found several construction photographs showing the stages of development in the north halves of both the eastern and western APEs (see Historic Photographs 1-4). While photographs show construction disturbing most of the lots that once fronted onto Wyckoff Street, no photographs were found documenting the level of disturbance to the south halves of each of the APEs.

V. CONCLUSIONS

The purpose of this Phase IA Archaeological Documentary Study was to determine whether archaeological resources from Native American and historical period occupants could have been deposited in the project site, if they could have remained intact, surviving later historical development, and if any potential resources could be impacted by proposed project plans. The following sections outline the conclusions for these resources.

A. Precontact Archaeological Sensitivity

In its original state, the project site contained firm ground at the northwestern corner of the site – the western APE, and creek and marshlands throughout the remainder of the site, including the eastern APE. The fact that there was a large Native American village called “Werpos” located northwest of the head of Gowanus Creek, with associated maize fields and a burial ground, indicates that the project site is in an archaeologically sensitive area. Historic accounts suggest that the village and burial ground were removed during grading and leveling of the area in the nineteenth century for city street and block construction. However, the presence of one documented Native American burial, found preserved under the basement of a brownstone home on Bergen Street between Hoyt and Bond Streets, about 1000 feet northwest of the project site, suggests, in certain undisturbed conditions discrete loci of precontact resources could still be preserved beneath the ground surface.

The eastern APE that was historically marsh may have once had sensitivity for Native American resources due to the use of wetlands for resource procurement. The portion of the western APE that was on firm ground also may once have had precontact archaeological sensitivity due to its location adjacent to Gowanus Creek and its natural marshlands.

The eastern APE would have required adding fill prior to historical use, but the vertical extent of filling is unknown since no pre-fill elevations were recorded and no soil boring logs were available for review. It is possible that the eastern APE contains discrete locations of undisturbed soils likely to yield intact precontact deposits. Historically, the eastern APE had three-story row houses built across it by 1880. The buildings, fronting onto Wyckoff Street, Warren Street, and Third Avenue, would have required substantial foundations that may have disturbed potentially

sensitive levels. There were also some locations where there was never any development (e.g., back yards; see Figures 11-17). Without knowing the depth of fill in the eastern APE, and the depth of row house foundations, precontact sensitivity cannot be ruled out for most of the eastern APE. However, it is established that the northern half of the eastern APE was deeply disturbed by the construction of the NYCHA development (see Historic Photograph 4). Therefore, only the southern half of the eastern APE is considered to have the potential for buried precontact resources, depending on the depth of historic landfill.

The western APE had multiple buildings constructed on it from at ca.1849 through 1951, several of which were multi-story and likely had substantial foundations. Since the western APE was firm land before development, there is no reason to assume that fill was added above natural strata. Instead, any development that extended below the natural grade would have likely disturbed the location of potential precontact resources. Undeveloped yard areas behind historic buildings may have remained undisturbed, so these locations are considered potentially sensitive for precontact resources. However, as previously described, the northern half of the western APE experienced extensive subsurface disturbance by the construction of the NYCHA development (see Historic Photographs 1-3). Therefore, only undeveloped locations in the southern half of the western APE are potentially sensitive for precontact resources.

In summary, HPI concludes that there is minimal precontact period archaeological sensitivity for the western and eastern APEs, and that it varies by location and depth of prior filling and development (see Figure 19).

B. Historic Archaeological Sensitivity

The eastern APE was found to lack historical archaeological sensitivity since it remained marshland prior to its earliest development between 1869 and 1880, when both municipal sewer and water were available in surrounding street beds. Therefore, there would have been no historic period shaft features (wells, privies, etc...), where intact historical archaeological deposits are typically found. Furthermore, during the period of time that the nearby Lubbertsen/Bergen house stood to the west, the site was a marsh. Therefore, there is no potential for historical period archaeological resources in the eastern APE.

The northern half of the western APE has been disturbed by the earthmoving and construction associated with Building Number 3 of the extant NYCHA housing project (see historic photographs 1-3). The extent of disturbance in the southern half of the western APE could not be established with a degree of certainty, although it is likely that this area experienced some degree of disturbance with landscaping for the housing development (see Rogers 2018; Figure 18). Therefore, only the southern half of the western APE was further assessed for potential historical period archaeological resources.

The western APE was historically elevated above wetlands to the south and east, and sections have the potential for historic period archaeological resources where there was no later disturbance. The first recorded historic use of the immediate area may predate 1740 when the Lubbertsen/Bergen dwelling reportedly stood near the western APE. Historic accounts place the historic homelot about two blocks west of the western APE (Stiles 1867 Vol. I:65), while cartographic sources place it extending partially into the APE (Stiles 1867, Ratzer 1767, Figures 4 and 5). It is possible that shaft features related to this early residence exist in undisturbed portions of the western APE, although there is no certainty as to exactly where they would be located, if present.

The Lubbertsen/Bergen house burned down in 1852 at a time when the grid system was being established in this section of Brooklyn. By 1850, the western APE was laid out as a city block and subdivided into smaller building lots, with most lots shown partially developed (Dripps 1850; Figure 8). Only those lots formerly fronting onto Warren and Nevins Street were assessed for sensitivity since the northern lots were all disturbed as described above.

From east to west fronting onto former Warren Street, the APE included historic Lots 50 through 57, and fronting onto Nevins Street, historic Lot 58. Lots 50 through 55 were all developed with at least one frame dwelling by 1850 (Dripps 1850; Figure 8), and Lots 56 and 57 each had a dwelling on it by 1855 (Perris 1855; Figure 9). Lot 58 was found to lack archaeological potential since it was entirely covered by a four-story dwelling on it by 1884, and possibly as early as 1869 (Sanborn 1884; Figure 11). Four-story structures typically had foundations that were substantial enough that earlier shaft features were likely to be disturbed.

Of the potentially sensitive lots once fronting onto Warren Street, Lots 50 and 53 through 57 were each found to have a section of their back yards that remained undeveloped up through the mid-twentieth century. In contrast, Lots 51 and 52 each had a one-story building constructed across its entirety sometime between 1939 and 1951, but neither had a basement (Sanborn 1939, 1951, Figures 16, 17). Therefore, it is possible that deeply buried shaft features potentially associated with earlier residents could have remained undisturbed beneath these structures. Lot 58, which fronted onto Nevins Street, was entirely covered by a four-story dwelling by 1884, so likely the lot was completely disturbed by the excavations for a foundation that would have supported such a structure. Table 3, below, summarizes the historical archaeological potential of the lots in the western APE and locations are mapped on Figure 19:

Table 3. Summary of Historic Archaeological Potential in the Western APE

Historic Lot #	Historic Address	Date Range	Portion of Historic Lot
50	505 Warren Street	ca.1850 onward	center of lot between two historic dwellings
51	503 Warren Street	ca.1850 onward	north 2/3 of lot
52	501 Warren Street	ca. 1850 onward	north 2/3 of lot
53	499 Warren Street	ca. 1850 onward	center of lot between two historic dwellings, and possibly north end too
54	497 Warren Street	ca. 1850 onward	north 2/3 of lot
55	495 Warren Street	ca.1850 onward	north end of lot
56	493 Warren Street	ca. 1855 onward	north end of lot
57	491 Warren Street	ca. 1855 onward	north end of lot

In addition, there is the remote possibility of shaft features related to the Lubbertsen/Bergen house complex in these relatively undisturbed locations.

In general, research found that the historic lots had one or more tenement houses on them, and these were associated with a series of residents, some who were owners, and many of whom had Irish ancestry. As is typical with tenement houses, the population was of lower socioeconomic status. While not cited directly in the above text, a scan of the *Brooklyn Daily Eagle* for each of the addresses found dozens of advertisements placed by residents in search of work, offering to do laundry, ironing, sewing, labor, or serve as a wet-nurse. There were also several articles, most post-dating the 1870s, that reported residential fights, drunkenness, and, in one case, starvation. While many early residents were employed, as time marched forward and the neighborhood fell into poorer condition, the socioeconomic status of many residents declined as well.

VI. RECOMMENDATIONS

Based on the Phase IA results, HPI concludes that the project site has some potential sensitivity for precontact archaeological resources in both the eastern and western APEs. There are also sections of the western APE, the area to the southwest of Building 3 that had lots fronting onto Warren Street, which may have retained historic archaeological potential.

Archaeological resources, such as domestic artifacts and refuse associated with the relatively transient population, may have been deposited in domestic shaft features—such as wells, cisterns, and privies—that were likely located in the rear yard of the lot. Comparative data has shown that these types of archaeological resources frequently are found in urban context. Privies were typically located furthest from the houses, often along the rear lot lines if possible, while wells and cisterns frequently (but not always) were located closer to the rear walls of buildings or outbuildings. Privies and cisterns could be excavated up to 10-15 feet below grade, while wells would need to be excavated at least as deep as the water table, which varied according to location. This suggests that truncated shaft features (ca.1850 onward) may exist in the western APE, beneath the parking lot and playground. Furthermore, if earlier, ca. 1767, shaft features associated with the Lubbertsen/Bergen dwelling were ever located on the project site, these same locations would be potentially sensitive for these as well.

With the rezoning of the site, it would be developed and the potentially sensitive lots would be disturbed. Therefore, HPI recommends that further assessment of the site be completed. When a subsurface soil-boring program is

undertaken, boring logs should be reviewed, and the sensitive locations should be reassessed for evidence of disturbance. If no borings are undertaken, or if borings confirm the presence of potentially undisturbed sensitive strata, then subsurface investigations are recommended for those locations deemed potentially sensitive, as indicated on Figure 19. Such subsurface testing program should be developed in consultation with LPC and SHPO. All archaeological testing should be conducted according to applicable archaeological standards (LPC 2018; NYAC 1994). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team. A Work Plan, as mandated by recently adopted LPC guidelines, should be prepared prior to any archaeological testing and in consultation with the LPC, SHPO, and any other pertinent agencies.

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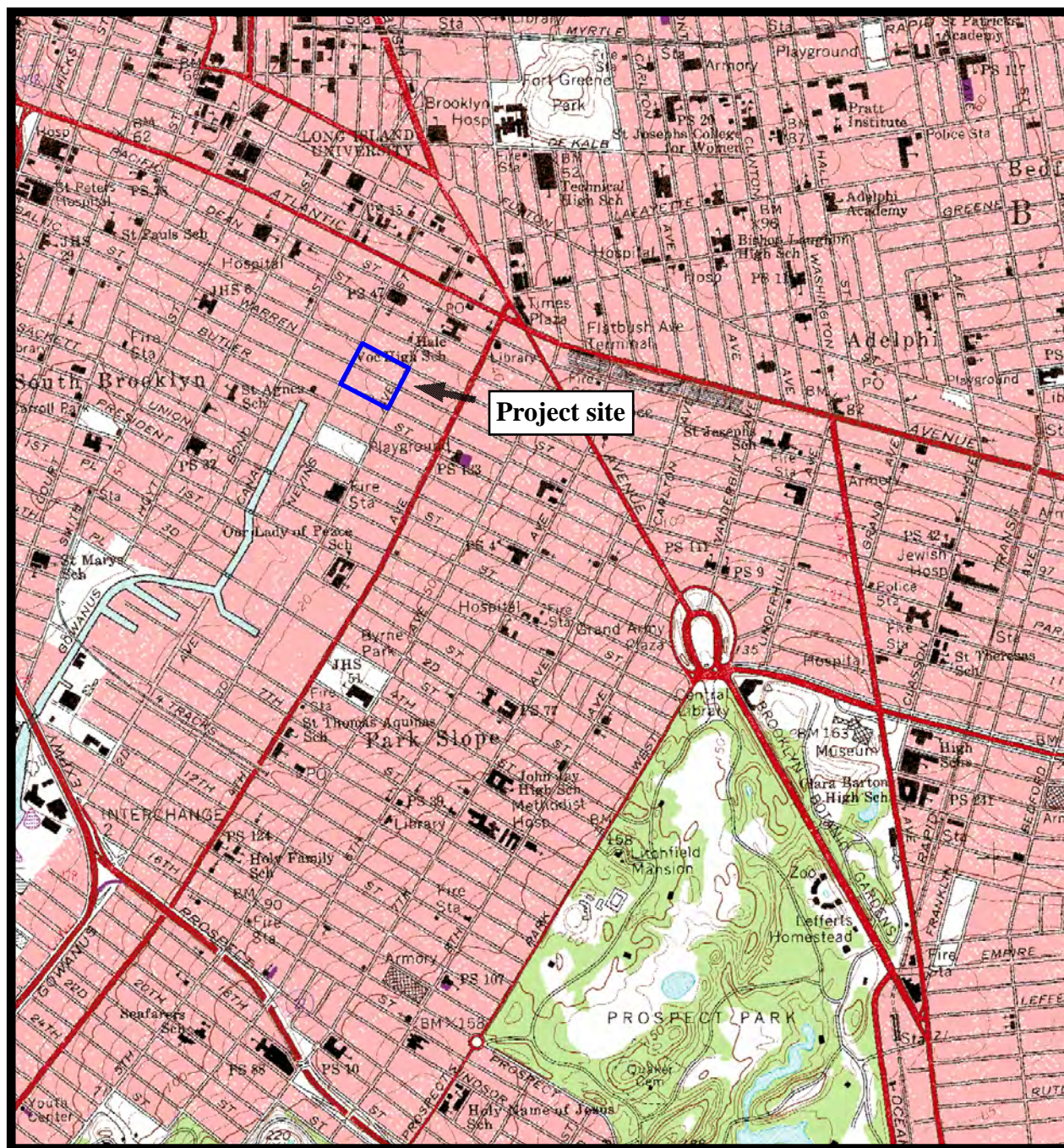
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Wyckoff Gardens Infill EAS
Brooklyn, Kings County, New York**

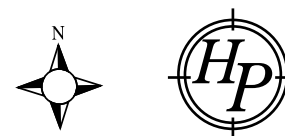


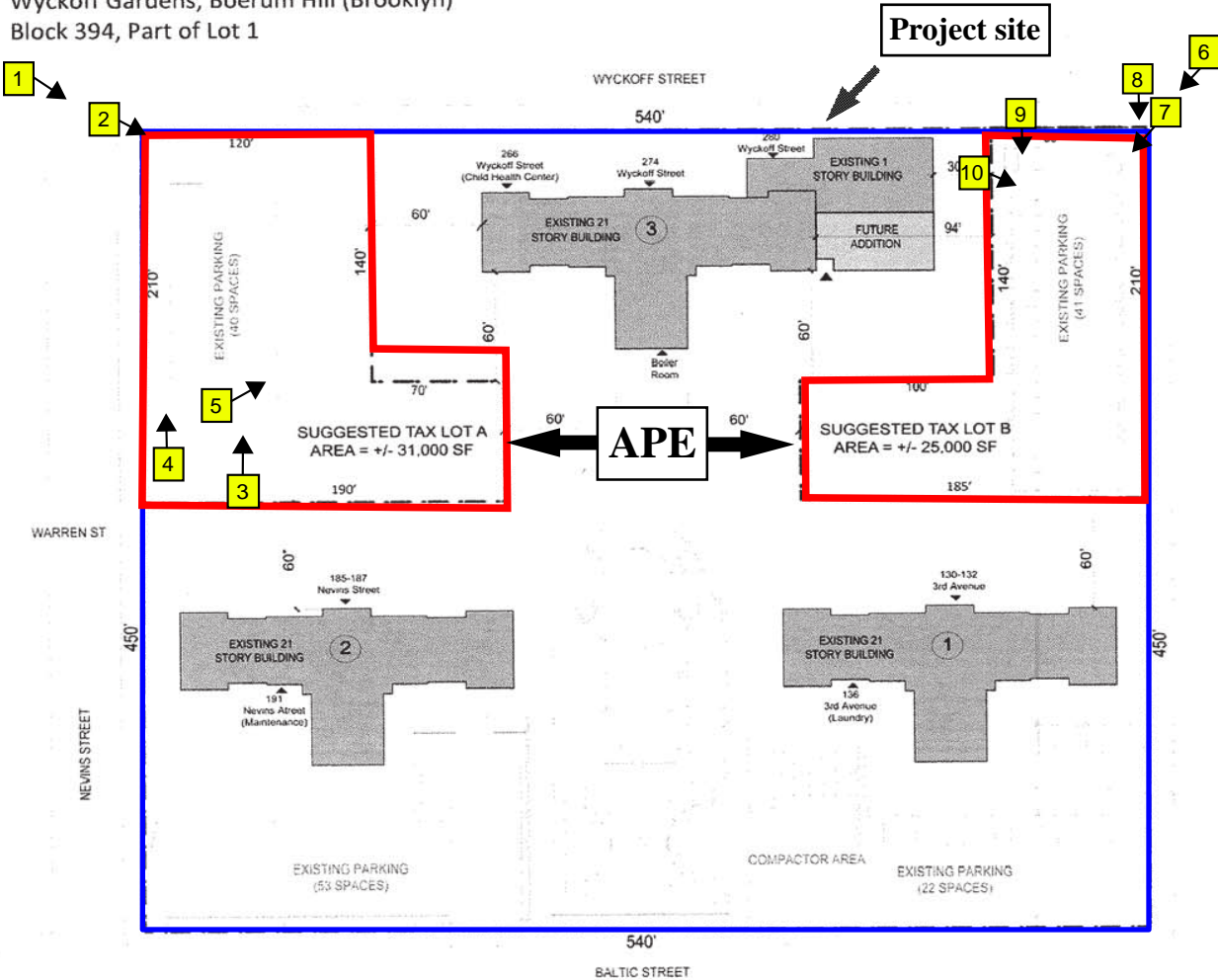
Figure 1: Project site on *Brooklyn, N.Y.* topographic quadrangle (U.S.G.S. 1979).

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DEVELOPMENT SITE MAPS

Development Site 1:

Wyckoff Gardens, Boerum Hill (Brooklyn)
Block 394, Part of Lot 1



Not to scale. All dimensions are approximate.

Infill EAS

 - Photograph Number and Direction

Phase IA Archaeological Documentary Study Wyckoff Gardens Infill EAS Brooklyn, Kings County, New York

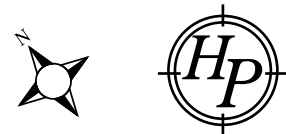


Figure 2: Project site, Area of Potential Effect (APE), and photograph key
(Historical Perspectives, Inc. 2018 and Philip Habib & Associates 2018).
Note: APE reflects maximum below grade impacts from proposed project.

0 50 100 150 200 250 FEET



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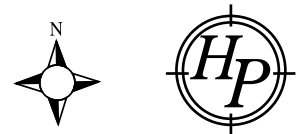


Figure 3: Project site on *New York City Reconnaissance Soil Survey* (U.S.D.A. 2006).

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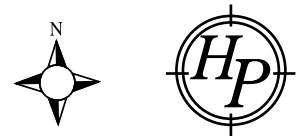


Figure 4: Project site and Area of Potential Effect (APE) on *Plan of the City of New York in North America...* (Ratzer 1766-1767)

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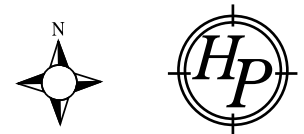
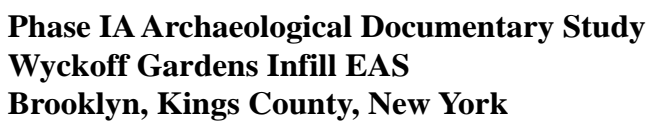
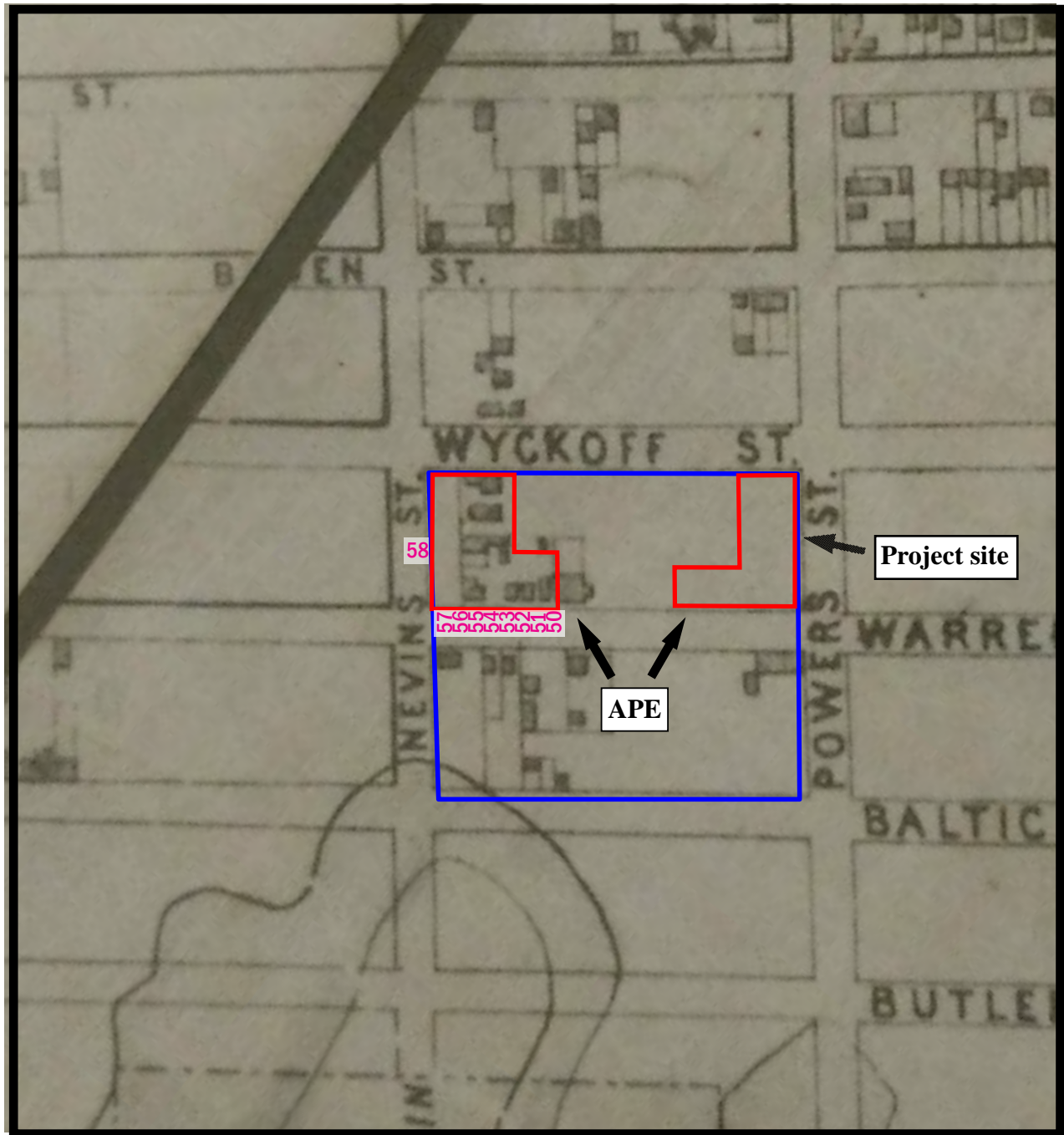


Figure 5: Project site and Area of Potential Effect on Stiles 1867 annotated
Plan of the City of New York in North America... (Stiles 1867, Ratzer 1767).

0 500 1000 1500 2000 2500 FEET





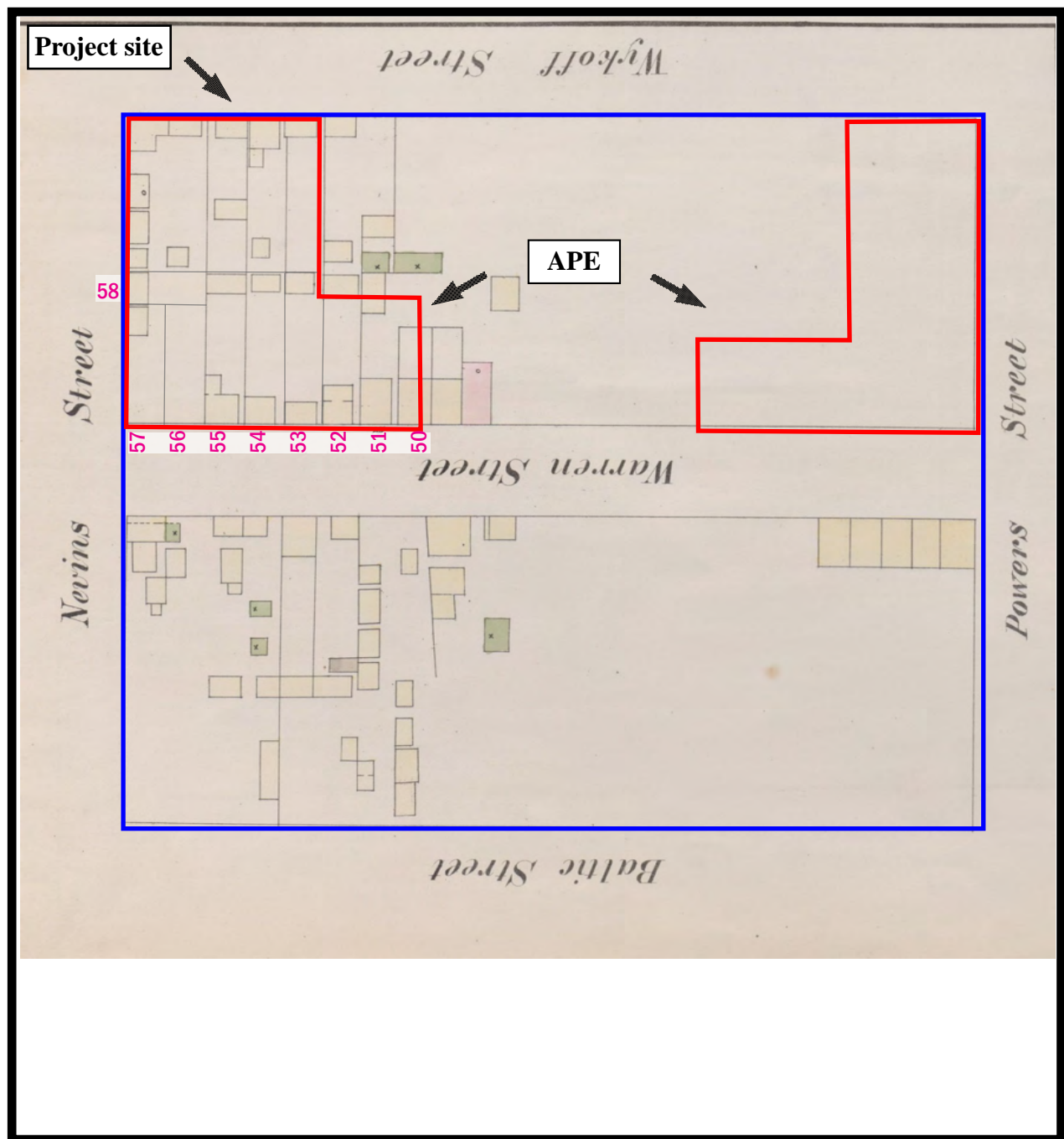


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Figure 8: Project site and Area of Potential Effect (APE) on *Map of the City of Brooklyn* (Dripps 1850).

0 100 200 300 400 500 FEET

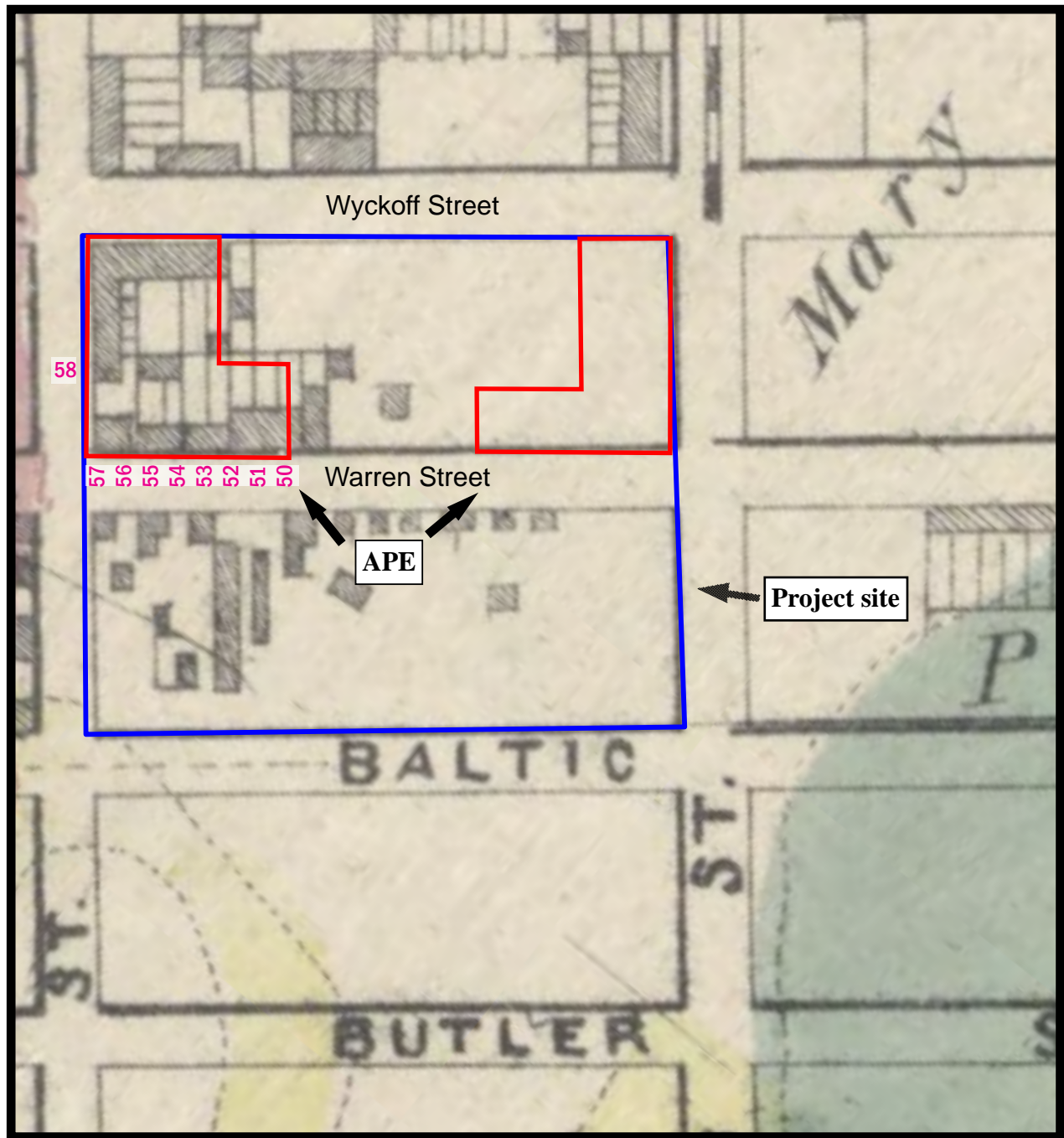


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Figure 9: Project site and Area of Potential Effect (APE) on *Maps of the City of Brooklyn* (Perris 1855).

0 50 100 150 200 250 FEET



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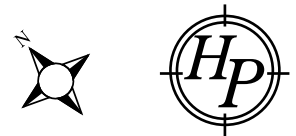
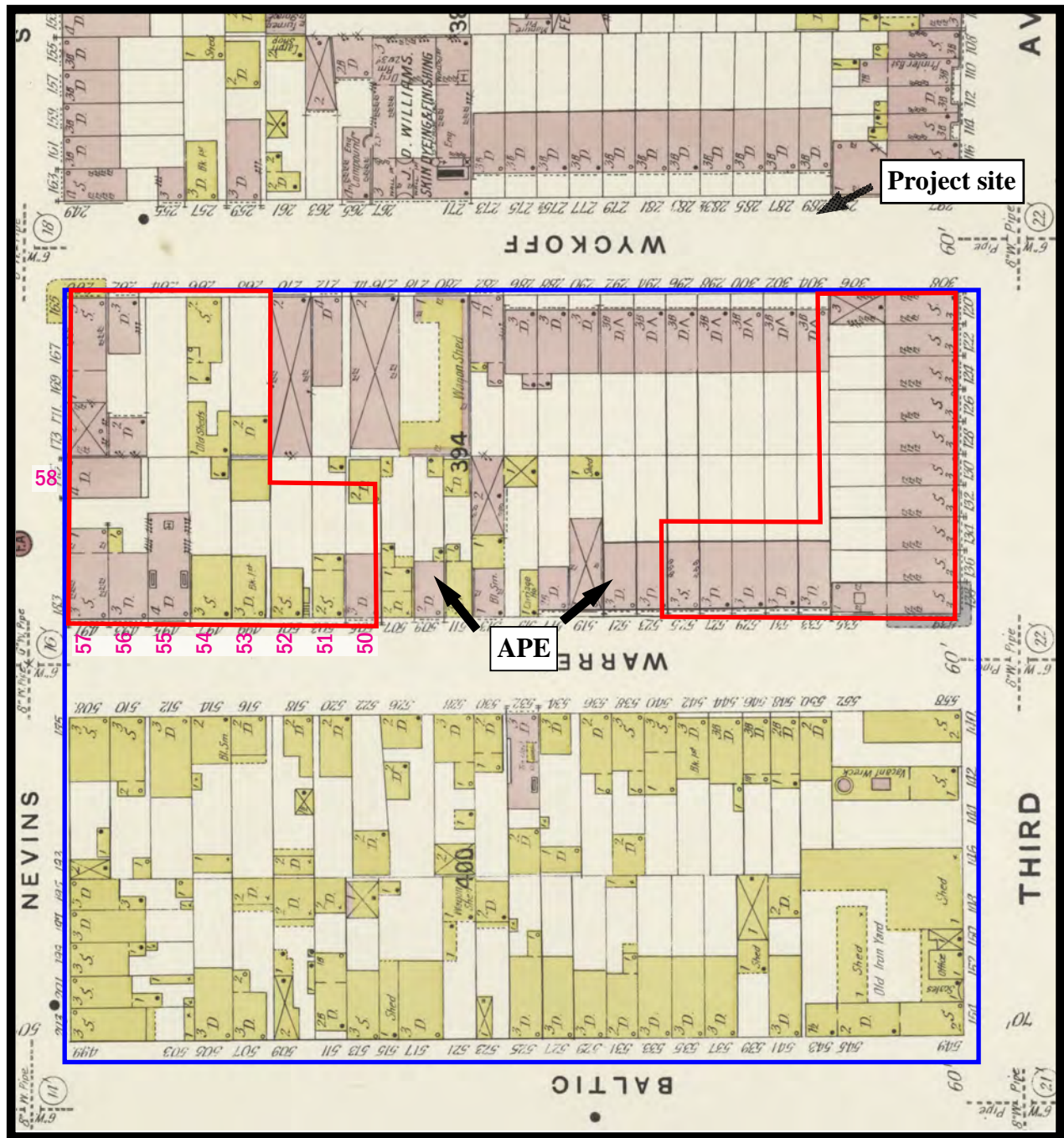


Figure 10: Project site and Area of Potential Effect (APE) on *Map of the City of Brooklyn...* (Dripps 1869).

0 100 200 300 400 500 FEET

A horizontal scale bar with alternating black and white segments, corresponding to the measurements 0, 100, 200, 300, 400, and 500 feet.

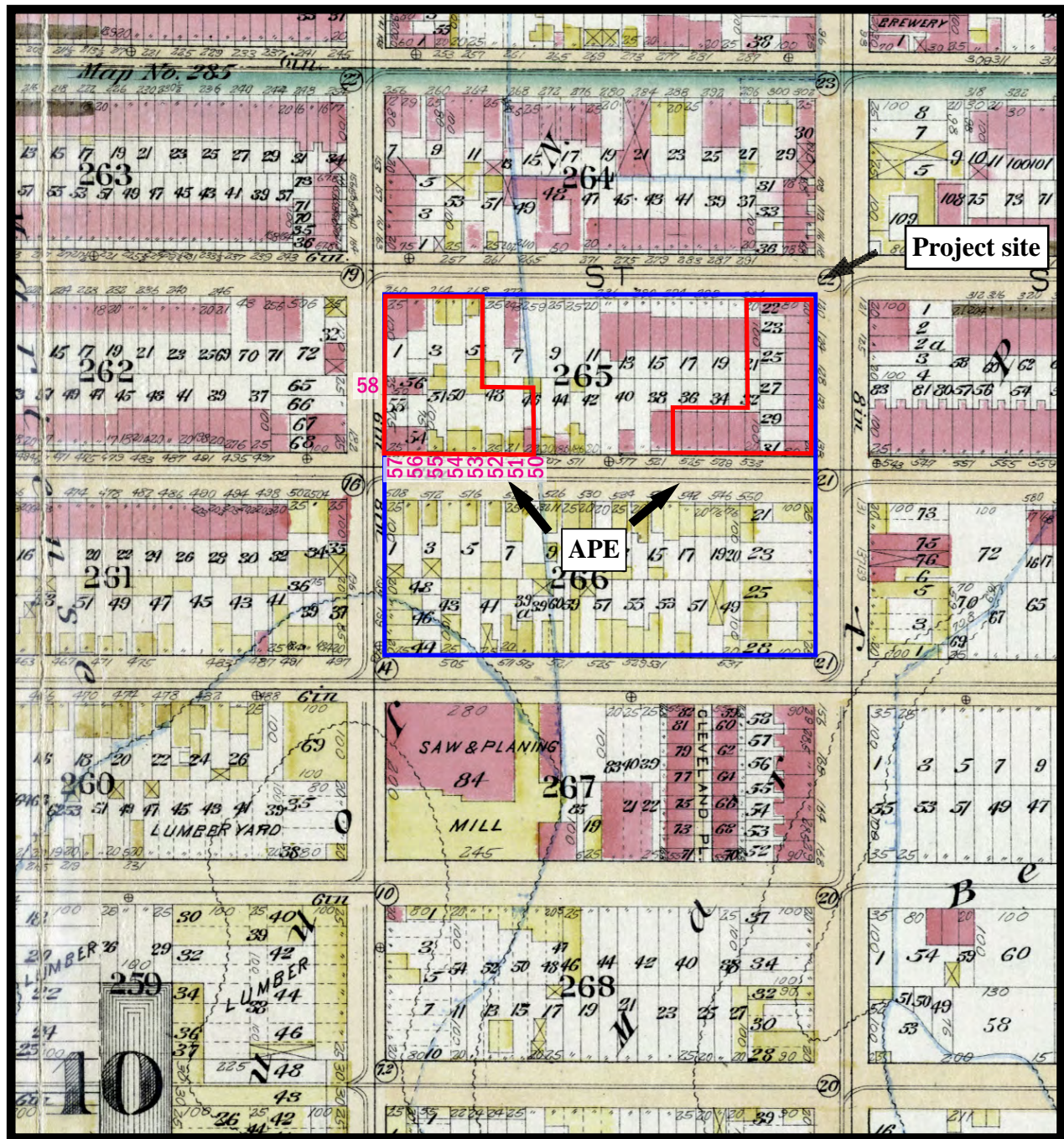


Phase IA Archaeological Documentary Study
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Brooklyn, Kings County, New York



Figure 11: Project site and Area of Potential Effect (APE) on *Insurance Maps of Brooklyn, N.Y.* (Sanborn 1884).

0 50 100 150 200 250 FEET

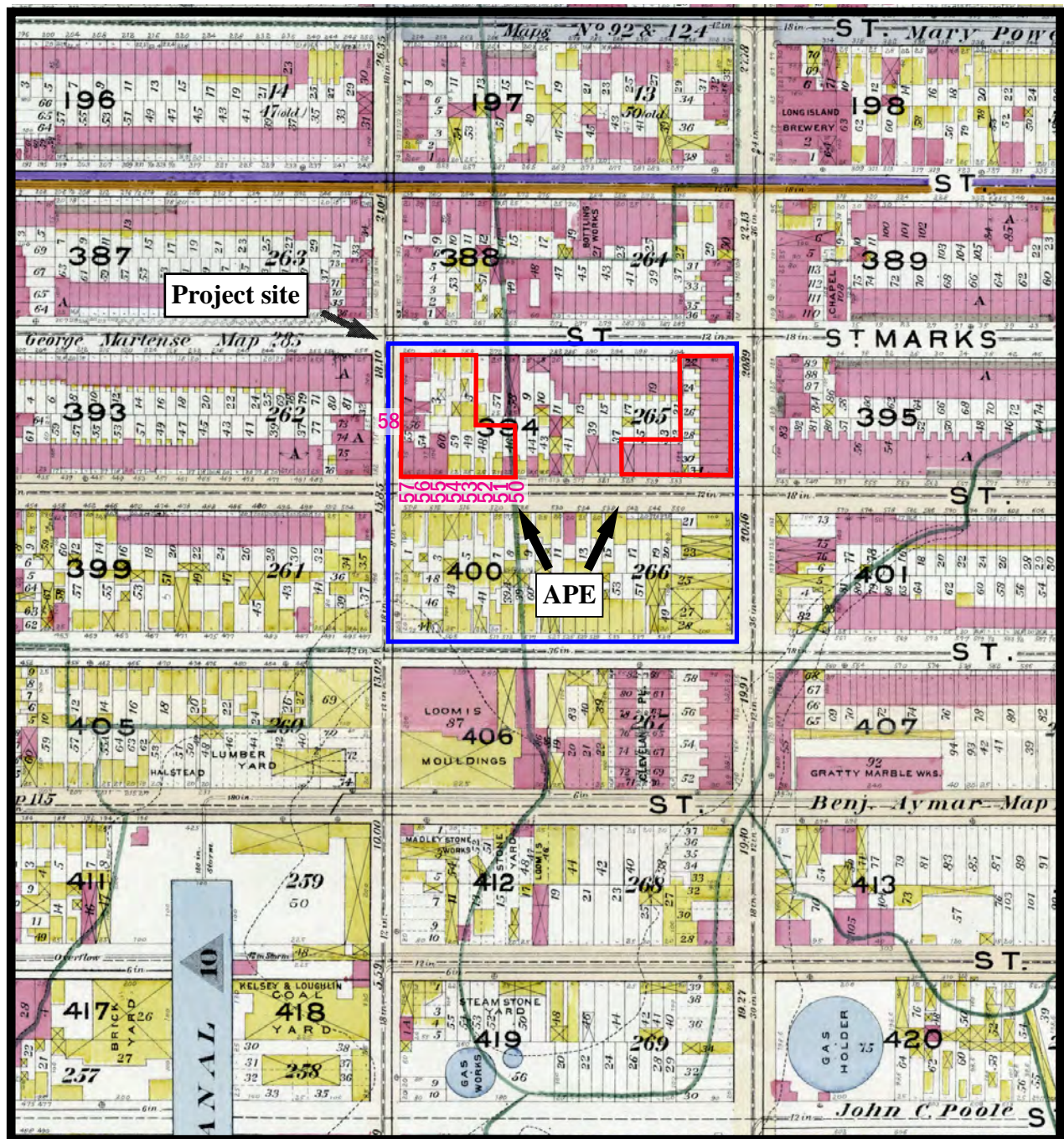


Phase IA Archaeological Documentary Study
Wyckoff Gardens Infill EAS
Brooklyn, Kings County, New York



Figure 12: Project site and Area of Potential Effect (APE) on *Robinson's Atlas of the City of Brooklyn, N.Y.* (Robinson 1886).

0 100 200 300 400 500 FEET

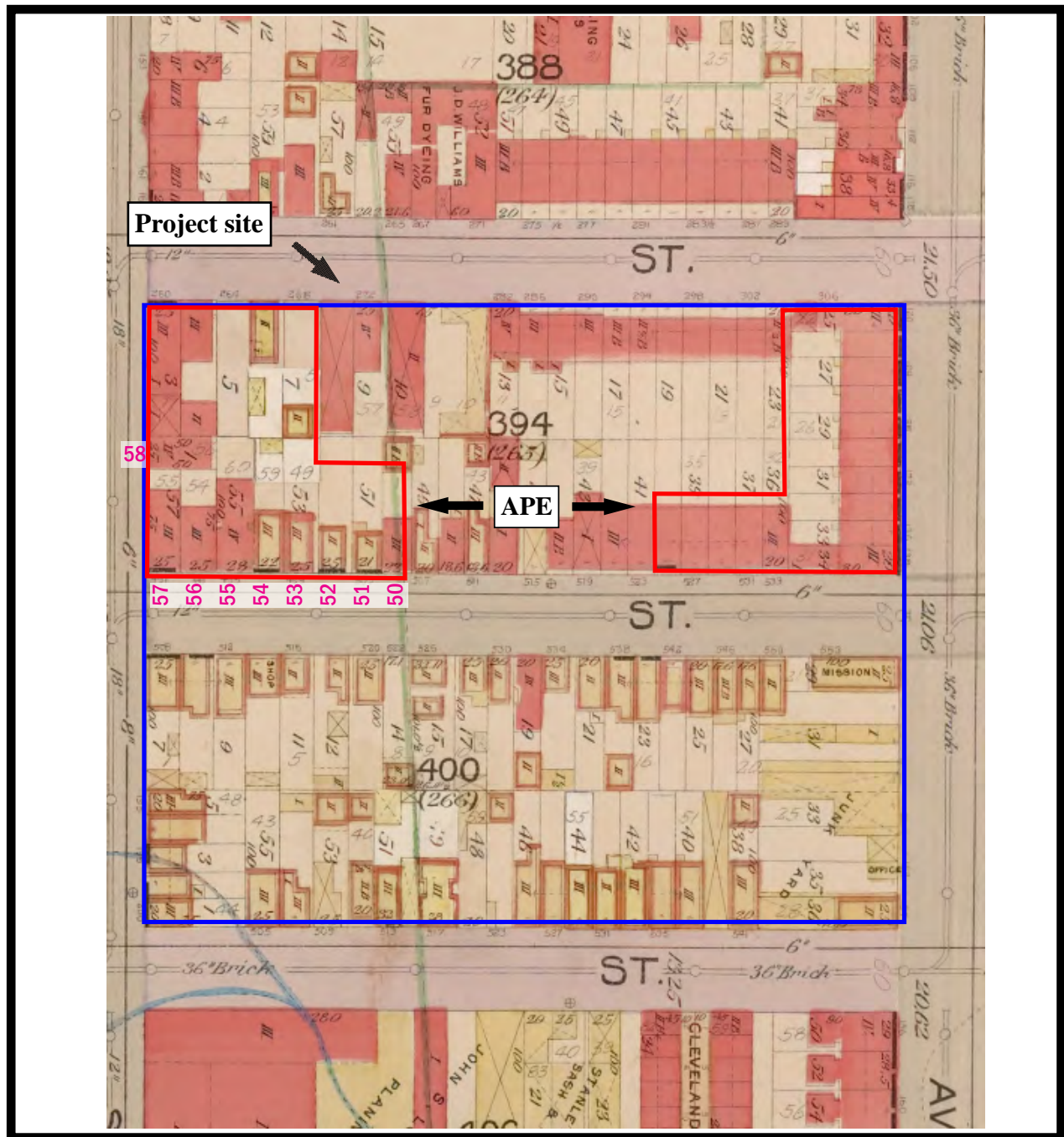


Phase IA Archaeological Documentary Study
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Brooklyn, Kings County, New York



Figure 13: Project site and Area of Potential Effect (APE) on *Atlas of the Brooklyn Borough of the City of New York* (Ullitz 1898).

0 100 200 300 400 500 FEET

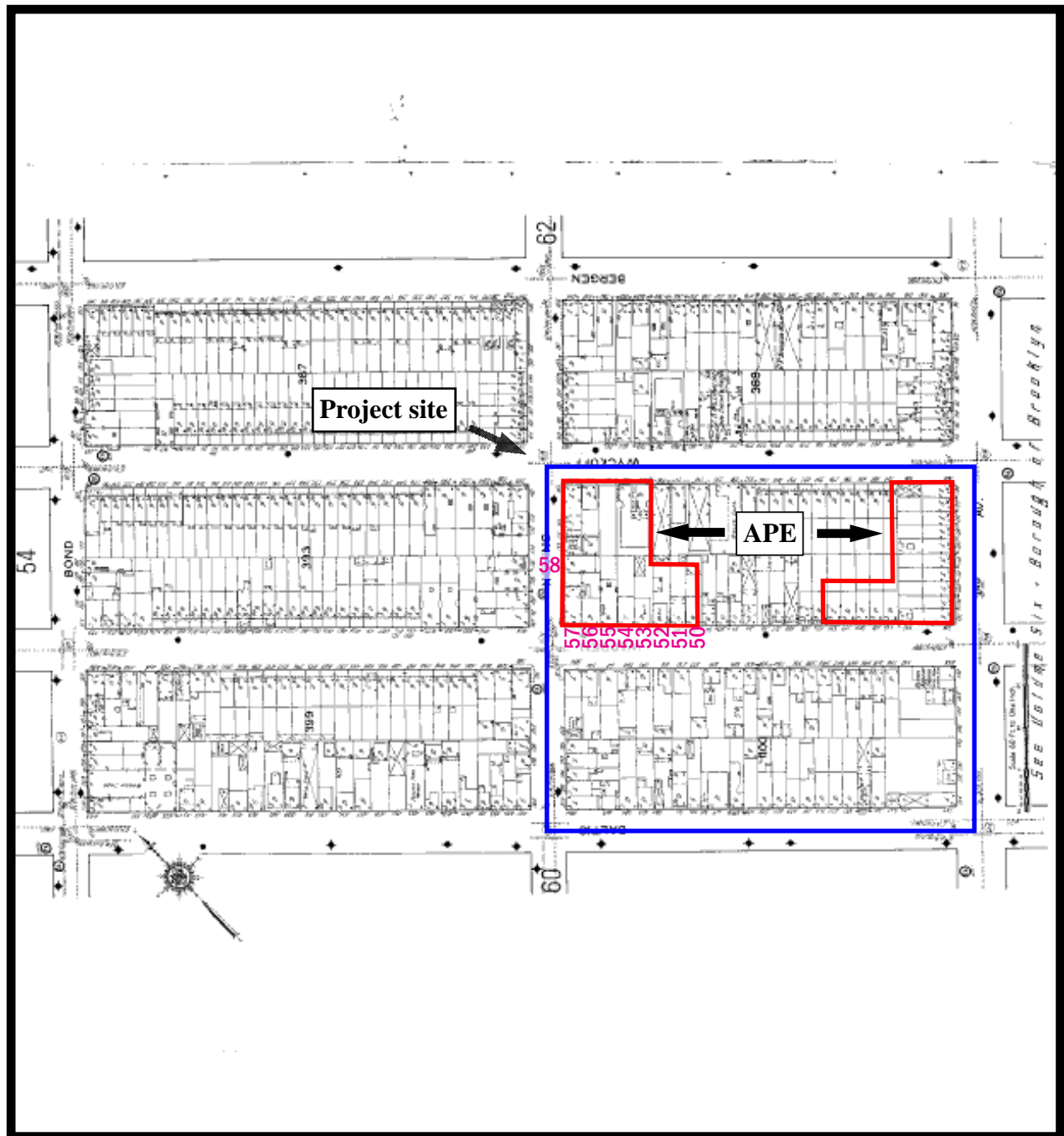


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Figure 14: Project site and Area of Potential Effect (APE) on *Atlas of the Borough of Brooklyn* (Hyde 1903).

0 50 100 150 200 250 FEET

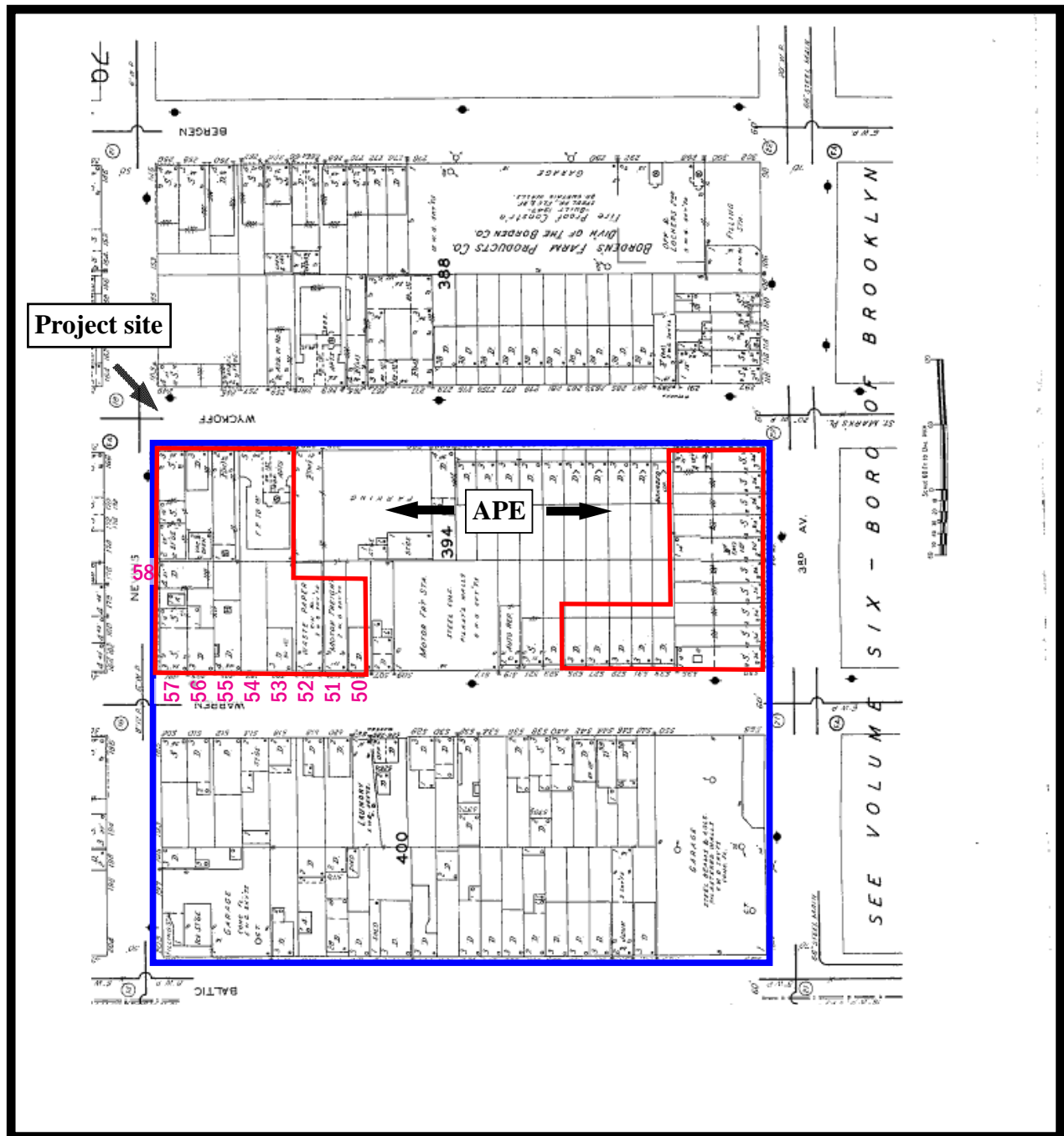


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Figure 15: Project site and Area of Potential Effect (APE) on *Insurance Maps, Borough of Brooklyn* (Sanborn 1915).

0 100 200 300 400 500 FEET

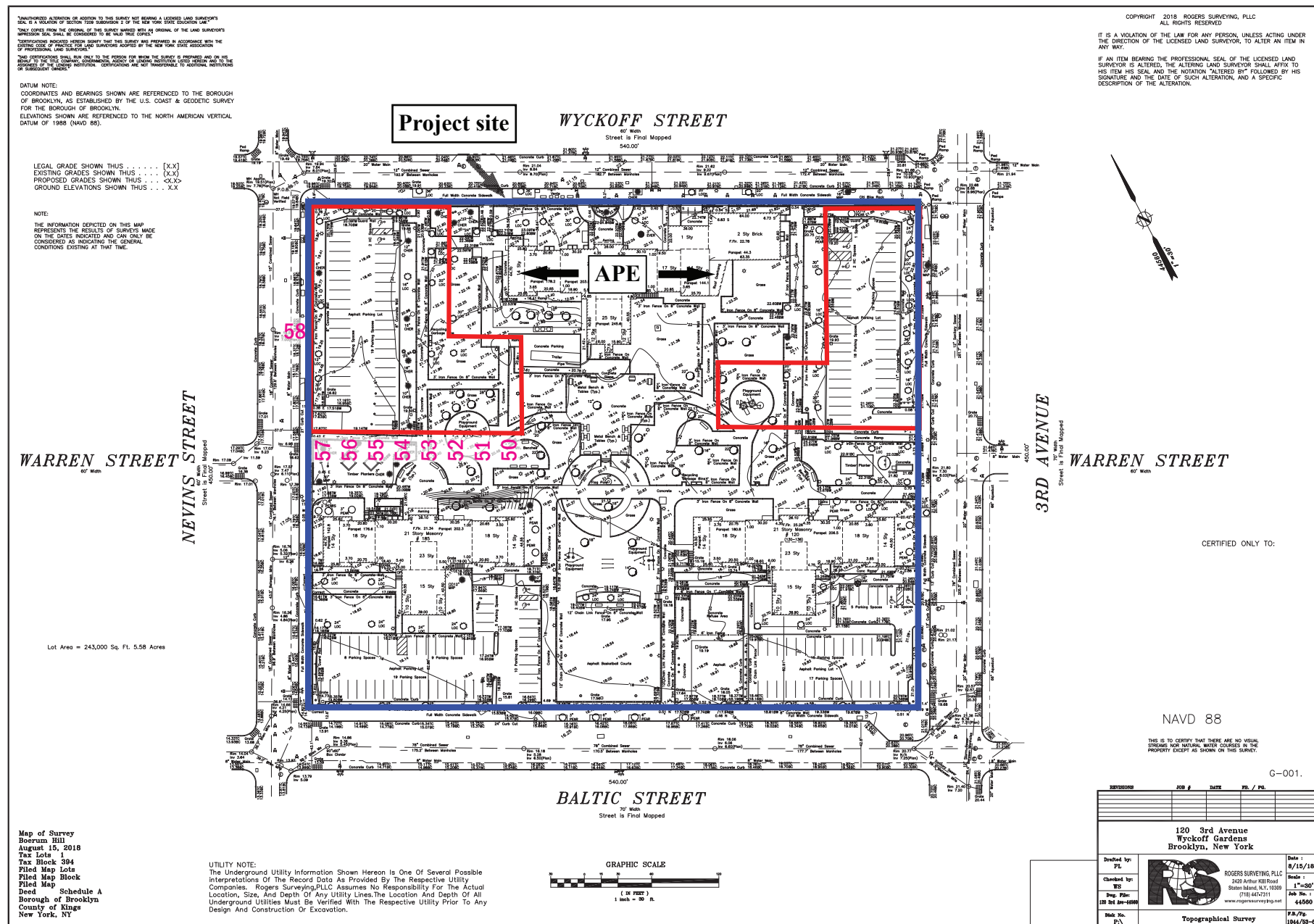


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Figure 17: Project site and Area of Potential Effect (APE) on *Insurance Maps, Borough of Brooklyn* (Sanborn 1951).

0 100 200 300 400 500 FEET



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Wyckoff Gardens Infill EAS
Brooklyn, Kings County, New York

Figure 18: Project site and Area of Potential Effect (APE) on *Topographical Survey* (Rogers 2018).

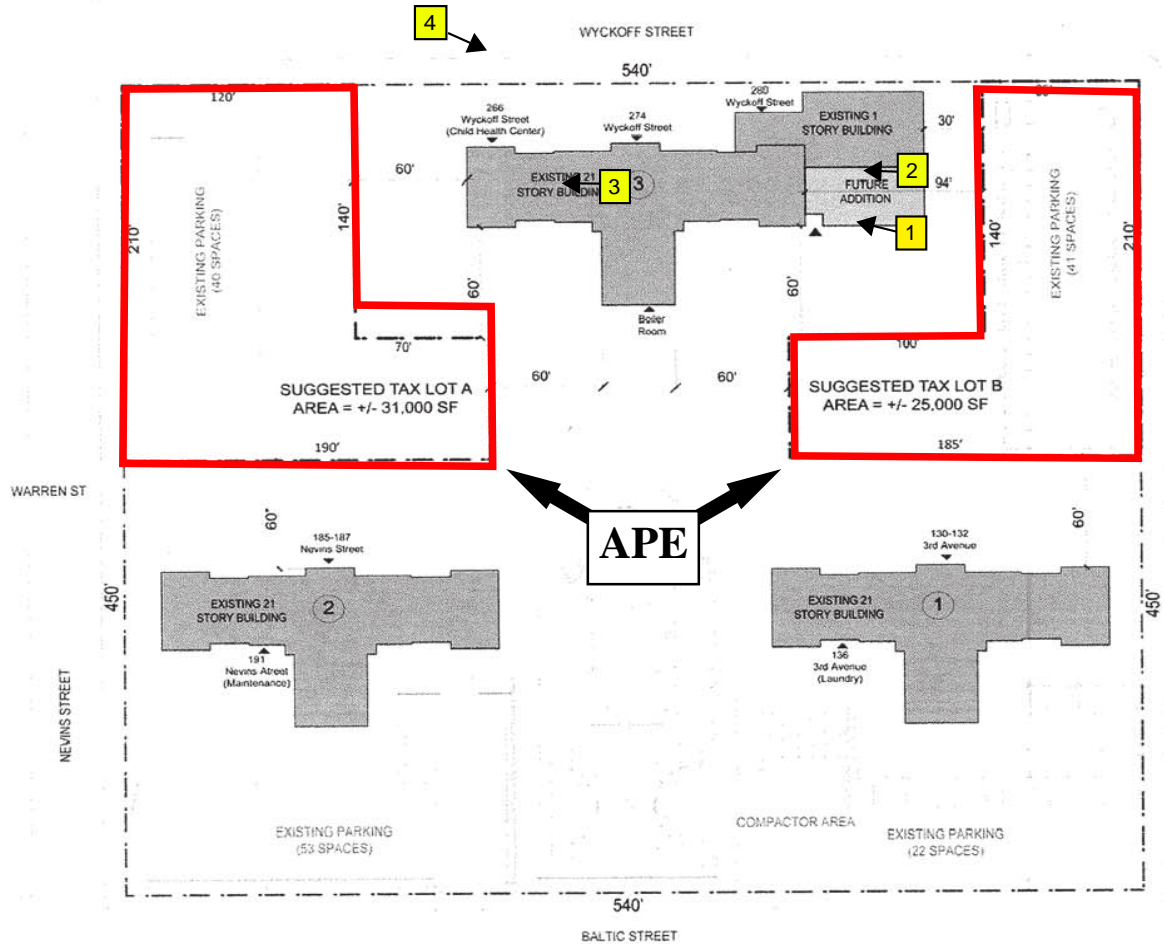


A horizontal scale bar with alternating black and white segments. Above the bar, the numbers 0, 50, 100, 150, 200, and 250 are printed in a bold, sans-serif font, followed by the word FEET in a larger, bold, sans-serif font.

DEVELOPMENT SITE MAPS

Development Site 1:

Wyckoff Gardens, Boerum Hill (Brooklyn)
Block 394, Part of Lot 1



Not to scale. All dimensions are approximate.

Infill EAS

1 - Historic Photograph Number and Direction

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Brooklyn, Kings County, New York



HISTORIC PHOTOGRAPH KEY

0 50 100 150 200 250 FEET



Historic Photograph 1: NYCHA excavations for Wyckoff Gardens, facing northwest to pile driving for Building 3. Wyckoff Street is at right and Nevins Street is in background. Note that excavations extend north almost to the fence line at Wyckoff Street and west almost to Nevins Street. Men are walking on dirt piles along Nevins Street in background at far left (NYCHA Photo 02.015.11629A, 11/8/1964).



Historic Photograph 2: NYCHA excavations for Wyckoff Gardens, facing west to Building 3. Wyckoff Street is at right, and Nevins Street is in the background. Note that the photograph more clearly shows excavations extending west almost to Nevins Street for at least 100 feet south of Wyckoff Street (the north half of historic Block 394). The northern (right) end of the four-story three-bay building on the west side of Nevins Street (at far left) is mid-block, 100 feet south of Wyckoff Street (Sanborn 1950). Excavations clearly have disturbed virtually the entire north half of the western Area of Potential Effect, except for the extreme western edge where a four-story building once stood (see Figure 11, Lot 58) (NYCHA Photo 02.015.11665B, 1/22/1965).



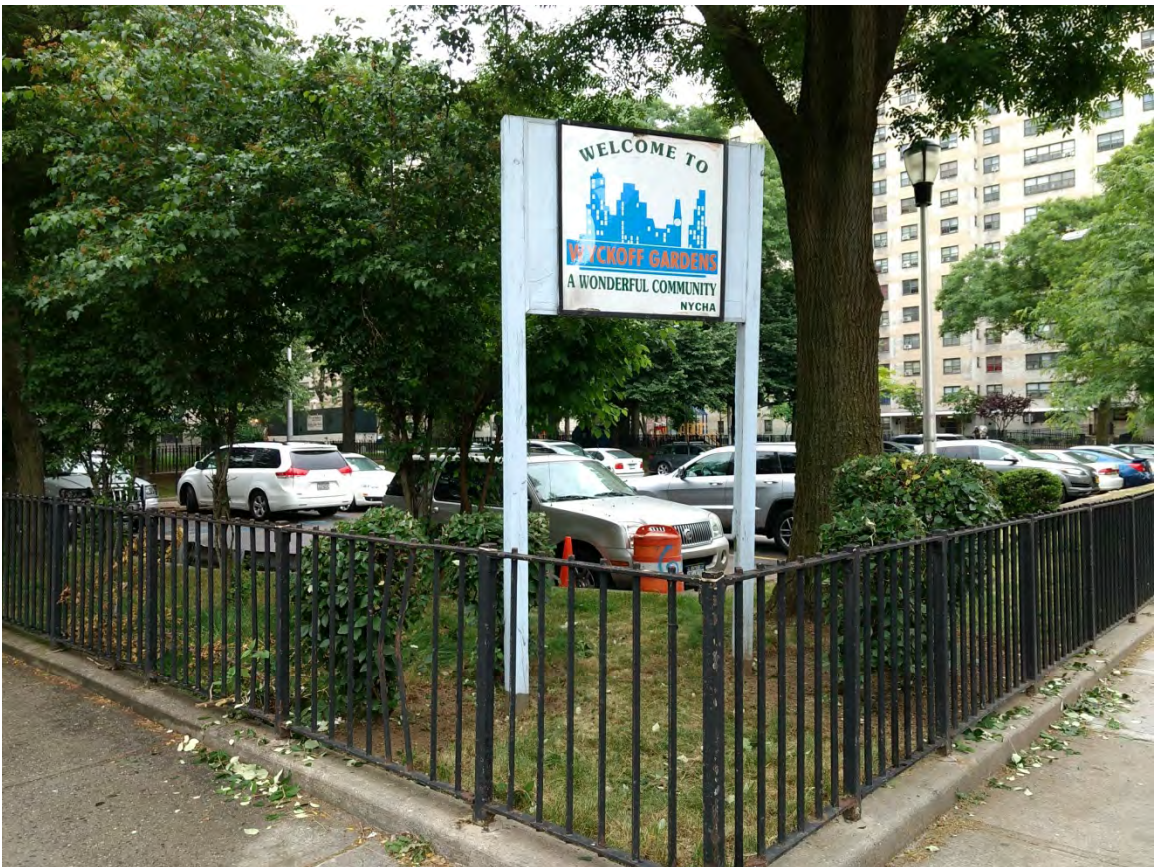
Historic Photograph 3: NYCHA excavations for Wyckoff Gardens, facing west from the center of Building 3. Wyckoff Street is at right, and Nevins Street is in the background. Note that the photograph more clearly shows excavations extending west almost to Nevins Street for at least 100 feet south of Wyckoff Street (the north half of historic Block 394). There is room for only one construction trailer between the eastern fence on Nevins Street and the footprint of construction (NYCHA Photo 02.015.11651B, 3/23/1965).



Historic Photograph 4: NYCHA excavations for Wyckoff Gardens, facing east to excavations for Building 3. Wyckoff Street (with amusement rides) is in foreground and Third Avenue is in background. Note that excavations extend north to Wyckoff Street and south to mid-block, encompassing most of the eastern Area of Potential Effect, although there appears to be a small, undisturbed area immediately adjacent to Third Avenue where a building office and several vehicles are sited (NYCHA Photo 02.015.11620, 4/9/1965).



Photograph 1: Facing southeast to Wyckoff Gardens and western Area of Potential Effect from the northwest corner of Nevins Street and Wyckoff Street.



Photograph 2: Facing southeast to Wyckoff Gardens complex and recessed parking lot in western Area of Potential Effect from the southeastern corner of Nevins Street and Wyckoff Street.



Photograph 3: Facing northeast to recessed parking lot in the western Area of Potential Effect from the south end of the parking lot. Note the elevation difference between the parking lot and Nevins Street at left.



Photograph 4: Facing northeast to recessed parking lot in the western Area of Potential Effect from the south end of the parking lot. Note the presence of catch basins.



Photograph 5: Facing east to recessed parking lot in western Area of Potential Effect and Building 3 in Wyckoff Gardens from the center of the parking lot. Note the elevation difference between the parking lot and the treed yard between it and the building, and the presence of bollards.



Photograph 6: Facing southwest to eastern Area of Potential Effect and Building 3, at right, from the northeastern corner of Third Avenue and Wyckoff Street.



Photograph 7: Facing southwest to recessed parking lot in eastern Area of Potential Effect from the southwest corner of Third Avenue and Wyckoff Street.



Photograph 8: Facing south to recessed parking lot in eastern Area of Potential Effect from the southwest corner of Third Avenue and Wyckoff Street.



Photograph 9: Facing south to recessed parking lot in eastern Area of Potential Effect from south side of Wyckoff Street. Note the elevation difference between the lot and the surrounding yard.



Photograph 10: Facing southeast to recessed parking lot and lawn in eastern Area of Potential Effect from handicap access ramp to one-story building east of Building 3. Note the presence of catch basins.

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
Lot 50 (formerly Lot 46), 505 Warren Street						
12/4/1724	Michael Hanson Bergen	Hans Bergen				Liber 5:10; Block 394, part of a large tract
1/20/1726	Freeholders of Bklyn	Hans Bergen				Liber 5:39; Block 394, part of a large tract
6/1/1808	Michael, John and Sarah Grant	George Powers				Liber 9:317
6/14/1808	Michael B Grant and Catherine Bergen	George Powers				Liber 9:314; Block 394, part of a large tract
11/12/1846	Orville Millard (Master in Chancery)	Mary Powers				Liber 159:175; Block 394, 174.5' east of Nevins
3/3/1847	Charles Lynde (mortgager)	Mary Powers				Liber 160:269, lease 3 lots 175' east of Nevins
1/31/1848	City of Bklyn (nonpayment of taxes by Lynde)	Mary Powers				Liber 173:294; sale of 3 tax lots 175' east of Nevins
8/10/1848	Mary Powers	James M. Neely				Liber 182:495
1/3/1852	Andrew Hodge (Sheriff)	Thomas Holahan				Liber 270:506
4/20/1852	Thomas Holahan	John B. Stratton				Liber 280:182
10/22/1852	John Stratton	Patrick Kelly				Liber 298:160
10/12/1854	Patrick Kelly	Hezekiah Stratton				Liber 379:320
4/29/1857	Hezekiah Stratton	William Coit				Liber 448:281, 63' wide lot 150' east of Nevins
6/12/1858	Ansom Blake Jr.	William Coit				Liber 479:237, 63' wide lot 150' east of Nevins. Release of mortgage.
12/10/1859	William Coit	Augustus Seeley				Liber 514:490, 63' wide lot 150' east of Nevins
1/17/1866	Augustus & Sarah Seeley	Catherine Tracy				Liber 689:93; 63' wide lot 150' east of Nevins
1869-1872					Catherine Tracy, #505 Warren, 2 story, (1869 to 1870-\$450, 1871 to 1872- \$600)	New 1870

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1872-1875					Catherine Tracy, #505 Warren, 3 story, (1872 to 1873-\$600, 1874 to 1875- \$2800)	New 1874
1875			Thomas Tracy	Catherine Tracy, 4 adult children(Ireland); Elis and Mary Stockton, 1 child (US); Ellen Geratz (Ireland); Patrick & Ellen Fogarty, 5 children (Ireland); Thomas & Catherine Dickinson, 2 children (Ireland); Charles & Charlotte Turnquist, 2 children (Sweden)		h. 505 Warren
1875-1878					Cath Tracy, #505 Warren, 2 / 22x40 / 3 story houses, \$2800	
1878-1880					Cath Tracy, #505 Warren, 2 / 22x40 / 3 story houses, (1878-\$2800, 1879 to 1880-\$2500)	
1878						Catherine Tracey died; former resident 505 Warren Street (Bklyn Daily Eagle 11/21/1878)
1880				Thomas Tracy, Irish, grocer, Margarite Tracy (sister), with young cousin (Ireland); Margarite Reagan, 40, (Ireland), laundress, 1 child; Catherine Dickenson, 49, Irish, 3 children; John and Ellen Henderson, 39/36, Swedish/English, carpenter, 4 children; George and Ellen Smith, 20/18, clerk; (rear 505) James and Mary Mead, 40/30, Irish, laborer; Patrick and Ellen Fogarty, 39/38, Irish, clerk, 5 children;		

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1880-1884					Thomas E. and Margaret Tracy, #505 Warren, 2 / 22x40 / 3 story houses, \$2500	House in rear
1884-1885					Thomas E. and Margaret Tracy, #505 Warren, 2 / 22x40 / 3 story houses, \$2500	
1886-1888					Thomas E. and Margaret Tracy, #505 Warren, 2 / 22x40 / 3 story houses, \$2800	
4/29/1892	Thomas E. and Margaret Tracy	Ruben Goldschmidt				Liber 2112:274
6/24/1892	Ruben Goldschmidt	Isaac Goldschmidt				Liber 2124:420
1888-1892					Isaac Goldschmidt, #505 Warren, 20x40 / 3 story house, \$2800	
1892-1896					Isaac Goldschmidt, #505 Warren, 20x40 / 3 story house, \$2800	
Lot 51 (formerly Lot 47), 503 Warren Street						
Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessment	Remarks/Newspaper Refs.
2/26/1801	Heirs of John Van Brunt	Jacob Van Brunt				Liber 36:266; Block 394, part of a large tract
5/19/1824	Heirs of Jacob Van Brunt	Helen Martense				Liber 14:428; Block 394, part of a large tract
5/19/1824	Widow of Jacob Van Brunt	Helen Martense				Liber 35:432
5/1/1935	Widow and Heirs of Jacob Van Brunt	George and Helen Martense				Liber 50:472; Block 394, part of a large tract
5/4/1835	George and Helen Martense	Charles Hoyt				Liber 49:157
4/29/1857	Hazekiah N. Stratton	William Coit				Liber 448:281, 63' wide lot 150' east of Nevins

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
6/12/1858	Ansom Blake Jr.	William Coit				Liber 479:237, 63' wide lot 150' east of Nevins. Release of grant.
12/10/1859	William Coit	Augustus Seeley				Liber 514:490, 63' wide lot 150' east of Nevins
1/17/1866	Augustus & Sarah Seeley	Catherine Tracy				Liber 689:93; 63' wide lot 150' east of Nevins
1875			Thomas Tracy, grocer	Elwood & Lucy Blanch, 1 child (England); Mary & Thomas Johnson, 1 child (Ireland)		store 503 Warren
1878-1880					Cath Tracy, #503 Warren, 20x30 / 2 story house, (1878-\$700, 1879 to 1880-\$500)	
1880				Ramon and Jane Gonzales, 23/21, Cuban/Irish, segar [sic] maker		
2/12/1883	Catherine Tracy	Thomas and Margaret Tracy				Liber 1497:119
9/26/1883	Thomas, Margaret and Catherine Tracy	Michael Doran				Liber 1525:389
1880-1884					Michael Doran, #503 Warren, 20x30 / 2 story house, (1880-\$500, 1881-\$600, 1883-\$800, 1884-\$900)	
2/16/1885	Michael and Annie Doran	Auguste Gorski				Liber 1592:509
1884-1888					August Gorski, #503 Warren, 20x30 / 2 story house, (1884 to 1885-\$900, 1886 to 1888-\$1200)	
1888-1892					August Gorski, #503 Warren, 20x30 / 2 story house, \$1200	

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
7/15/1893	Auguste Gorski	Rosalie and Gustav Schunzel				Liber 2191:340
11/29/1893	Rosalie and Gustav Schunzel	Theodor and Anna Jaworski				Liber 2210:343
1892-1896					(--) Jaworski, #503 Warren, 20x30 / 2 story house, \$1200	
Lot 52 (formerly Lot 48), 501 Warren Street						
Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessment	Remarks/Newspaper Refs.
2/26/1801	Heirs of John Van Brunt	Jacob Van Brunt				Liber 36:266; Block 394, part of a large tract
5/19/1824	Heirs of Jacob Van Brunt	Helen Martense				Liber 14:428; Block 394, part of a large tract
5/19/1824	Widow of Jacob Van Brunt	Helen Martense				Liber 35:432
5/1/1935	Widow and Heirs of Jacob Van Brunt	George and Helen Martense				Liber 50:472; Block 394, part of a large tract
5/4/1835	George and Helen Martense	Charles Hoyt				Liber 49:157
8/22/1840	Charles and Mary Hoyt	Helen Martense (widow)				Liber 91:213
1/2/1852	Helen Martense	Catherine Tracy				Liber 268:138
12/1/1860	Catherine Tracy	Margaret and Thomas Tracy				Liber 544:88
5/29/1865	Margaret and Thomas Tracy	John Lemon				Liber 667:306
1865			John Lemon, carpenter			h. E Warren n. Nevins
1869-1872					John Lemon, #501 Warren, 2 stories, \$500	
1872-1875					John Lemon, #501 Warren, 2 stories, \$500	Alteration Sept. 74

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
7/15/1893	Auguste Gorski	Rosalie and Gustav Schunzel				Liber 2191:340
11/29/1893	Rosalie and Gustav Schunzel	Theodor and Anna Jaworski				Liber 2210:343
1875			James Nugent, driver	Patrick & Pate McDonald, 1 child (Ireland); Margaret McDonald – sister; Martin & Ellen Burns, 2 siblings (US), Thomas Egan (US), Michael & Bridget Kelly (Ireland); Catherine & William Daily, 1 child (Ireland)		
1875-1878					John Lemon, #501 Warren, 2 houses / 2 stories, \$500	
1878-1880					John Lemon, #501 Warren, 2 stories, \$500	
1880				Eliza Marrin, 35, Irish, laundress, 1 child; Mary Hayard, 45, Irish; Deliea Munthe, 65, Irish		
1880-1884					John Lemon, #501 Warren, 2 houses / 2 stories, (1880- \$500, 1881 to 1882 - \$600, 1883 to 1884 - \$1000)	1 frame in rear, 1 floor above in rear
1884-1888					John Lemon, #501 Warren, 2 houses, (1884 to 1885- \$1000, 1886 to 1888-\$1200)	
4/11/1889	Michael and Rose O'Brien, James and Mary Anne Moran	Frank and Margaret Perkinson				Liber 1878:66
7/26/1890	Frank and Margaret Perkinson	Henry Percy				Liber 1992:403

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
7/15/1893	Auguste Gorski	Rosalie and Gustav Schunzel				Liber 2191:340
11/29/1893	Rosalie and Gustav Schunzel	Theodor and Anna Jaworski				Liber 2210:343
3/2/1891	Henry and Alice Percy	Domenico and Luigia Fazio				Liber 2030:259
1888-1892					Domenico Fario, #501 Warren, \$1200	
1892-1896					Domenico Fario, #501 Warren, \$1200	
Lot 53 (formerly Lot 49), 499 Warren Street						
Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessment	Remarks/Newspaper Refs.
2/26/1801	Heirs of John Van Brunt	Jacob Van Brunt				Liber 36:266; Block 394, part of a large tract
5/19/1824	Heirs of Jacob Van Brunt	Helen Martense				Liber 14:428; Block 394, part of a large tract
5/19/1824	Widow of Jacob Van Brunt	Helen Martense				Liber 35:432
5/1/1935	Widow and Heirs of Jacob Van Brunt	George and Helen Martense				Liber 50:472; Block 394, part of a large tract
5/4/1835	George and Helen Martense	Charles Hoyt				Liber 49:157
8/22/1840	Charles and Mary Hoyt	Helen Martense (widow)				Liber 91:213
11/11/1869	Helen Martense	John Lemon				Liber 922:402, correction deed
1869-1872					John Lemon, #499 Warren, 2 story, \$750	
1872-1875					John Lemon, #499 Warren, 2 story, \$750	

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1875				John & Anne Lemon, 4 children (Ireland); James & Ellen Farrell (Ireland); Patrick & Margaret Walsh, 2 children (Ireland) Rear of 499: John & Ellen Powers, 2 children (Ireland); Christopher & Anne Sloan, 4 children (Ireland); Eliza & John Kane (Ireland); Eliza Mara & 1 child (Ireland); Dora Murtagh (Ireland)		
1875-1878					John Lemon, #499 Warren, 18x36, 2 houses / 2 story, \$750	
1878-1880					John Lemon, #499 Warren, 18x36, 2 houses / 2 story, (1878-\$750, 1879 to 1880-\$700)	
1880				Ann Lemon, 45, Irish, 3 children; Joseph and Georgina Ashford, 32/30, British, clerk; William and Catherine Von Glaha, 25/22, German, truck man, 1 child; (rear 499) Catherine Foley, Mary Kelly and Catherine Blirck (laundresses with 3 children); Edward and Mary Cooley, 50/42, Irish, carpenter, 6 children;		
1880-1884					John Lemon, #499 Warren, 2 houses / 2 story, (1880-\$700, 1882 to 1883-\$1000, 1884- \$2000)	2 frame in rear, rear house of agent

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1875				John & Anne Lemon, 4 children (Ireland); James & Ellen Farrell (Ireland); Patrick & Margaret Walsh, 2 children (Ireland) Rear of 499: John & Ellen Powers, 2 children (Ireland); Christopher & Anne Sloan, 4 children (Ireland); Eliza & John Kane (Ireland); Eliza Mara & 1 child (Ireland); Dora Murtagh (Ireland)		
1875-1878					John Lemon, #499 Warren, 18x36, 2 houses / 2 story, \$750	
1884-1888					John Lemon, #499 Warren, 2 houses / 20x40 / 3 story), (1884 to 1885-\$2000, 1886 to 1888-\$2800)	N. Bldg. Apr. 86
1888-1892					John Lemon, #499 Warren, 2 houses / 20x40 / 3 story), \$2800	
1892-1896					John Lemon, #499 Warren, 2 houses / 20x40 / 3 story), \$2800	
Lot 54 (formerly Lot 59), 497 Warren Street						
Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessment	Remarks/Newspaper Refs.
2/26/1801	Heirs of John Van Brunt	Jacob Van Brunt				Liber 36:266; Block 394, part of a large tract
5/19/1824	Heirs of Jacob Van Brunt	Helen Martense				Liber 14:428; Block 394, part of a large tract
5/19/1824	Widow of Jacob Van Brunt	Helen Martense				Liber 35:432
5/1/1935	Widow and Heirs of Jacob Van Brunt	George and Helen Martense				Liber 50:472; Block 394, part of a large tract

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
5/4/1835	George and Helen Martense	Charles Hoyt				Liber 49:157
8/22/1840	Charles and Mary Hoyt	Helen Martense (widow)				Liber 91:213, not 46 and 47
2/26/1801	Heirs of John Van Brunt	Jacob Van Brunt				Liber 36:266; Block 394, part of a large tract
5/19/1824	Heirs of Jacob Van Brunt	Helen Martense				Liber 14:428; Block 394, part of a large tract
5/19/1824	Widow of Jacob Van Brunt	Helen Martense				Liber 35:432
5/1/1935	Widow and Heirs of Jacob Van Brunt	George and Helen Martense				Liber 50:472; Block 394, part of a large tract
5/4/1835	George and Helen Martense	Charles Hoyt				Liber 49:157
8/22/1840	Charles and Mary Hoyt	Helen Martense (widow)				Liber 91:213
3/18/1869	Bartholomew (Bartley) Gray	Jane Gray				Liber 879:420
1869-1872					Bartlett Gray, #497 Warren, \$450	
1872			Jane Gray, widow, 173 Nevins Street (north of this lot)			
2/12/1873	Gray and McGarry families	Mary Conners				Liber 1088:323, multiple grantors from Gray and McGarry family
2/8/1873	Michael and John Gray, Heirs of Bartley Gray	Mary Conners				Liber 1088:320
5/16/1873	Gray family	Mary Conners				Liber 1107:373, multiple grantors from Gray family
1872-1875					Bartlett Gray, #497 Warren, 3 story house, (1872 to 1873-\$450, 1874 to 1875-\$1000)	New 1874

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1875				Patrick & Mary Connors, 7 children (Ireland); William & Annie Langan, 2 children (Ireland); Anne Bannam, 1 child (Ireland); John & Mary King, 2 children (Ireland); James & Julia Donnelly, 3 children (Ireland)		
1875-1878					Bartlett Gray, #497 Warren, 20x42, (2 houses?) / 3 story house, \$1000	
1878-1880					Bartlett Gray, #497 Warren, 20x40 / 3 story house, \$1000	
1880				William and Annie Langdon, 37/36, carpenter, 3 children; Edward and Roseanna Farrell, 50/43, Irish, laborer, 4 children; Dennis and Ellen Finnigan, 55/44, Irish, laborer, 2 children; Patrick and Catherine Coleman, 29/28, Irish, laborer, 2 children		
1880-1884					Bartlett Gray, #497 Warren, 20x40 / 3 story house, (1880-\$1000, 1881 to 1882-\$1400, 1883 to 1884- \$2000)	
1884-1888					Bartlett Gray, #497 Warren, 20x40 / 3 story house, (1884 to 1886-\$2000, 1887 to 1888-\$2300)	

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1875				Patrick & Mary Connors, 7 children (Ireland); William & Annie Langan, 2 children (Ireland); Anne Bannam, 1 child (Ireland); John & Mary King, 2 children (Ireland); James & Julia Donnelly, 3 children (Ireland)		
1875-1878					Bartlett Gray, #497 Warren, 20x42, (2 houses?) / 3 story house, \$1000	
1888-1892					Bartlett Gray, #497 Warren, 20x40 / 3 story house, \$2300	
1892-1896					Bartlett Gray, #497 Warren, 20x40 / 3 story house, (1892 to 1893-\$2300, 1894 to 1896-\$2100)	
2/14/1893	Mary and Patrick Connors	James McGarry				Liber 2162:130
Lot 55 (formerly Lot 60), 495 Warren Street						
Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessment	Remarks/Newspaper Refs.
2/26/1801	Heirs of John Van Brunt	Jacob Van Brunt				Liber 36:266; Block 394, part of a large tract
5/19/1824	Heirs of Jacob Van Brunt	Helen Martense				Liber 14:428; Block 394, part of a large tract
5/19/1824	Widow of Jacob Van Brunt	Helen Martense				Liber 35:432
5/1/1935	Widow and Heirs of Jacob Van Brunt	George and Helen Martense				Liber 50:472; Block 394, part of a large tract
5/4/1835	George and Helen Martense	Charles Hoyt				Liber 49:157
8/22/1840	Charles and Mary Hoyt	Helen Martense (widow)				Liber 91:213
5/1/1839	Charles and Mary Hoyt	William Clinton				Liber 86:428

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1856			William Clinton, laborer, 183 E Warren (possibly on lot)			
1857			William Clinton, cartman h. E Warren n. Nevins			
1860				William and Catherine Clinton, 58/43, Irish, cartman, 6 children; Bridget Flannigan, 45, Irish, 3 children; John, Michael and Sarah Linan, 40/38/34, Irish, stone mason		
1865			Wm. Clinton, carman	William and Catherine Clinton, 60/49, Irish cartman, 5 children; Thomas and Rose Donalson 33/39, Irish, laborer, 3 children		h. E Warren n. Nevins
1869-1872					William Clinton, #495 Warren, 2 / 2 story house, \$650	
1872-1875					William Clinton, #495 Warren, 2 story, \$650	
1875				Catherine Clinton, 3 children, (Ireland); Octavius & Marie Foster (US); Frank & Phoebe Sullivan (US); Eva Gregg, 2 children (US); Roberta Watkins (US); Peter & Julia Donnelly (US); Stephen Shepard (US)		
1875-1878					William Clinton, #495 Warren, 2 / 2 story house, \$650	

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1878-1880					William Clinton, #495 Warren, 2 / 2 story house, (1878-\$650, 1879-1880-\$600)	
1880				John and Hannah Mc Sweeney, 36/35, Irish, huckster, 2 children; Joseph and Elizabeth Clinton, 26/23, marble cutter, 2 children/mother; (rear) Eliza and William Wilson, 26/24, Irish		
1880-1884					William Clinton, #495 Warren, 2 / 2 story house, (1880 to 1882- \$600, 1883 to 1884-\$1000)	2 frame in rear
1884-1888					William Clinton, #495 Warren, 2 story house, (1884 to 1885-\$1000, 1886 to 1888-\$1200)	
1888-1892					William Clinton, #495 Warren, \$1200	
2/25/1893	Herman Kopeke (referee) William Clinton (plaintiff)	James McGarry				Liber 2161:618
1892-1896					James McGarry, #495 Warren, 2 story, (1892-\$1200, 1893-\$4200, 1894 to 1896-\$11200 – 4 story)	New unified (495/493) 1893, old building down
Lot 56 (formerly Lot 54), 493 Warren Street						
Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessment	Remarks/Newspaper Refs.
2/26/1801	Heirs of John Van Brunt	Jacob Van Brunt				Liber 36:266; Block 394, part of a large tract
5/19/1824	Heirs of Jacob Van Brunt	Helen Martense				Liber 14:428; Block 394, part of a large tract

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1878-1880					William Clinton, #495 Warren, 2 / 2 story house, (1878-\$650, 1879-1880-\$600)	
1880				John and Hannah Mc Sweeney, 36/35, Irish, huckster, 2 children; Joseph and Elizabeth Clinton, 26/23, marble cutter, 2 children/mother; (rear) Eliza and William Wilson, 26/24, Irish		
1880-1884					William Clinton, #495 Warren, 2 / 2 story house, (1880 to 1882- \$600, 1883 to 1884-\$1000)	2 frame in rear
1884-1888					William Clinton, #495 Warren, 2 story house, (1884 to 1885-\$1000, 1886 to 1888-\$1200)	
1888-1892					William Clinton, #495 Warren, \$1200	
5/19/1824	Widow of Jacob Van Brunt	Helen Martense				Liber 35:432
5/1/1935	Widow and Heirs of Jacob Van Brunt	George and Helen Martense				Liber 50:472; Block 394, part of a large tract
5/4/1835	George and Helen Martense	Charles Hoyt				Liber 49:157
8/22/1840	Charles and Mary Hoyt	Helen Martense (widow)				Liber 91:213
5/30/1848	Helen Martense	Samuel McClure	no McClure			Liber 180:284

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1878-1880					William Clinton, #495 Warren, 2 / 2 story house, (1878-\$650, 1879-1880-\$600)	
1880				John and Hannah Mc Sweeney, 36/35, Irish, huckster, 2 children; Joseph and Elizabeth Clinton, 26/23, marble cutter, 2 children/mother; (rear) Eliza and William Wilson, 26/24, Irish		
1880-1884					William Clinton, #495 Warren, 2 / 2 story house, (1880 to 1882- \$600, 1883 to 1884-\$1000)	2 frame in rear
1884-1888					William Clinton, #495 Warren, 2 story house, (1884 to 1885-\$1000, 1886 to 1888-\$1200)	
1888-1892					William Clinton, #495 Warren, \$1200	
1850			no McClure	Samuel and Mary McClure 34/36, Ireland, contractor, 2 children; Philip and Mary Quigley 42/30, Ireland, Laborer, 2 children; Patrick and Johanna McGraw 26/21, Ireland, chandler (possibly this lot)		US Census p.128
3/9/1854	Samuel and Mary McClure	Daniel Cunningham	no Cunningham			Liber 355:188
1860-1870			no Cunningham	no Cunningham		
9/28/1871	Daniel Cunningham	John Schumaker				Liber 1016:243
1869-1872					Daniel Cunningham, #493 Warren, \$450	

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1878-1880					William Clinton, #495 Warren, 2 / 2 story house, (1878-\$650, 1879-1880-\$600)	
1880				John and Hannah Mc Sweeney, 36/35, Irish, huckster, 2 children; Joseph and Elizabeth Clinton, 26/23, marble cutter, 2 children/mother; (rear) Eliza and William Wilson, 26/24, Irish		
1880-1884					William Clinton, #495 Warren, 2 / 2 story house, (1880 to 1882- \$600, 1883 to 1884-\$1000)	2 frame in rear
1884-1888					William Clinton, #495 Warren, 2 story house, (1884 to 1885-\$1000, 1886 to 1888-\$1200)	
1888-1892					William Clinton, #495 Warren, \$1200	
1872-1875					Daniel Cunningham, #493 Warren, \$450	
1875			William Ball, tailor George Burleigh, laborer John Conklin, laborer Peter Dennison, painter Patrick Fogerty John Laffey, laborer Thomas McCharty, laborer	no 493 Warren in census		
4/21/1877	John Schumaker	James McGarry				Liber 1280:445

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1878-1880					William Clinton, #495 Warren, 2 / 2 story house, (1878-\$650, 1879-1880-\$600)	
1880				John and Hannah Mc Sweeney, 36/35, Irish, huckster, 2 children; Joseph and Elizabeth Clinton, 26/23, marble cutter, 2 children/mother; (rear) Eliza and William Wilson, 26/24, Irish		
1880-1884					William Clinton, #495 Warren, 2 / 2 story house, (1880 to 1882- \$600, 1883 to 1884-\$1000)	2 frame in rear
1884-1888					William Clinton, #495 Warren, 2 story house, (1884 to 1885-\$1000, 1886 to 1888-\$1200)	
1888-1892					William Clinton, #495 Warren, \$1200	
1875-1878					James McGarry, #493 Warren, 25x44, (1875 to 1877-\$450, 1878-\$1500)	New 1878
1878-1880					James McGarry, #493 Warren, 25x45 / 3 story, (1878 to 1879-\$1500, 1880-\$2500)	

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1880				Charles and Louise Bruencker, 57/49, Prussia, jeweler; Michael and Mary Moran, 56/53, Irish, laborer, 3 children; Richard, Nellie and Ann Ryan, 26/22/21, Irish, shoemaker; Owen and Ellen Haley, 50/40, Irish, laborer, 2 children; 3 boarders; John and Mary Gray, 25/24, brick mason, 2 children		
1880-1884					James McGarry, #493 Warren, 25x45 / 3 story, (1880-\$2500, 1881-\$2800, 1882-\$2600, 1883 to 1884- \$3000)	
1884-1888					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1888-1892					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1892-1896					James McGarry, #493 Warren, 2 story, (1892-\$1200, 1893-\$4200, 1894 to 1896-\$11200 – 4 story)	New unified (495/493) 1893, old building down
Lot 57 (formerly Lot 55), 491 Warren Street (aka 183 Nevins Street)						
Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessment	Remarks/Newspaper Refs.
2/26/1801	Heirs of John Van Brunt	Jacob Van Brunt				Liber 36:266; Block 394, part of a large tract
5/19/1824	Heirs of Jacob Van Brunt	Helen Martense				Liber 14:428; Block 394, part of a large tract
5/19/1824	Widow of Jacob Van Brunt	Helen Martense				Liber 35:432
5/1/1935	Widow and Heirs of Jacob Van Brunt	George and Helen Martense				Liber 50:472; Block 394, part of a large tract

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1880				Charles and Louise Bruencker, 57/49, Prussia, jeweler; Michael and Mary Moran, 56/53, Irish, laborer, 3 children; Richard, Nellie and Ann Ryan, 26/22/21, Irish, shoemaker; Owen and Ellen Haley, 50/40, Irish, laborer, 2 children; 3 boarders; John and Mary Gray, 25/24, brick mason, 2 children		
1880-1884					James McGarry, #493 Warren, 25x45 / 3 story, (1880-\$2500, 1881-\$2800, 1882-\$2600, 1883 to 1884- \$3000)	
1884-1888					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1888-1892					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
5/4/1835	George and Helen Martense	Charles Hoyt				Liber 49:157
8/22/1840	Charles and Mary Hoyt	Helen Martense (widow)				Liber 91:213
5/30/1848	Helen Martense	Samuel Steele	no Steele			Liber 180:286
1850			no Steele	Samuel and Elizabeth Steele, 41/28 Ireland, carman, 4 children; Andrew and Ann Keeler, Germany/Ireland house mover; Michael Russell, 24, Ireland, boat carpenter (possibly on this lot)		
12/27/1852	Samuel Steele	John McGarry	(Daniel and Patrick Garry [sic], East Warren near Nevins)			Liber 306:117

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1880				Charles and Louise Bruencker, 57/49, Prussia, jeweler; Michael and Mary Moran, 56/53, Irish, laborer, 3 children; Richard, Nellie and Ann Ryan, 26/22/21, Irish, shoemaker; Owen and Ellen Haley, 50/40, Irish, laborer, 2 children; 3 boarders; John and Mary Gray, 25/24, brick mason, 2 children		
1880-1884					James McGarry, #493 Warren, 25x45 / 3 story, (1880-\$2500, 1881-\$2800, 1882-\$2600, 1883 to 1884- \$3000)	
1884-1888					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1888-1892					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1860				John McGarry, 40, Irish, contractor, wife and 4 children; Peter and Catherine Gruhnver, 26, German, grocer		
1863			Margaret McGarry (widow)			h E. Warren c. Nevins
1865			Margaret McGarry (widow)	James (25) and Margaret (55, border) McGarry Irish, grocer, 2 sons; George Taylor (40), Scotland, 3 children		h. E. Warren c. Nevins
8/17/1869	Bridget McGarry	Charles Crosby (referee)				Liber 915:297
9/16/1869	Charles Crosby et al (partition)	James McGarry				Liber 915:307
1871			James McGarry, liquors Joseph McGarry, clerk			h. Warren c. Nevins

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1880				Charles and Louise Bruencker, 57/49, Prussia, jeweler; Michael and Mary Moran, 56/53, Irish, laborer, 3 children; Richard, Nellie and Ann Ryan, 26/22/21, Irish, shoemaker; Owen and Ellen Haley, 50/40, Irish, laborer, 2 children; 3 boarders; John and Mary Gray, 25/24, brick mason, 2 children		
1880-1884					James McGarry, #493 Warren, 25x45 / 3 story, (1880-\$2500, 1881-\$2800, 1882-\$2600, 1883 to 1884- \$3000)	
1884-1888					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1888-1892					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1869-1872					James McGarry, #491 Warren, 3 story, (1869-\$3200, 1870 to 1872-\$3000)	
1872-1875					James McGarry, #491 Warren, 3 story, \$3000	

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1880				Charles and Louise Bruencker, 57/49, Prussia, jeweler; Michael and Mary Moran, 56/53, Irish, laborer, 3 children; Richard, Nellie and Ann Ryan, 26/22/21, Irish, shoemaker; Owen and Ellen Haley, 50/40, Irish, laborer, 2 children; 3 boarders; John and Mary Gray, 25/24, brick mason, 2 children		
1880-1884					James McGarry, #493 Warren, 25x45 / 3 story, (1880-\$2500, 1881-\$2800, 1882-\$2600, 1883 to 1884- \$3000)	
1884-1888					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1888-1892					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1875			Thomas Barton, laborer John Burleigh, laborer Charles Jones, laborer Mary Maron, widow Daniel McCarthy, cooper James McGarry, deputy sheriff John McGarry, clerk John McGarry, inspector Joseph McGarry, liquors Joseph McGarry, clerk James Quinn, miller Taylor Laurence, carpenter Lawrence Reilly, carpenter Michael Shine, laborer	James & Delia McGarry, 3 children (US); Charles Jones (Ireland); John & Kate Walsh (Ireland);		

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1880				Charles and Louise Bruencker, 57/49, Prussia, jeweler; Michael and Mary Moran, 56/53, Irish, laborer, 3 children; Richard, Nellie and Ann Ryan, 26/22/21, Irish, shoemaker; Owen and Ellen Haley, 50/40, Irish, laborer, 2 children; 3 boarders; John and Mary Gray, 25/24, brick mason, 2 children		
1880-1884					James McGarry, #493 Warren, 25x45 / 3 story, (1880-\$2500, 1881-\$2800, 1882-\$2600, 1883 to 1884- \$3000)	
1884-1888					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1888-1892					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1875-1878					James McGarry, #491 Warren, 25x45 / 3 story, \$3000	
1878-1880					James McGarry, #491 Warren, 25x45 / 3 story, \$3000	
1880				Jane Gray and William Dempsey, 57/30; James and Delia McGarry, 36/26, liquor dealer, 2 children and boarder		
1880-1884					James McGarry, #491 Warren, 25x45 / 3 story, (1880-\$3000, 1881-\$4000, 1882-\$3500, 1883 to 1884- \$4500)	

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessments	Remarks/Newspaper Refs.
1880				Charles and Louise Bruencker, 57/49, Prussia, jeweler; Michael and Mary Moran, 56/53, Irish, laborer, 3 children; Richard, Nellie and Ann Ryan, 26/22/21, Irish, shoemaker; Owen and Ellen Haley, 50/40, Irish, laborer, 2 children; 3 boarders; John and Mary Gray, 25/24, brick mason, 2 children		
1880-1884					James McGarry, #493 Warren, 25x45 / 3 story, (1880-\$2500, 1881-\$2800, 1882-\$2600, 1883 to 1884- \$3000)	
1884-1888					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1888-1892					James McGarry, #493 Warren, 25x45 / 3 story, \$3000	
1886-1888					James McGarry, #491 Warren, 25x45 / 3 story, (1884 to 1885-\$4500, 1886 to 1888-\$5500)	
1888-1892					James McGarry, #491 Warren, 25x45 / 3 story, \$5500	
1892-1896					James McGarry, #491 Warren, 25x45 / 3 story, \$5500	
Lot 58 (formerly Lot 56), 175 Nevins Street						
Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessment	Remarks/Newspaper Refs.
2/26/1801	Heirs of John Van Brunt	Jacob Van Brunt				Liber 36:266; Block 394, part of a large tract
5/19/1824	Heirs of Jacob Van Brunt	Helen Martense				Liber 14:428; Block 394, part of a large tract

APPENDIX: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directories	NY and US Census	Tax Assessment	Remarks/Newspaper Refs.
5/19/1824	Widow of Jacob Van Brunt	Helen Martense				Liber 35:432
5/1/1935	Widow and Heirs of Jacob Van Brunt	George and Helen Martense				Liber 50:472; Block 394, part of a large tract
5/4/1835	George and Helen Martense	Charles Hoyt				Liber 49:157
8/22/1840	Charles and Mary Hoyt	Helen Martense (widow)				Liber 91:213
5/2/1849	Helen Martense	Bartley Gray				Liber 194:487
3/18/1869	Bartholomew (Bartley) Gray	Jane Gray				Liber 879:420
1880-1882					James McGarry, Nevins St, 25 x ? 4 story, (1880-1883 \$4000, 1884-\$5000)	