

HISTORICAL **PERSPECTIVES** INC.



Phase IA Archaeological Documentary Study

**135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, Kings County, New York**

LPC Department of City Planning / LA-CEQR-K

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Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, Kings County, New York**

LPC Department of City Planning / LA-CEQR-K

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EXECUTIVE SUMMARY

Dixon Advisory USA, Inc. proposes new residential and commercial development at 135 and 137 Bedford Avenue (Block 2305, Lots 5 and 6), in the Williamsburg neighborhood of Brooklyn, Kings County, New York (Figures 1 and 2 and Appendix A). This new development requires a zoning map amendment from the New York City Department of City Planning to establish a C1-4 commercial overlay to a depth of 100 feet over the existing R6A and R6B zoning districts on the eastern side of Bedford Avenue between North 9th Street and North 10th Street. The properties affected by this proposed rezoning are Block 2305, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and parts of Lots 10 and 34. These lots correspond to addresses of 127-145 Bedford Avenue, 167 North 9th Street and 168 North 10th Street. The proposed development on Lots 5 and 6 is a new five-story with cellar mixed-use residential and commercial building. The proposed development would contain approximately 2,822 sq. feet of commercial floor area on the ground floor and approximately 3,597 sq. ft. of residential floor area (3-5 dwelling units) on the upper floors. The ground floor of the portion of the building in the R6A district would have a height of 55 ft. and the portion of the building in the R6B district would have a height of 35 ft. Proposed project plans are included in Appendix A.

As part of the rezoning application, project materials were submitted to the New York City Landmarks Preservation Commission (LPC), which responded that:

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2014). (Santucci 10/25/2018).

The LPC identified Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10 as locations that require an archaeological documentary study. These lots correspond to addresses 133, 135, 137, 139, 141 and 143 Bedford Avenue, and 168 North 10th Street (Figure 2).

At the request of the project sponsors, Historical Perspectives, Inc. (HPI) presents the following Phase IA Archaeological Documentary Study of the 135-137 Bedford Avenue rezoning project. The study complies with the guidelines of the LPC (LPC 2018). For the purposes of this study, three designations are used throughout this report and on accompanying figures.

- The **Rezoning Area** includes all of the lots and partial lots that will be affected by the proposed rezoning, located along the Bedford Avenue frontage of the block and to a depth of 100 feet behind this frontage. Portions of Lots 10 and 34 are within this 100-foot designation. The Rezoning Area lots are depicted in a green dashed outline on figures.
- The **Archaeological Area of Potential Effect (APE)** includes the lots identified by LPC as requiring further study, and is a subset of the Rezoning Area. The Archaeological APE lots are depicted in a blue outline on figures.
- The **Applicant owned lots** are Lots 5 and 6, corresponding to 135 and 137 Bedford Avenue. These are the two lots that are proposed for new development. The Applicant owned lots are depicted in a red outline on figures. An architectural survey of 137 Bedford Avenue is included as Appendix B.

The purpose of this Phase IA Archaeological Documentary Study was to determine whether nineteenth-century archaeological resources occupations could remain within the Archaeological APE.

The Archaeological APE was part of a large farm tract prior to the 1840s, and there is no indication that it was developed with any structures before that time. However, by the late 1840s the present block and lots had been created. Lots 5, 6 and 7 were developed with the present residences between 1848 and 1850. Lots 2, 3, and 4 were developed with the current residences in the early 1860s. The residences on Lots 8 and 9 were constructed in 1874. The lot on the corner of Bedford Avenue and North 10th Street, historically known as Lot 10 and now known as Lot 9, was undeveloped during the nineteenth century. It contained gas pumps in the twentieth century, and now contains a building erected in 2000.

During the second half of the nineteenth century, the historic lots in the Archaeological APE housed multiple families at any given time. The houses had at least two families, and some had more. Some of the houses were occupied by their owners with additional renters, and other houses appeared to be solely rental properties. In general, however, the residents of the project site lots were headed by men with working class occupations, including builders, carpenters, masons, stonecutters, smiths, painters, carmen, rope makers, segar makers, sash makers, shoe makers, ship masters, policemen, laborers, and those employed in the nearby industries. Most men who could be traced in census records appeared to be married with children. The residents appeared to be a mixture of those born in the United States and immigrants, many from Ireland, England, and what is now Germany. Some residents lived on the lots for multiple years, while others stayed for shorter periods. Appendix D provides details of occupation data for the six historic lots.

In general, both piped city water and municipal sewers were installed under local streets in this part of Brooklyn in the early 1860s, and appear to have been completed by about 1863, when assessments for sewers under Fourth Street and North Ninth Street were finished. Newer houses would have been hooked up directly to these resources, while houses that were already in existence prior to these new advances often were hooked up several years later (examples of this delayed hookup phenomenon have been documented on other nearby properties, see HPI 2013 and 2014). The houses on Lot 5, 6, and 7 were constructed between 1848 and 1850, well before municipal water and sewer services were available. The houses on Lots 2, 3, and 4 were constructed in the early 1860s and probably were hooked up to the new municipal sewer under Fourth Street when they were constructed, or very shortly thereafter. City directories indicate the houses were occupied at least by 1863 (Lots 3 and 4) and 1865 (Lot 2).

All of the lots had open yard areas at one time, although some yard areas were built over with structures in subsequent years. Archaeological resources such as domestic and commercial artifacts and refuse associated with the project site residents and businesses may have been deposited in shaft features—particularly wells, cisterns and privies—that were likely located in the yards of the houses that were constructed prior to the availability of municipal water and sewers. Comparative data has shown that these types of archaeological resources frequently are found in urban contexts, particularly in Brooklyn.

Privies were located furthest from the residences, often along the rear lot lines, while wells and cisterns frequently (but not always) were located closer to the rear walls of street-fronting buildings or outbuildings. Privies and cisterns would be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location. From the late-1840s through the 1860s, before the introduction of piped city water, residents would have relied on rear yard shaft features, such as wells and cisterns. Privies and cesspools would have been used at least until the introduction of municipal sewers. As noted above, although municipal water and sewers were available under Bedford Avenue by the early 1860s, owners of buildings pre-dating service availability often did not hook up their buildings, many of which were rental properties, to water and sewer lines until years, and sometimes decades after the services were available, suggesting a potentially longer use-life for yard shaft features.

Identifying and examining buried features associated with the nineteenth century occupation of the project site may reflect the daily activities of the residents and provide insight into cultural behavior of the working class community at the time just before Brooklyn's rapid growth. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

Identifying historic period sensitivity on the historic lots that comprise the Archaeological APE is contingent on several factors. These are the likelihood that shaft features would have been constructed on the lots, given the absence of municipal water and sewers, and the possibility that these potential features could still be present given later disturbance. The table, below, summarizes the archaeological sensitivity potential for each of the historic lots within the Archaeological APE. Figure 12 illustrates those locations deemed archaeologically sensitive.

Archaeological Sensitivity by Historic Lot

Historic Lot	Building Date	Disturbance Status	Archaeological Sensitivity
2	Ca. 1863	Minimal, yard area has not been built over	Low , reduced probability of shaft features due to building age
3	Ca. 1863	Minimal, yard area has not been built over	Low , reduced probability of shaft features due to building age
4	Ca. 1863	Minimal, yard area has not been built over	Low , reduced probability of shaft features due to building age
5	Ca. 1848-1850	Minimal, yard area has not been built over	High , sensitive for shaft features
6	Ca. 1848-1850	Building addition and excavation has disturbed yard area nearest to house; rear portion may not be significantly disturbed	High , sensitive for shaft features at rear of lot; remainder of yard has been disturbed
7	Ca. 1848-1850	Building addition disturbed yard area nearest to house; former rear portion has been disturbed from construction of garage on Lot 10	Low , area closest to early core of house has been disturbed from building addition and rear of lot has been disturbed from construction of garage on Lot 10
8	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	Very Low , reduced probability of shaft features due to building age and disturbance
9	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	Very Low , reduced probability of shaft features due to building age and disturbance
10	2000	Former site of buried gas tanks and present building over majority of lot	None heavily disturbed

Based on the conclusions outlined above, HPI recommends that a program of archaeological field testing be undertaken on portions of Lots 5 and 6 within the Archaeological APE, as shown on Figure 12. This testing, often referred to as Phase IB, would determine the presence or absence of nineteenth-century shaft features and possible yard deposits associated with the former residents and buildings on the property. Archaeological field testing would involve using a backhoe to remove the existing ground surface (some of which is now covered with paving) from test trenches within the sensitive areas. Mechanical excavations, under the direction of an archaeologist, would continue to assist with removing modern fill or debris underlying the removed pavement in order to expose potential archaeological resources. HPI recommends no additional archaeological investigations for the remaining lots within the Archaeological APE.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of a field testing work plan (LPC 2018; CEQR 2014). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

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I. INTRODUCTION

Dixon Advisory USA, Inc. proposes new residential and commercial development at 135 and 137 Bedford Avenue (Block 2305, Lots 5 and 6), in the Williamsburg neighborhood of Brooklyn, Kings County, New York (Figures 1 and 2 and Appendix A). This new development requires a zoning map amendment from the New York City Department of City Planning to establish a C1-4 commercial overlay to a depth of 100 feet over the existing R6A and R6B zoning districts on the eastern side of Bedford Avenue between North 9th Street and North 10th Street. The properties affected by this proposed rezoning are Block 2305, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and parts of Lots 10 and 34. These lots correspond to addresses of 127-145 Bedford Avenue, 167 North 9th Street and 168 North 10th Street. The proposed development on Lots 5 and 6 is a new five-story with cellar mixed-use residential and commercial building. The proposed development would contain approximately 2,822 sq. feet of commercial floor area on the ground floor and approximately 3,597 sq. ft. of residential floor area (3-5 dwelling units) on the upper floors. The ground floor of the portion of the building in the R6A district would have a height of 55 ft. and the portion of the building in the R6B district would have a height of 35 ft. Proposed project plans are included in Appendix A.

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II. METHODOLOGY

The present study entailed review of various resources.

- Primary and secondary sources concerning the general precontact period and history of Bushwick and Williamsburg (historically spelled Williamsburgh) and specific events associated with the project site and vicinity were reviewed at the Brooklyn Historical Society, the library of HPI, and using online resources.
- Historic maps and photographs, and images were searched using materials from the New York Public Library, the Brooklyn Historical Society, the New York City Municipal Archives, the library of HPI, and using various online websites. These materials provided a chronology of land usage for the project site.

- Land records were reviewed at the Brooklyn Historical Society and on familysearch.com, focusing on the nineteenth century.
- Tax assessment records were reviewed at the New York City Municipal Archives. These records include data from 1868 through the end of the nineteenth century for Brooklyn.
- Selected city directories and federal and state census records were reviewed.
- Department of Building index records and certificates of occupancy were reviewed online.
- Information about previously recorded archaeological sites and surveys in the area was compiled from data available at the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), the LPC, and the library of HPI.
- The project sponsors provided a Phase I Environmental Site Assessment for the 135-137 Bedford Avenue lots of the overall rezoning project site (ALC Environmental 2018).

In addition, a site visit to discern areas of prior disturbance and current conditions was conducted on March 25, 2019 (Photographs 1-13; Figure 2).

III. CURRENT CONDITIONS AND ENVIRONMENTAL SETTING

A. Current Conditions

The Archaeological APE consists of seven modern tax lots/addresses within the larger Rezoning Area (Lots 2, 3, 4, 5, 6, 7, and 10), two of which, Lots 5 and 6, are owned by the project applicants and slated for new development. Historically, portions of ten smaller lots were part of the Archaeological APE (current Lots 2, 3, 4, 5, 6, and 7 and historic Lots 8, 9, 10, and 11). The modern lots are discussed individually, below, beginning with the two applicant owned lots. Current photographs are referenced, and additional recent photographs of Lots 5 and 6 from the Phase I Environmental Site Assessment (ALC Environmental 2018, Appendix 15.2) are provided in Appendix C.

Lot 5/137 Bedford Avenue

This lot is 20.25 feet wide and 80 feet deep. It contains a row house with two stories, a “basement” level which is partially below the street grade at the front of the house but at the same level as the yard at the back of the house, and a sub-basement or cellar level below the basement level (Photograph 1). The main part of the house is entered via steps up from the street. The basement level has both a front door to the street under the main house entrance, and rear door directly to the back yard. The cellar level has a hatch-style door with stairs leading up to the back yard. There is attic storage space above the second floor and under the roof eaves. The back yard is relatively level. It is covered with a small patio with paving tiles near the house, and soil/mulch over the rest of the yard (Photographs 2-4). The yard is bounded on all three sides by fencing or parts of the adjacent buildings. There is a small depression near the rear fence with visible rodent holes, suggesting a subterranean feature.

Lot 6/135 Bedford Avenue

This lot is 20.42 feet wide and 80 feet deep. It also contains a row house with two stories, a basement level, and a cellar level below the basement (Photograph 1). The core part of this house has a similar configuration to 137 Bedford Avenue. However, the house at 135 Bedford Avenue has a larger footprint due to an addition that extends approximately 20 feet further into the yard. There are solar panels and two air conditioner units on the roof. The basement and cellar levels continue into the addition portion of the house, and are connected by interior stairs. The back yard is paved with concrete closest to the house, where the original landform has been cut down in elevation to create an entrance to the basement level. There are steps leading up to a brick and concrete patio further from the house, at the original yard level (Photographs 5-6 and Appendix C). The yard is bounded on all three sides by fencing or parts of the adjacent buildings.

Lot 2/143 Bedford Avenue

This lot is 18.25 feet wide and 80 feet deep. It contains a two-story brick row house with a basement (Photograph 7). There is an open yard behind the house. The yard is bounded on all three sides by fencing or parts of the adjacent buildings.

Lot 3/141 Bedford Avenue

This lot is 18.25 feet wide and 80 feet deep. It contains a two-story row house with a basement (Photograph 7). There is an open yard behind the house. The yard is bounded on all three sides by fencing or parts of the adjacent building.

Lot 4/139 Bedford Avenue

This lot is 18.25 feet wide and 80 feet deep. It contains a two-story row house with a basement (Photograph 7). There is an open yard behind the house, which was photographed from the yard of adjacent 137 Bedford Avenue (Photograph 8). The yard is bounded on all three sides by fencing or parts of the adjacent building.

Lot 7/133 Bedford Avenue

This lot is 19.53 feet wide and 57.6 feet deep. The lot was originally 80 feet deep, but the rear portion was truncated when current Lot 10 was created and the automobile repair garage on Lot 10 was constructed. Lot 7 contains a two-story row house with a basement (Photograph 9). Like adjacent Lot 6, the core of this house has been extended with a two-story addition with a basement off the rear of the original house. The small remaining open yard area between the back of the house and Lot 10 is 19.53 feet wide and approximately 17 feet deep (Photographs 10-11).

Lot 8

This lot is 40 feet wide and 57.6 feet deep. It was formerly known as Lots 8 and 9, with each lot measuring 20 feet wide. Today the two historic lots have been combined into one lot. The two historic lots were originally 80 feet deep, but the rear portions were truncated when current Lot 10 was created and the automobile repair garage on Lot 10 was constructed. Lot 8 contains two conjoined four-story apartment buildings with basements (Photograph 12). The small remaining open yard area between the back of the buildings and Lot 10 is 40 feet wide and approximately 17 feet deep.

Lot 9

This lot is 20 feet wide and 57.6 feet deep. It was formerly known as historic Lot 10. The lot was originally 80 feet deep, but the rear portion was truncated when current Lot 10 was created and the automobile repair garage on it was constructed. This lot contains a four-story building with a basement, constructed in 2000 (Photograph 12). The rear yard area is paved and unfenced. Previously, this lot was either vacant or used for underground gas tanks and pumps associated with the garage on Lot 10.

Lot 10/168 North 10th Street

This lot is irregularly shaped, measuring 42.5 feet wide along North 10th Street, 79.56 feet deep on the northwest side, 100 feet deep on the southeast side, and with an angled interior configuration connecting the two sides. The northwest side of the lot contains former portions of historic Lots 7, 8, 9, and 10, specifically the rear 22.42 foot deep sections of these lots. The remaining portion was formerly known as Lot 11. The current Lot 10 contains a one-story automobile repair garage with a footprint over the majority of the lot, including the former rear sections of Lots 7, 8, and 9 (Photograph 13). There is a 20-foot deep concrete apron in front of the building along North 10th Street that serves as a parking area and driveway for the garage. The walls of the garage form the lot boundaries of the back of Lots 6, 7 and 8 and one side of Lot 6. There is a painted brick wall with a door separating the rear areas of Lots 8 and 9 and abutting the garage, allowing entrance to those yards from the street.

B. Topography and Hydrology

The Rezoning Area and vicinity are within a relatively level area with only modest change in elevation. One of the earliest topographical maps that indicated elevations showed the project site to be between 10-20 feet above sea level (Bien and Vermeule 1891). The earliest available Sanborn map, from 1884 (see Figure 9) indicates that the intersection of Bedford Avenue and North 9th Street was 32 feet in elevation and the intersection of Bedford Avenue

and North 10th Street was 18 feet in elevation. Subsequent Sanborn maps indicate the two intersections as 19/25 feet (Sanborn 1905, Figure 10) and 19.17/25.33 feet (Sanborn 1942, Figure 11). It is likely that the 1884 elevation of 32 feet was numerically inverted and the true elevation likely was 23 feet, given that subsequent maps depicted the elevation as 25 feet. Once the roadways were in place, which was the case by the mid-nineteenth century, it is probable that elevations did not change markedly. The change of reported elevations of 1-2 feet is over time is likely a minor discrepancy in mapping and/or measurements. A recent topographical survey has been completed for proposed development of Lot 5 (137 Bedford Avenue) within the Rezoning Area (Appendix B). According to these surveys, elevations along the Bedford Avenue frontage of the lots ranges from approximately 20-23 feet (NAVD 88 datum) and elevations in the rear yard range from approximately 18.5-19.5 feet (NAVD 88 datum).

Prior to development in the area, Block 2305 partially overlapped marshlands surrounding Bushwick Creek (Colton 1849, Figure 4). The Rezoning Area lots were on firm ground, although the southeastern portion of the block was within the marshlands. The channel of Bushwick Creek was approximately 500 feet southeast of the Rezoning Area. Bushwick Creek formerly flowed northwest and entered the East River via a wide inlet north of North 13th Street.

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. Massive accumulations of glacial debris were deposited at the margins of the ice sheet, forming a series of low hills or terminal moraines (Eisenberg 1978:19). 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 Rezoning Area. 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 1968:195,199).

D. Soils

According to the soil survey for New York City (Figure 3), the Rezoning Area overlaps two soil mapping units. Soil mapping unit 2, known as “Pavement & buildings, till substratum, 0 to 5 percent slopes,” is described as:

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).

Soil mapping unit 101, known as “Pavement & buildings, wet substratum-Laguardia-Ebbets complex, 0 to 8 percent slopes,” is 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).

No soil borings have been completed within the Rezoning Area.

IV. BACKGROUND RESEARCH/HISTORICAL OVERVIEW

A. Previously Recorded Archaeological Sites and Surveys

The archaeological site file inventories from the New York State Museum (NYSM) and the NYSOPRHP indicate that three archaeological sites have been recorded within a one-mile radius of the Rezoning Area. These sites are summarized in Table 1, below.

Table 1: Archaeological sites within one mile of the Rezoning Area

Site # and Name	Distance from Rezoning Area	Time Period	Site Type
04701.015660 Continental Iron Works-Site of 'the Monitor'	0.5 mile northwest	1860s	Iron works
04701.018779 Schnaderbeck Brewery Vaults	0.7 mile southeast	1859-1879	Brewery Vaults
04701.018883 101 S. 5 th Street Historical Archaeological Site	0.6 mile southwest	1850s-1880s	Domestic

There have been a number of archaeological studies completed within a one-mile radius of the Rezoning Area in Brooklyn. During the 1990s, several urban renewal and redevelopment plans occurred in the East Williamsburg neighborhood, including the Scholes Street Urban Renewal Housing Site (HPI 1992a), the Maujer Street Community Development Plan (HPI 1992b), the Williamsburgh Houses Community Center project (Greenhouse 1995), and the 140 Johnson Avenue project (City/Scape 1997).

More recently, archaeological studies undertaken for development and infrastructure projects have included the 90 Havemeyer Street project (Bergoffen 2005), the 11 Broadway project (JMA 2010), the 1 Maspeth Avenue project (HPI 2013a), the LPC Warehouse Development for Affordable Housing project (HPI 2015), the 33 Ten Eyck Street project (Bergoffen 2015, 2016), the Canarsie L Line New Substation at 5 Maspeth Avenue (HPI 2016), and the 70 Scholes Street project (HPI 2018).

B. Historic Period Summary

The Rezoning Area falls within the colonial boundaries of the Town of Bushwick, and the nineteenth-century Village and Town of Williamsburgh and City of Williamsburg. The first purchase of land that would become Bushwick was in 1638 by the West India Company; the first European settlers came to the area in the 1640s, a scattered group of Swedes, Norwegians, and Dutch. In 1661, the village center of what would become known as Bushwick was laid out with 22 house lots, north of the intersection of what is now Bushwick and Metropolitan Avenues. The Dutch settlement of *Het Dorp*, or village center, was located approximately three quarters of a mile southeast of the Rezoning Area (Stiles 1884; Armbruster 1912). During the colonial period, the Rezoning Area was part of a larger tract of land which, in a 1719 deed to Francis Titus, was noted as a farm including approximately 58 acres of upland and additional marshland surrounding Bushwick Creek (Stiles 1869, Vol. II:314).

The original Village of Williamsburgh split off from the Town of Bushwick and incorporated in 1827. The Village was located west of approximately Union Avenue to the East River, and included the Rezoning Area. A map published in 1833 showed the Williamsburgh proposed new street grid for the first time (Ewen 1833). What is now Bedford Avenue was called Fourth Street and what is now Driggs Avenue was called Fifth Street. At the time of the survey, the Rezoning Area was at the edge of land attributed to William Vail, who had purchased the approximately 25-acre tract in 1820 after winning a court case against former owner James Provost and others (Liber 12:599). Adjoining parts of the block, shown as marshland, were attributed to John Morell.

Following the creation of the Williamsburgh street grid, which divided the former farmland into new blocks and lots, there was considerable land speculation during the 1830s and 1840s. Samuel J. Hunt, a wealthy businessman from Manhattan and the husband of William Vail's daughter Elizabeth, provided mortgage funds to purchase a number of lots in different parts of Williamsburgh beginning in 1839, including lots in the Rezoning Area (Liber 80:492, 500). In 1843, however, the land speculators to whom Hunt had provided funds declared bankruptcy and the land reverted back to Hunt (Liber 107:407). At that time the extent of his holdings in Williamsburgh was noted as totaling 40 acres and containing approximately 500 city lots, each measuring 25 feet wide and 100 feet deep.

In 1840, the Village of Williamsburgh became the Town of Williamsburgh, separating from Bushwick. Several historic maps from the 1840s illustrated the new street grid in Williamsburgh, although none showed specific development locations (U.S.C.S. 1845; Vieth 1845; Colton 1849, Figure 4; Sidney 1849). The first historic map that depicted specific buildings in Williamsburgh, including the Rezoning Area, was the 1850 Dripps map (Figure 5). On that map, development was shown in the middle of the Bedford Avenue frontage, corresponding to current Lots

5, 6, and 7 within the Archaeological APE, now known as 133, 135, and 137 Bedford Avenue. Several structures associated with a varnish factory were shown on the block adjacent to the Rezoning Area, with a frontage on North 9th Street.

During the nineteenth century, the Archaeological APE lots were identified using different numbering schemes, by lot numbers, ward numbers, and three sets of addresses. Table 2, below, details the varied ways each lot was identified over time in each primary source. Of note, addresses in city directories, particularly during the 1850s and 1860s, were not always consistent for each lot from year to year.

Table 2: Archaeological APE Lot, Ward, and Address Numbers

Modern lot	Historic lot	Ward number Old/New (tax assessments)	1850s to early 1870s address (directories)	Mid-1870s to 1886 address (directories)	1886+ address (directories)
2	2	26/2	302 or 304 4 th	354	143 Bedford
3	3	25/3	304 or 306 4 th	356	141 Bedford
4	4	24/4	306 or 308 4 th	358	139 Bedford
5	5	23/5	308 or 310 4 th	360	137 Bedford
6	6	22/6	310 or 312 4 th	362	135 Bedford
7	7	21/7	314 4 th	364	133 Bedford
10	11 and rear portions of 7, 8, 9, and 10	17-20/8-11	314 4 th	364, 366, 368, 370 Fourth St., 162 N. Tenth St.	127-131 Bedford

Using the identifications in the above table, each historic lot was researched to determine the year that it was developed with a residential structure, established the owners, and when possible, the occupants of the house during the second half of the nineteenth century. The information for each historic lot is presented in Appendix D. Appendix E provides tax photographs from 1939-1941 of the original nineteenth-century houses on the Archaeological APE historic lots.

Based on city directory listings for Williamsburgh in 1848 and 1850, it appears that the buildings on Lots 5, 6, and 7 were constructed between the publications of these two registers. Although there were several residents listed in the 1848 city directory as living on Fourth Street near the corner of North 9th Street, it is uncertain if any of these corresponded to the buildings in the Archaeological APE. In the 1850 city directory, however, residents were listed for 312 and 314 Fourth Street, numbers formerly used for Lots 6 and 7. A third listing, for 318 Fourth Street, may also have corresponded to the Archaeological APE. The three residences on Lots 5, 6, and 7 likely were constructed concurrently, probably between 1848 and 1849, based on their similarities in size and design, as shown on historic photographs in Appendix E. All three lots were still owned by Samuel J. Hunt during this period, and it is likely that he had the houses constructed as rental properties, as he continued to live elsewhere. Residents listed in the city directories were men with working class professions, often in the building or shipbuilding trades. A review of the 1850 federal census confirmed that the men headed households including their wives and children. Some were born in the United States while others were recent immigrants from European countries including England and Germany. The residences generally had two families listed for each building (see Appendix D).

In 1852, the Town of Williamsburgh became the City of Williamsburg (with a new spelling), and in 1855 the City of Williamsburg was annexed to the City of Brooklyn, becoming with Bushwick, its Eastern District. The 1854 Williamsburgh (sic) city directory again had listings for household heads at 312 and 314 Fourth Street, and the 1855 Brooklyn city directory had listings for 310, 312, and 314 Fourth Street. The new residents for 310 Fourth Street matched residents formerly listed at 119 North 9th Street in the 1850 city directory, which was near the corner of Fourth Street.

The 1854 Williamsburgh (sic) city directory also, for the first time, listed the locations of the public cisterns throughout the city, where local residents could obtain drinking water. The nearest public cistern to the Rezoning Area was at the corner of Fourth Street and North 8th Street, one block to the southwest. As Armbruster (1942) explained:

The water supply was, until the Ridgewood water was introduced [starting in 1859], largely derived from the wooden pumps, set commonly at street corners at intervals of about four blocks.

About 1850 the drinking water was provided by the pumps. On the opposite side of the street was a large cistern, kept full from these pumps by the city authorities to fight fires. Every family had its cedar pail and cocoanut dipper for its drinking water from the pumps and cistern water for household purposes (Armbruster 1942:31).

Thus, the residences constructed in the late 1840s on Lots 5, 6, and 7 would have relied on the nearby public pump, as well as individual cisterns for each house. Cisterns usually were located immediately off the backs of the houses, and obtained rainwater via downspouts from the roof of the buildings. After the neighborhood was supplied with piped city water under the streets, generally after 1859, houses would have been able to connect to the municipal source, negating the need for new cisterns on properties.

Also in 1859, the City of Brooklyn began work on providing sewers under local streets, which houses could then hook into. The Brooklyn Office of the Sewer Commissioners established sewer districts for the City of Brooklyn in 1859, and construction began in the following years. By 1863, sewer assessments had been completed for construction of sewers under the Fourth Street and North 9th Street sides of the Rezoning Area (*Brooklyn Daily Eagle* 4/11/1863).

The houses on Lots 2, 3, and 4 (now respectively 143, 141 and 139 Bedford Avenue) appear to have been constructed in the early 1860s. In 1861, Samuel J. Hunt sold these lots to Isaac Ackerly and James Clark (Liber 549:402). The new owners, a carpenter and a mason, likely were the builders of these three very similar residences, each of which is two stories with a basement. The tax photographs in Appendix E illustrate the taller style windows on the houses for Lots 3 and 4, which were popular during the early 1860s. The front of the house on Lot 2 appears to have been retrofitted at a later date, probably in about 1905 when it was altered (DOB records), but likely had a similar design when it was first built. These three new houses probably were hooked up to the new municipal sewer under Fourth Street when they were constructed, or very shortly thereafter. The first city directory entries for two of these houses, at 304 and 306 Fourth Street, were in 1863 and the first entry for 302 was in 1865.

During the 1860s, owner Samuel J. Hunt sold the remaining lots on Bedford Avenue to others. In 1863 he sold Lot 6 to Michael McGrother (Liber 592:370), in 1864 Lot 5 to John Conboy (Liber 6--:140), in 1865 Lot 7 to Owen Duffy (Liber 653:330), and in 1868 Lot 8 to Susan Duffy and Lots 9 and 10 to Owen Duffy (Liber 816:504; Liber 808:394). The 1865 New York state census showed that Lots 2, 3, 4, 5, 6, and 7 were all occupied with residents, most with two or three families per house. All of the new owners and their families occupied one of units in these houses, with the other spaces occupied by renters. The household heads on Bedford Avenue continued to have working class occupations, and represented a mixture of those born in America and European immigrants. The 1864 Dripps map (Figure 6) confirms that much of the Bedford Avenue frontage was now covered with buildings. The lots on the corner of North 10th Street were still vacant, however.

Tax assessment records are available for the City of Brooklyn beginning in 1868. These records confirmed information gleaned from maps, city directories, and census records about the houses within the Rezoning Area during this period. In 1868, Lots 2, 3, and 4 each contained a two-story building with basement, valued at \$1200 each. The buildings on Lots 5, 6, and 7, also each with a two-story and basement building, were valued at \$800 each, likely attesting to their older age and smaller size. There was a one and a half-story building on Lot 8 by this year, valued at \$500. Lots 9 and 10 were vacant. The 1869 Dripps map (Figure 7) showed generalized conditions from this period, although erroneously showed Lots 9 and 10 as containing buildings, when tax records indicated they were vacant.

By 1874, tax records showed that the small building on Lot 8 had been demolished. Two four-story buildings had been constructed on Lots 8 and 9 in its place. A Higginson map (the base map was published in 1868 and it was updated by pasting over new information in subsequent years) showed the two four-story buildings on Lots 8 and 9, along with the older buildings on Lots 2-7 (Figure 8). The house on Lot 7 was shown to have a one-story extension off the rear, which was noted in the tax records by 1875.

The Higginson map also showed the extent of the adjacent varnish factory on the interior of the block. This factory had existed at least since 1850, when it was depicted and labeled on the Dripps map (Figure 5). The factory had a number of different owners and operators over the ensuing decades. In 1855, a newspaper article indicated a fire had occurred at the factory when a kettle of varnish boiled over, and caused substantial damage. At that time the factory was owned by John Martin (*Brooklyn Daily Eagle* 9/10/1855). The Higginson map labeled the complex the De Voes Varnish Factory. Given the presence of paste-overs on the map, it appears the facility went through several changes in configuration after 1868. Starting in 1868, however, and continuing through 1898, tax assessment records indicated that the complex was attributed to William D. Chase. His name also was associated with the factory on the 1884 Sanborn map (Figure 9). Part of the varnish factory complex was located on the southeastern side of modern Lot 10, which at the time was the 20-foot wide historic Lot 11, extending 100 feet deep from the North 10th Street frontage.

The buildings fronting Bedford Avenue within the Archaeological APE continued to be used as residences through the end of the nineteenth century. There was no change to the footprints of the buildings on the lots during this period. Tax assessments noted some turnover of owners across the properties, and city directory and census records indicated a continued pattern of buildings usually occupied by the owner and family in one unit, and families of renters in the remaining units. The population remained a working class mixture of Americans and immigrants. Given the industrial nature of the neighborhood during the nineteenth century, with various factories and other industries in the area, many of the local residents worked in these occupations. Appendix D details the occupation data for the Archaeological APE lots. In the early 1880s, Fourth Street was renamed Bedford Avenue, although the change from one name to the other took some time to be adopted in city directories and tax records. As noted in Table 2, there were three sets of street numbers during the second half of the nineteenth century as well.

During the twentieth century, the extent of the residential buildings on the Archaeological APE lots remained unchanged. The 1905 Sanborn map (Figure 10) indicated a similar configuration across the Archaeological APE as the earlier 1884 Sanborn map. However, by this time the varnish factory on the adjacent lots had closed. A 1904 Hyde map indicated the establishment was then known as J. Smith Oil and Varnishes, but by 1905 a number of the varnish factory buildings had been razed and the now smaller complex of buildings was labeled J.R. Hatch Printers Supplies.

The next change to the Archaeological APE came in the 1930s, when the present automobile repair garage was constructed on what is now Lot 10. A certificate of occupancy was issued for the building in 1933, at that time noted as 127 Bedford Avenue, as the lot on the corner of North 10th Street was still undeveloped (DOB records). Constructing the garage entailed reconfiguring the historic lots, such that the rear of Lots 7, 8, 9, and 10 were taken for the new Lot 10. The 1942 Sanborn map (Figure 11) showed the layout of the new lot configuration with the automobile garage footprint covering the former rear yards of the lots fronting Bedford Avenue. At that time, there were several gas pumps on historic Lot 10, indicating the presence of buried fuel tanks (present Lot 9). Tax photographs of the lots of the Rezoning Area, taken between 1939-1941, provide a visual confirmation of the conditions on the different lots at about the same time as the 1942 Sanborn map (Appendix E). Since the 1930s, the only new building constructed within the Rezoning Area was the four-story building on Lot 9, completed in 2000 (DOB records).

V. CONCLUSIONS

The purpose of this Phase IA Archaeological Documentary Study was to determine whether nineteenth-century archaeological resources occupations could remain within the Archaeological APE.

The Archaeological APE was part of a large farm tract prior to the 1840s, and there is no indication that it was developed with any structures before that time. However, by the late 1840s the present block and lots had been created. Lots 5, 6 and 7 were developed with the present residences between 1848 and 1850. Lots 2, 3, and 4 were developed with the current residences in the early 1860s. The residences on Lots 8 and 9 were constructed in 1874. The lot on the corner of Bedford Avenue and North 10th Street, historically known as Lot 10 and now known as Lot 9, was undeveloped during the nineteenth century. It contained gas pumps in the twentieth century, and now contains a building erected in 2000.

During the second half of the nineteenth century, the historic lots in the Archaeological APE housed multiple families at any given time. The houses had at least two families, and some had more. Some of the houses were occupied by their owners with additional renters, and other houses appeared to be solely rental properties. In general, however, the residents of the project site lots were headed by men with working class occupations, including builders, carpenters, masons, stonecutters, smiths, painters, carmen, rope makers, segar makers, sash makers, shoe makers, ship masters, policemen, laborers, and those employed in the nearby industries. Most men who could be traced in census records appeared to be married with children. The residents appeared to be a mixture of those born in the United States and immigrants, many from Ireland, England, and what is now Germany. Some residents lived on the lots for multiple years, while others stayed for shorter periods. Appendix D provides details of occupation data for the six historic lots.

In general, both piped city water and municipal sewers were installed under local streets in this part of Brooklyn in the early 1860s, and appear to have been completed by about 1863, when assessments for sewers under Fourth Street and North Ninth Street were finished. Newer houses would have been hooked up directly to these resources, while houses that were already in existence prior to these new advances often were hooked up several years later (examples of this delayed hookup phenomenon have been documented on other nearby properties, see HPI 2013 and 2014). The houses on Lot 5, 6, and 7 were constructed between 1848 and 1850, well before municipal water and sewer services were available. The houses on Lots 2, 3, and 4 were constructed in the early 1860s and probably were hooked up to the new municipal sewer under Fourth Street when they were constructed, or very shortly thereafter. City directories indicate the houses were occupied at least by 1863 (Lots 3 and 4) and 1865 (Lot 2).

All of the lots had open yard areas at one time, although some yard areas were built over with structures in subsequent years. Archaeological resources such as domestic and commercial artifacts and refuse associated with the project site residents and businesses may have been deposited in shaft features—particularly wells, cisterns and privies—that were likely located in the yards of the houses that were constructed prior to the availability of municipal water and sewers. Comparative data has shown that these types of archaeological resources frequently are found in urban contexts, particularly in Brooklyn.

Privies were located furthest from the residences, often along the rear lot lines, while wells and cisterns frequently (but not always) were located closer to the rear walls of street-fronting buildings or outbuildings. Privies and cisterns would be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location. From the late-1840s through the 1860s, before the introduction of piped city water, residents would have relied on rear yard shaft features, such as wells and cisterns. Privies and cesspools would have been used at least until the introduction of municipal sewers. As noted above, although municipal water and sewers were available under Bedford Avenue by the early 1860s, owners of buildings pre-dating service availability often did not hook up their buildings, many of which were rental properties, to water and sewer lines until years, and sometimes decades after the services were available, suggesting a potentially longer use-life for yard shaft features.

Identifying and examining buried features associated with the nineteenth century occupation of the project site may reflect the daily activities of the residents and provide insight into cultural behavior of the working class community at the time just before Brooklyn's rapid growth. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

Identifying historic period sensitivity on the historic lots that comprise the Archaeological APE is contingent on several factors. These are the likelihood that shaft features would have been constructed on the lots, given the absence of municipal water and sewers, and the possibility that these potential features could still be present given later disturbance. Table 3, below, summarizes the archaeological sensitivity potential for each of the historic lots within the Archaeological APE. Figure 12 illustrates those locations deemed archaeologically sensitive.

Table 3: Archaeological Sensitivity by Historic Lot

Historic Lot	Building Date	Disturbance Status	Archaeological Sensitivity
2	Ca. 1863	Minimal, yard area has not been built over	Low , reduced probability of shaft features due to building age
3	Ca. 1863	Minimal, yard area has not been built over	Low , reduced probability of shaft features due to building age
4	Ca. 1863	Minimal, yard area has not been built over	Low , reduced probability of shaft features due to building age
5	Ca. 1848-1850	Minimal, yard area has not been built over	High , sensitive for shaft features
6	Ca. 1848-1850	Building addition and excavation has disturbed yard area nearest to house; rear portion may not be significantly disturbed	High , sensitive for shaft features at rear of lot; remainder of yard has been disturbed
7	Ca. 1848-1850	Building addition disturbed yard area nearest to house; former rear portion has been disturbed from construction of garage on Lot 10	Low , area closest to early core of house has been disturbed from building addition and rear of lot has been disturbed from construction of garage on Lot 10
8	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	Very Low , reduced probability of shaft features due to building age and disturbance
9	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	Very Low , reduced probability of shaft features due to building age and disturbance
10	2000	Former site of buried gas tanks and present building over majority of lot	None heavily disturbed

VI. RECOMMENDATIONS

Based on the conclusions outlined above, HPI recommends that a program of archaeological field testing be undertaken on portions of Lots 5 and 6 within the Archaeological APE, as shown on Figure 12. This testing, often referred to as Phase IB, would determine the presence or absence of nineteenth-century shaft features and possible yard deposits associated with the former residents and buildings on the property. Archaeological field testing would involve using a backhoe to remove the existing ground surface (some of which is now covered with paving) from test trenches within the sensitive areas. Mechanical excavations, under the direction of an archaeologist, would continue to assist with removing modern fill or debris underlying the removed pavement in order to expose potential archaeological resources. HPI recommends no additional archaeological investigations for the remaining lots within the Archaeological APE.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of a field testing work plan (LPC 2018; CEQR 2014). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

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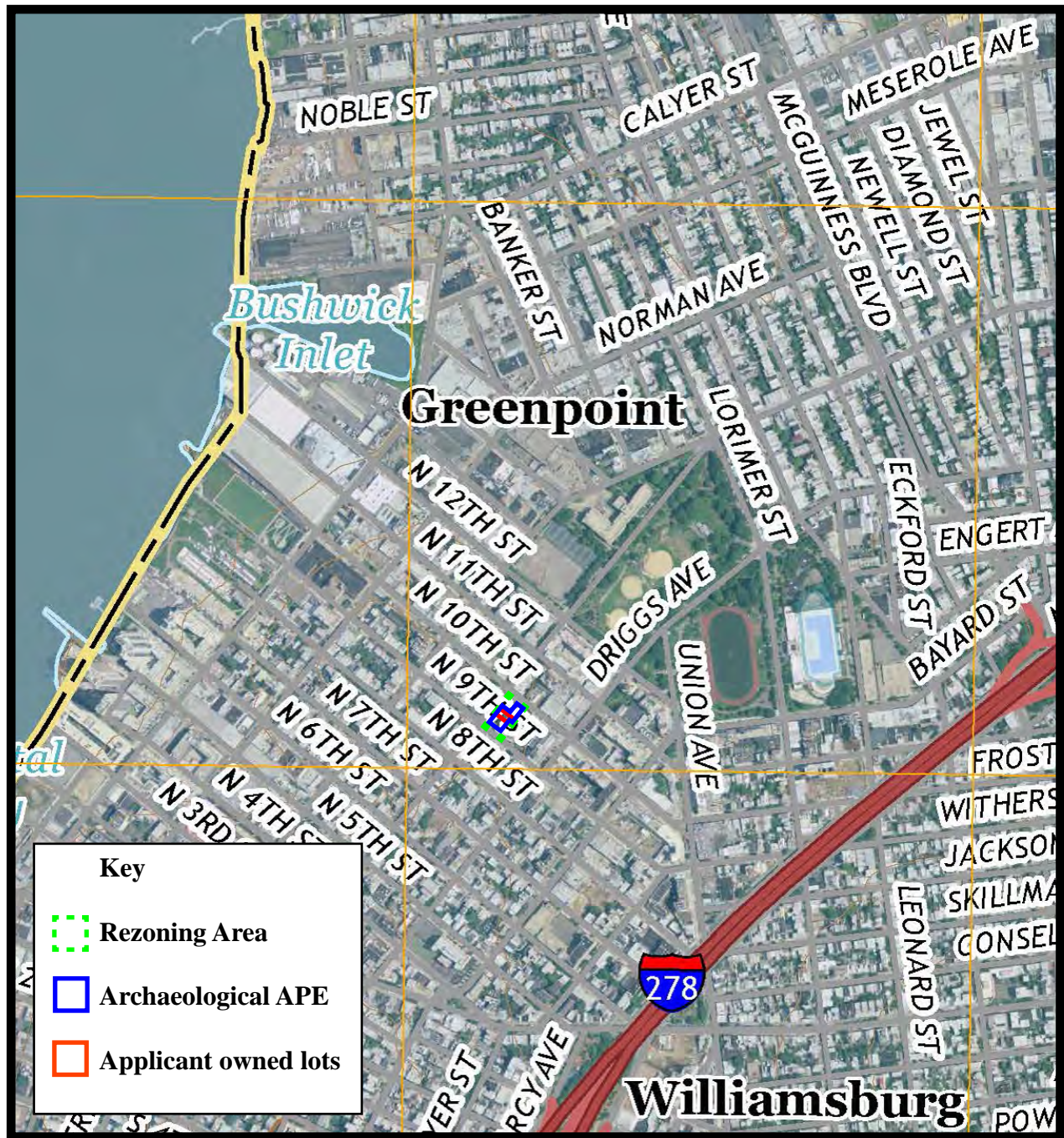
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FIGURES



Phase IA Archaeological Documentary Study
 135-137 Bedford Avenue Rezoning
 Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
 Brooklyn, New York

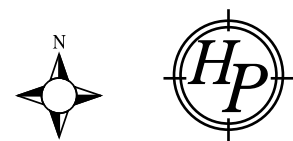
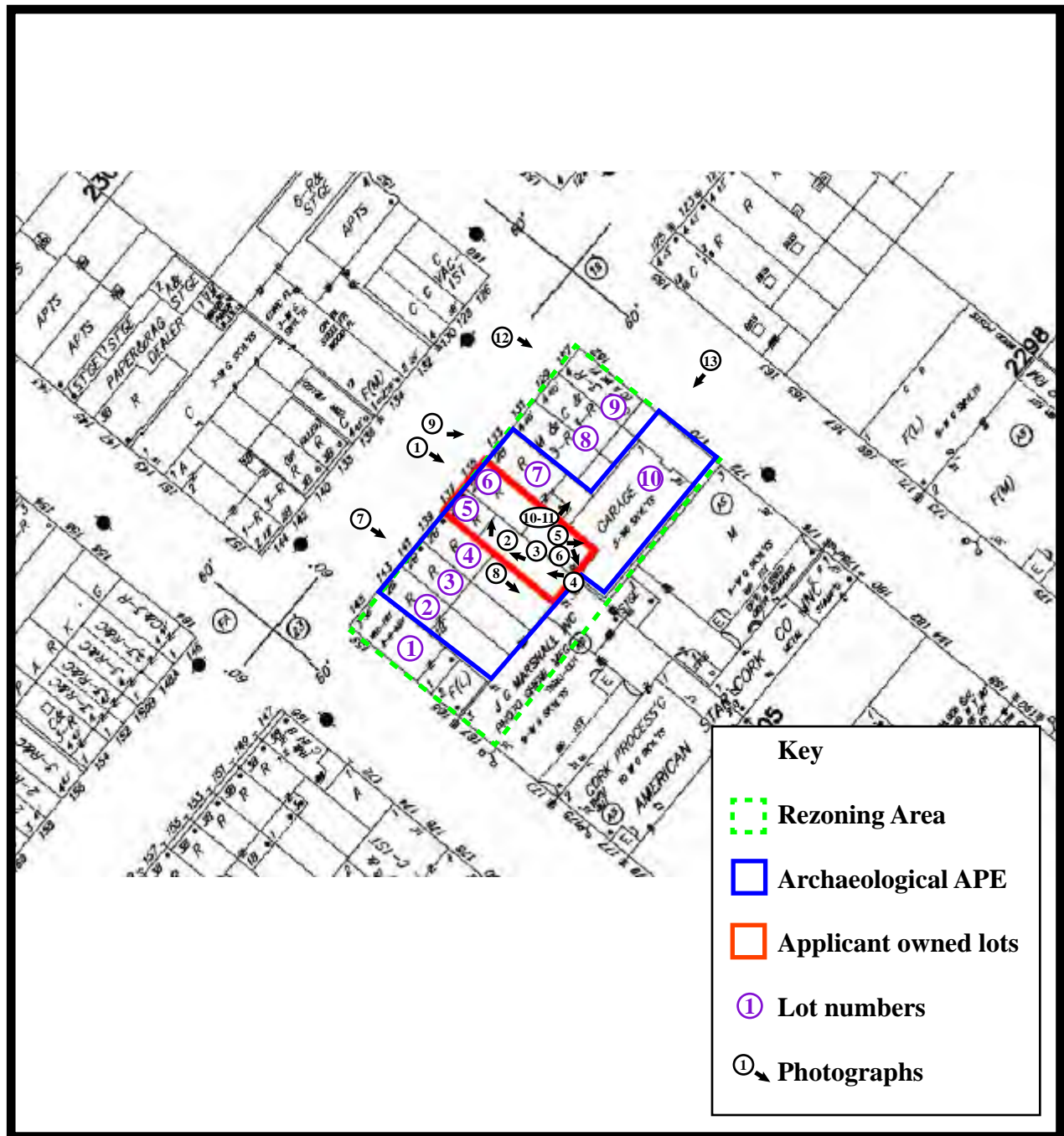


Figure 1: *Brooklyn, N.Y. 7.5 Minute Topographic Quadrangle (U.S.G.S. 2016).*

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Phase IA Archaeological Documentary Study
 135-137 Bedford Avenue Rezoning
 Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
 Brooklyn, New York

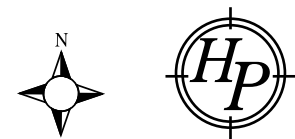
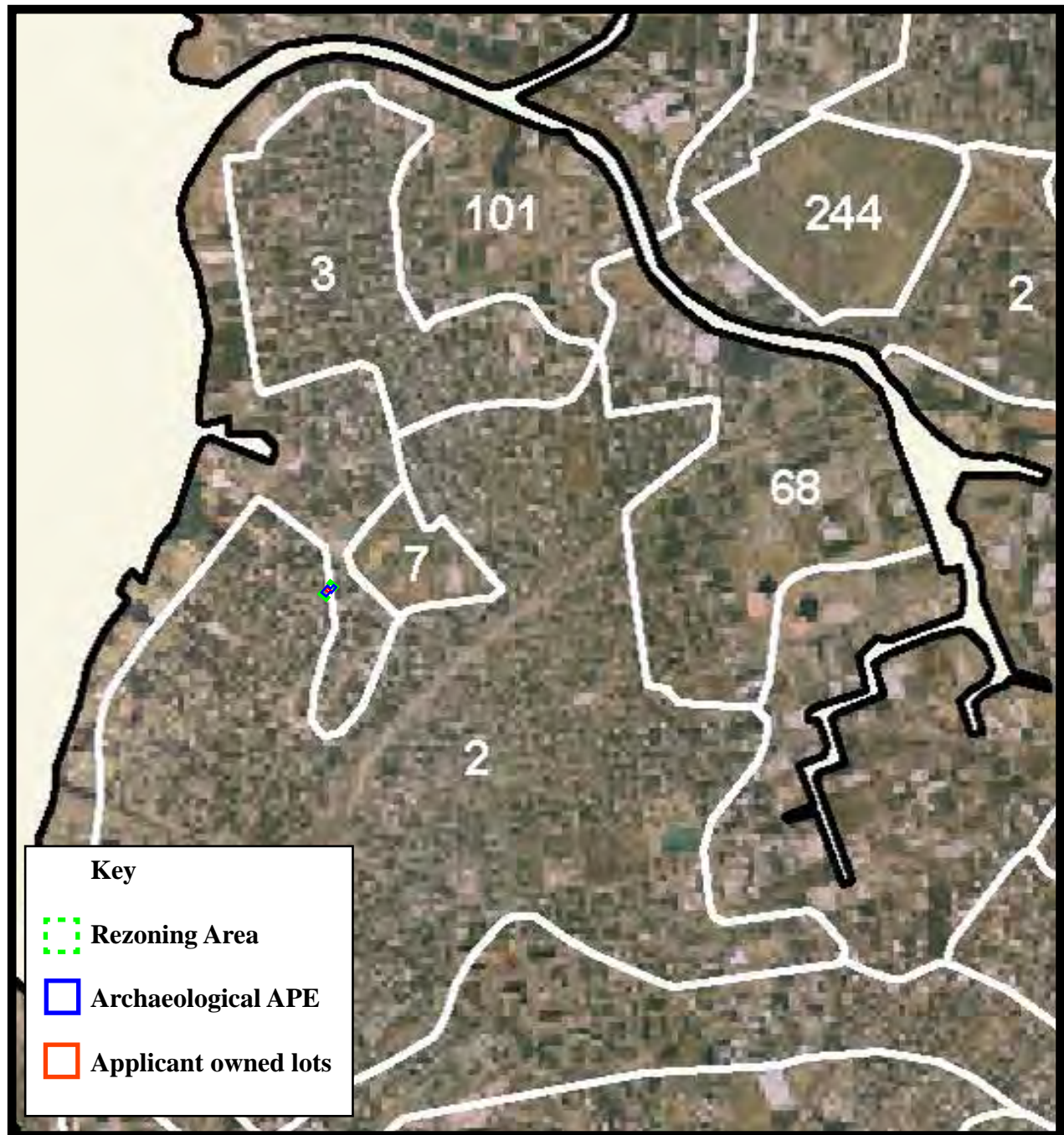


Figure 2: Insurance Maps of the Borough of Brooklyn, New York (Sanborn 2007).

0 50 100 150 200 250 FEET



Phase IA Archaeological Documentary Study
 135-137 Bedford Avenue Rezoning
 Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
 Brooklyn, New York

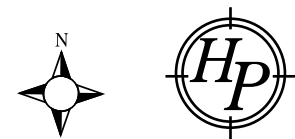


Figure 3: New York City Reconnaissance Soil Survey (U.S.D.A. 2006).

0 500 1000 1500 2000 2500 FEET



Phase IA Archaeological Documentary Study
 135-137 Bedford Avenue Rezoning
 Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
 Brooklyn, New York

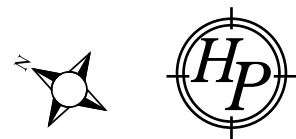


Figure 5: Map of the City of Brooklyn, also the Village of Williamsburgh (Dripps 1850).

0 200 400 600 800 1000 FEET



Phase IA Archaeological Documentary Study
 135-137 Bedford Avenue Rezoning
 Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
 Brooklyn, New York

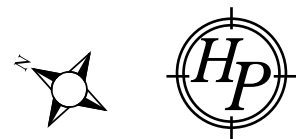
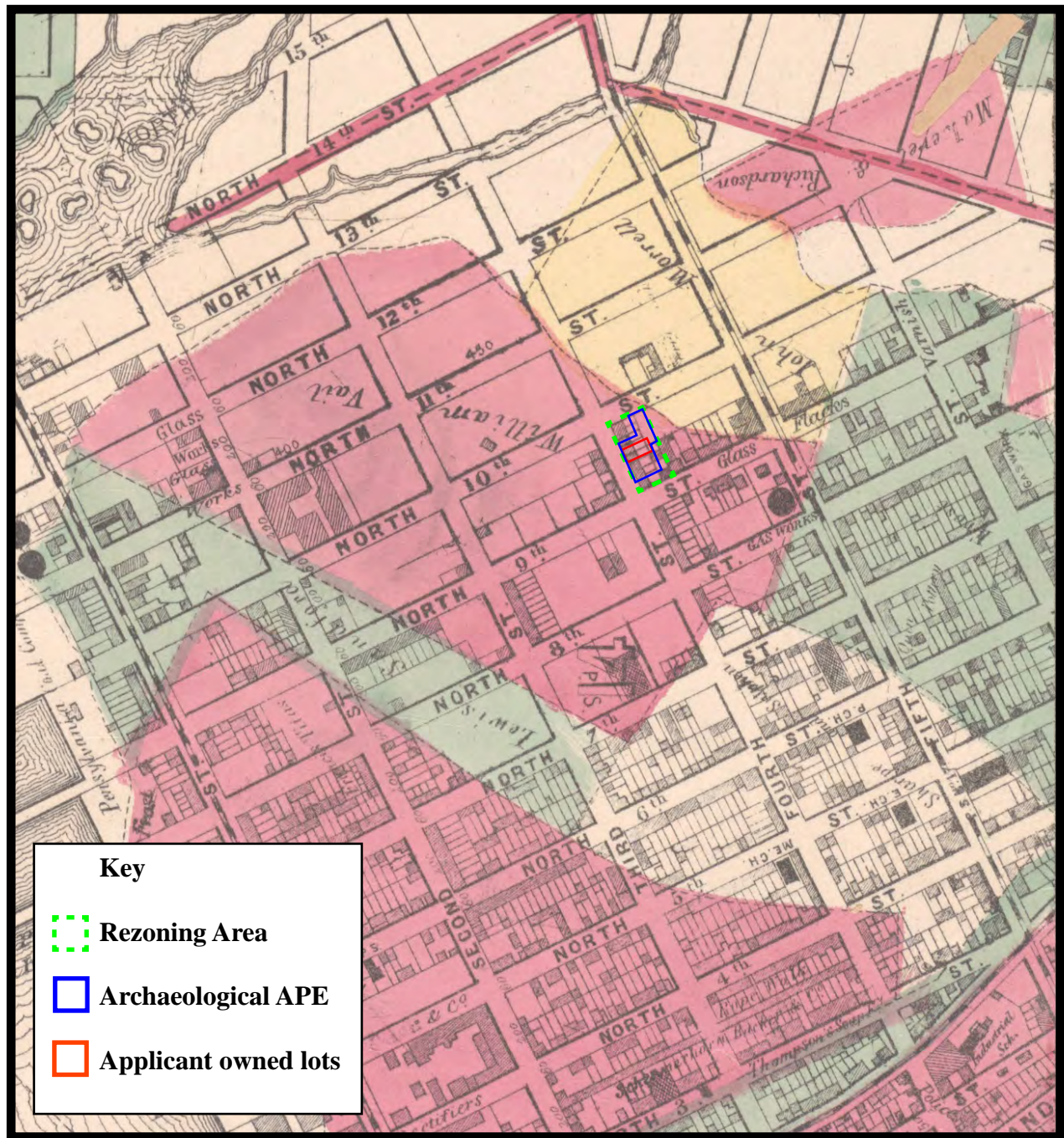


Figure 6: *Map of the City of Brooklyn...* (Dripps 1864).

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Phase IA Archaeological Documentary Study
 135-137 Bedford Avenue Rezoning
 Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
 Brooklyn, New York

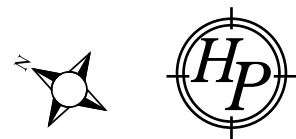


Figure 7: Map of the City of Brooklyn... (Dripps 1869).

0 200 400 600 800 1000 FEET



Phase IA Archaeological Documentary Study
 135-137 Bedford Avenue Rezoning
 Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
 Brooklyn, New York

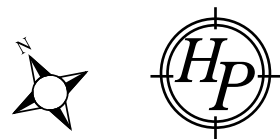
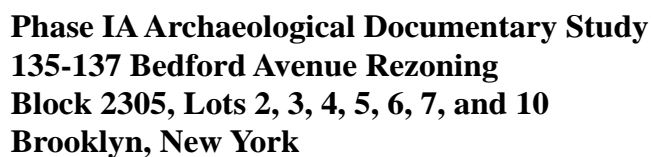


Figure 8: *Higginson's Insurance Maps of the City of Brooklyn, L. I.* (Higginson 1868+). Updated to post-1870 conditions.





Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, New York

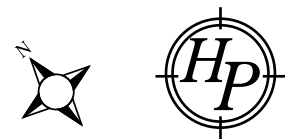
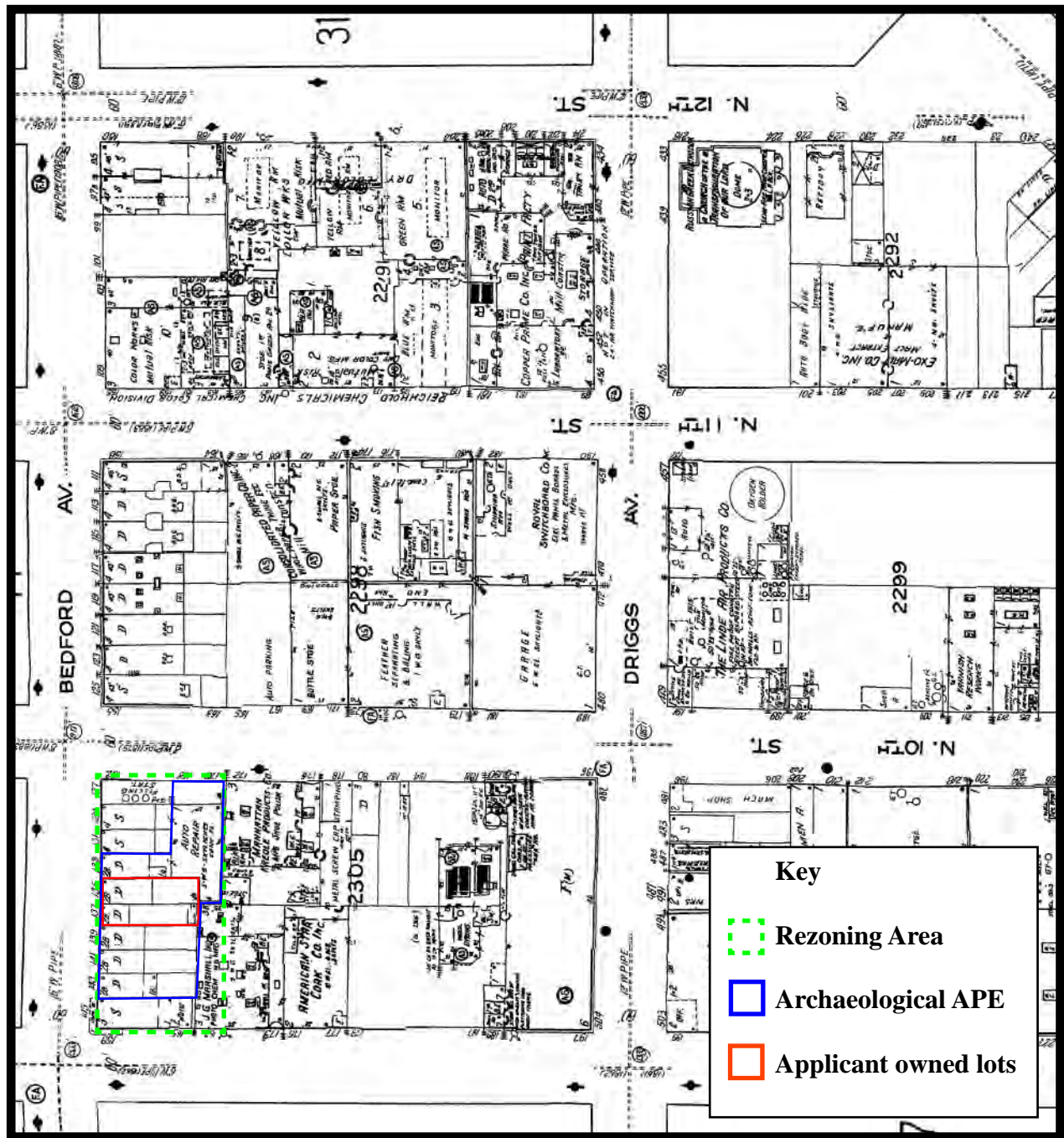


Figure 10: Insurance Maps of the Borough of Brooklyn, New York (Sanborn 1905).

0 50 100 150 200 250 FEET



Phase IA Archaeological Documentary Study
 135-137 Bedford Avenue Rezoning
 Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
 Brooklyn, New York

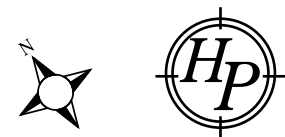
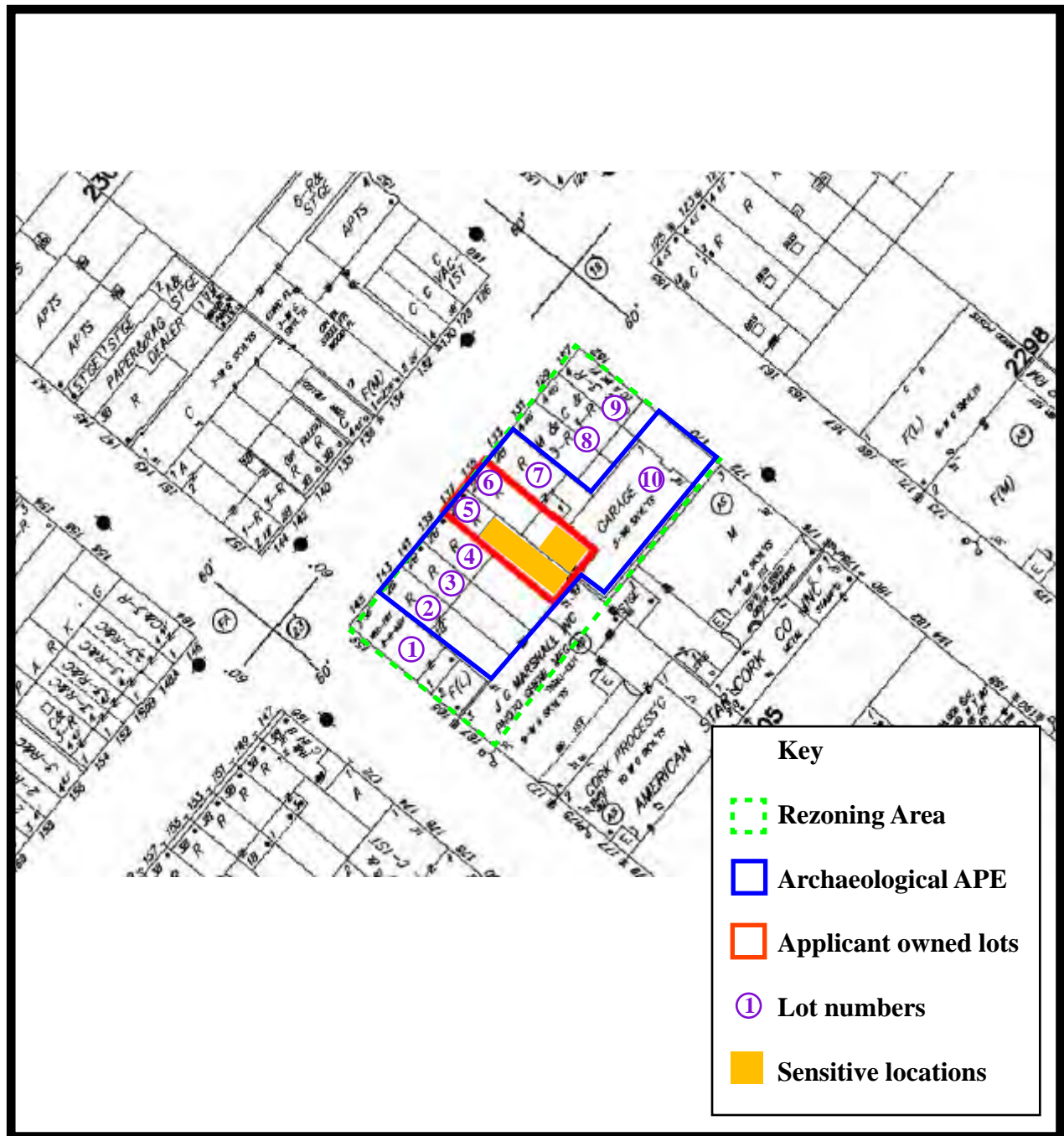


Figure 11: Insurance Maps of the Borough of Brooklyn, New York (Sanborn 1942).

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Phase IA Archaeological Documentary Study
 135-137 Bedford Avenue Rezoning
 Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
 Brooklyn, New York

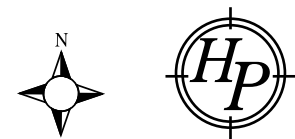


Figure 12: Archaeologically sensitive locations on *Insurance Maps of the Borough of Brooklyn, New York* (Sanborn 2007).

0 50 100 150 200 250 FEET

PHOTOGRAPHS



Photograph 1. Right to left, Lots 5 and 6, 137 and 135 Bedford Avenue. View looking southwest.



Photograph 2. Lot 5, 137 Bedford Avenue. Back yard of house showing patio and entrance to cellar through hatched door. Red brick wall is the side elevation of house on Lot 6. View looking north.



Photograph 3. Lot 5, 137 Bedford Avenue. Back yard of house showing patio and interior of yard. View looking northwest.



Photograph 4. Lot 5, 137 Bedford Avenue. Back yard, composite image from east corner, panorama looking southwest to northwest. Red oval marks location of depression.



Photograph 5. Lot 6, 135 Bedford Avenue. Back yard. Brick walls are sides of garage on Lot 10. View looking southeast.



Photograph 6. Lot 6, 135 Bedford Avenue. Brick walls are sides of garage on Lot 10. View looking east.



Photograph 7. Right to left, Lots 2, 3, and 4 (143, 141, and 139 Bedford Avenue). View looking southeast.



Photograph 8. Example of rear yard behind Lots 2, 3, and 4. This is Lot 4, 139 Bedford Avenue. View looking southeast.



Photograph 9. Lot 7, 133 Bedford Avenue (tan house). View looking east.



Photograph 10. Lot 7, 133 Bedford Avenue (tan house). Rear yard is located between houses on left and Lot 10 brick garage building on right, behind wooden fence. View looking northeast.



Photograph 11. Lot 7, 133 Bedford Avenue year yard detail. Brick building on right is the garage on Lot 10. View looking northeast.



Photograph 12. Lot 8, 131 and 129 Bedford Avenue (red building on right) and Lot 9, 127 Bedford Avenue (brown building on left). View looking southeast.



Photograph 13. Lot 10 garage building. Yellow and black striped wall marks edge of Lot 8 rear yard. View looking southwest.

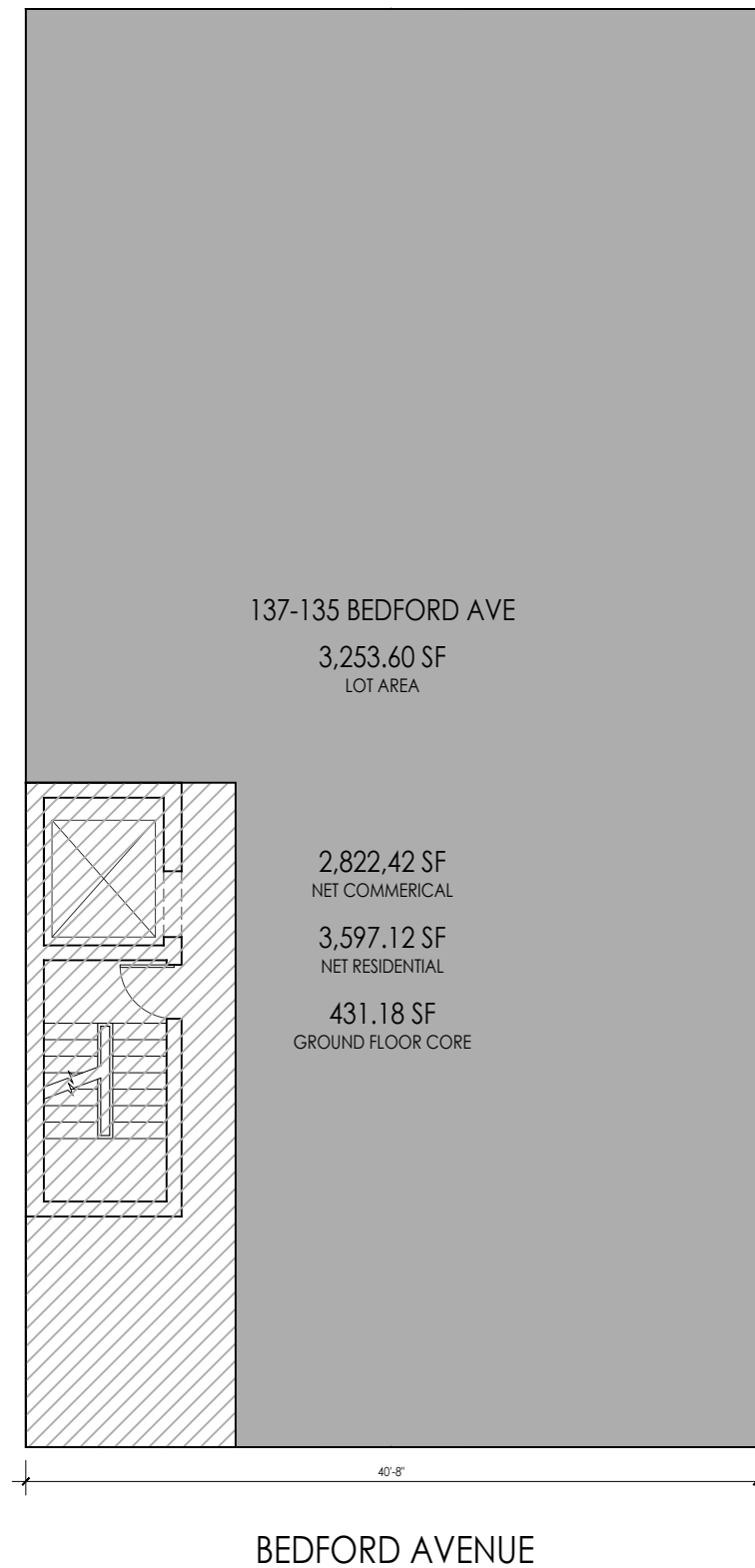
APPENDIX A: PROPOSED PROJECT PLANS







SITE PLAN - EXISTING ZONING CONDITION
SCALE: 1/16" = 1'-0"



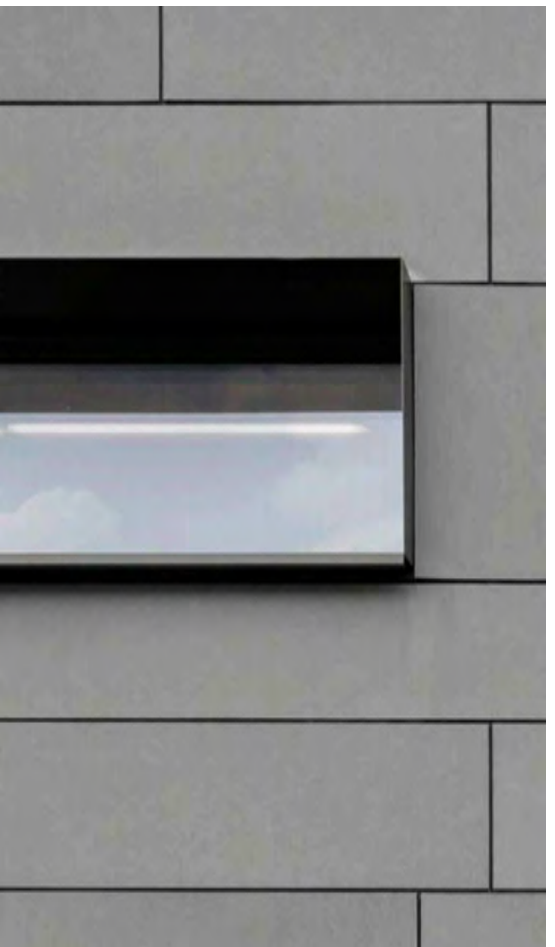
SITE PLAN - PROPOSED BUILDING FOOTPRINT
SCALE: 1/16" = 1'-0"

Apartments + Max Retail

Level	Gross Build Area (FT²)	Common/ Mech (FT²)	Net Area (FT²)	Floor-Floor Height (FT)
Cellar	1,952.00	-	-	-
Ground Floor	3,253.60	431.18	2,822.42	12
2nd Floor	1,340.92	250.00	1,090.92	10.75
3rd Floor	1,340.92	250.00	1,090.92	10.75
4th Floor	857.64	150.00	707.64	10.75
5th Floor (Duplex)	857.64	150.00	707.64	10.75
Total	9,602.72	1,231.18	6,419.54	55



MASSING



PROPOSED MATERIALS:
 FIBER CEMENT BOARD, METAL WINDOW SURROUNDS, PLANTER BOXES

135 Bedford Ave		137 Bedford Ave		Summary	
Block	2305	Block	2305	135 Bedford Lot Area	1,633.60
Lot	6	Lot	5	137 Bedford Lot Area	1,620.00
				Combined Lot Area	3,253.60
Lot Area	1,633.60	Lot Area	1,620.00		
Lot Frontage	20.42	Lot Frontage	20.25	135 Bedford Floor Area	4,410.72
Lot Depth	80.00	Lot Depth	80.00	137 Bedford Floor Area	3,240.00
				Net Zoning Floor Area	7,650.72
R6A	2.7	R6B	2.0		
C1-4 Overlay Commercial	2.0	C1-4 Overlay Commercial	2.0		
Residential Floor Area	4,410.72	Residential Floor Area	3,240.00	Combined Cellar Space	1,952.00
Commercial Floor Area	3,267.20	Commercial Floor Area	3,240.00	Gross Floor Area	9,602.72
Max Resi/Comm Floor Area	4,410.72	Max Resi/Comm Floor Area	3,240.00		
Buildable Area (Lot Coverage)	1061.84	Buildable Area (Lot Coverage)	972.00		
Lot Coverage Percentage (65% max.)	65.00%	Lot Coverage Percentage (60% max.)	60.00%		
New Building Depth	52.00	New Building Depth	48.00		

APPENDIX B: ARCHITECTURAL SURVEY OF 137 BEDFORD AVENUE

PROPERTY ADDRESS: 137 BEDFORD AVENUE

SYMBOLS AND ABBREVIATIONS	FENCES	C.L.FENCE	METAL FENCE	WOOD FENCE	CITY MONUMENT				
	UTILITY POLE	U.P.	GUY WIRE	U.P.	CUT CROSS				
	CATCH BASIN	C.B. WITH INLET	C.B.	SET NAIL					
	PARKING METER	P.M.	SET STAKE						
	TRAFFIC LIGHT	T.L.	WITH STREET LIGHT	SET MARK (PAINTED)					
	LIGHT	SET BENCHMARK							
	STREET LIGHT	F.E.	FIRE ESCAPE						
	FIRE HYDRANT	HYD.	HYD.	PL. or PLTF.	PLATFORM				
	SIAMESE CONNECTION	C.E.	CELLAR ENTRANCE						
	SHUT OFF VALVE	G.V.	G.V.	W.V.	W.V.	A.W.	AIR WAY		
	HANDICAPPED PARKING	CONC.	CONCRETE						
	EXISTING TREE	Ø12"	TREE GROUP	PVMT.	PAVEMENT				
	DRAINS	DR.	DR.	AC	AIR CONDITION				
	TRAFFIC SIGN	MET.	METAL						
	CURB AND CURB CUT	CURB CUT	N	NORTH OF PROPERTY LINE					
	OVERHEAD SERVICE	O.H.S.W.	S	SOUTH OF PROPERTY LINE					
	CABLE TV MANHOLE	C.T.V.	E	EAST OF PROPERTY LINE					
	MANHOLES	G	E	T	W	S	RIM EL. INV. EL.	W	WEST OF PROPERTY LINE

OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION. ELEVATIONS IF ANY REFER TO NAVD 1988 DATUM

SUBSURFACE UTILITIES ARE NOT GUARANTEED BY SURVEYOR. HIGH CAUTION RECOMMENDED AND VERIFICATION WITH PROPER CITY AGENCIES, IS MANDATORY BEFORE COMMENCING ALL NEW WORK.

ALL SUBSURFACE AND OVERHEAD UTILITIES (AS TO SIZE, TYPE AND DEPTH) SHOWN ON THIS SURVEY ARE TAKEN FROM RECORDS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES, UNLESS OTHERWISE NOTED AND SHOW COVER OR DEPTH OF UTILITIES WHICH DERIVED FROM FIELD MEASUREMENTS SHOWN ON THIS SURVEY SHOULD BE VERIFIED WITH PROPER AGENCY PRIOR TO CONSTRUCTION OF PROJECT. INVERT ELEVATIONS ARE DERIVED FROM CITY AGENCY RECORDS WHEN NOT AVAILABLE BY FIELD SURVEY AND NOTED AS "PER RECORD" ON THE SURVEY.

ALL SUBSURFACE UTILITY AS TO LOCATION AND DEPTH, SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING CONSTRUCTION. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES ON THE SURVEYED PROPERTY EXCEPT AS SHOWN AND/OR DESCRIBED ON THIS SURVEY.

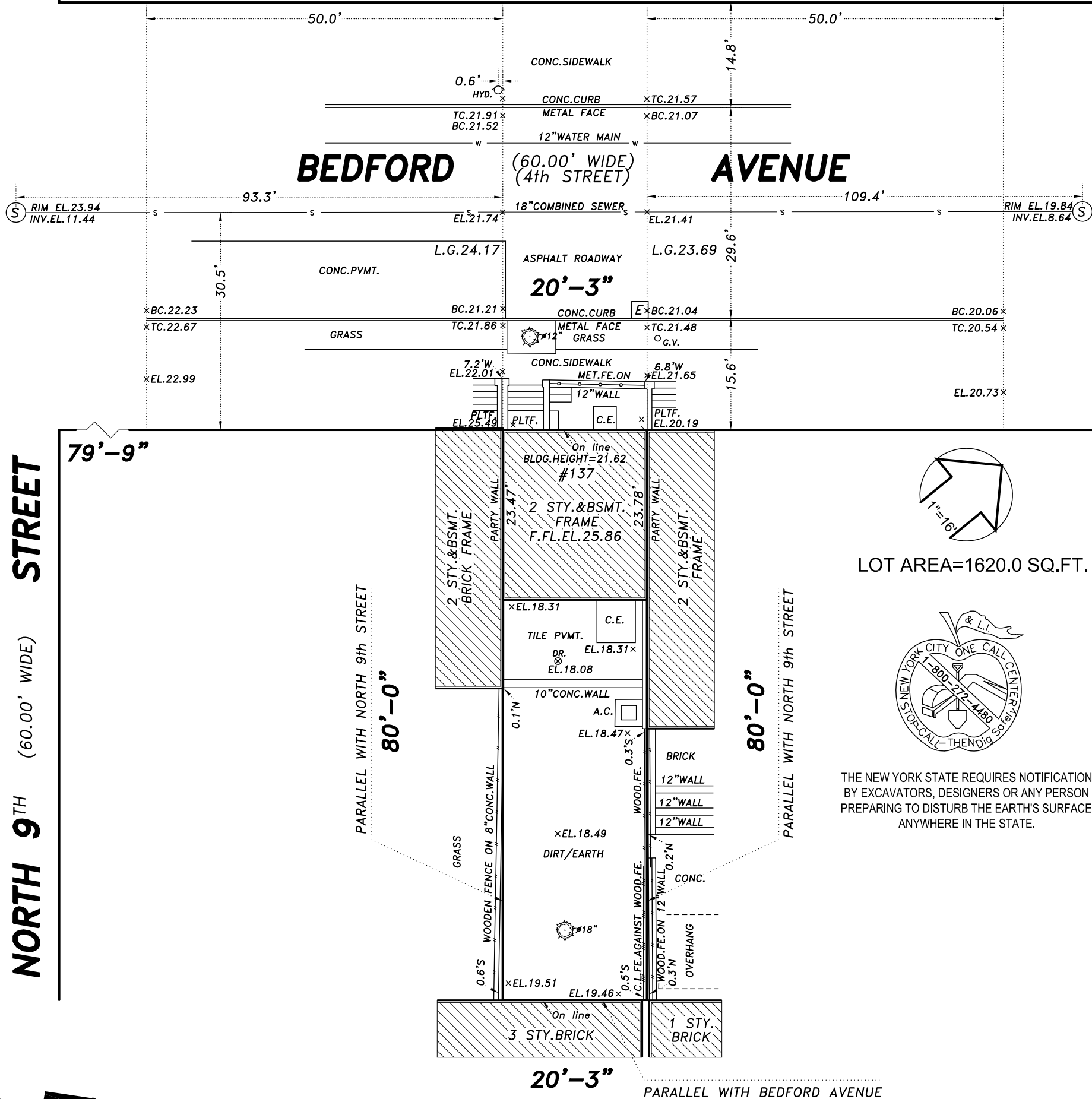
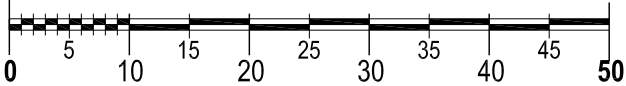
ALL OPERATIONS OF UNDERGROUND FACILITIES AND ALL EXCAVATORS ARE OBLIGATED TO COMPLY WITH ARTICLE 36 OF THE GENERAL BUSINESS LAW AND WITH PROVISIONS OF INDUSTRIAL CODE PART (RULE NO.35) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. EVERY EXCAVATOR IS REQUIRED BY THESE LAWS TO GIVE ADVANCE NOTICE TO EVERY OPERATOR OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION WORK IN THE SPECIFIED AREA

ALL ELEVATIONS SHOWN REFER TO NAVD 88 DATUM.

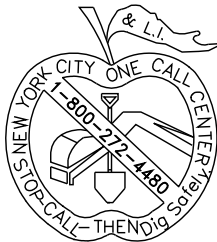
LEGAL GRADES SHOWN ON THE SURVEY REFER TO NAVD 88 DATUM.

NOTES:
EASEMENTS IF ANY ARE NOT SHOWN ON THIS SURVEY. NO INFORMATION PROVIDED TO SURVEYOR AT THIS TIME.
OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION.
LIABILITY IS LIMITED TO THE AMOUNT OF THIS AGREEMENT.
PLUMBNESS OF WALLS NOT VERIFIED.
PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

GRAPHIC SCALE



LOT AREA=1620.0 SQ.FT.



THE NEW YORK STATE REQUIRES NOTIFICATION
BY EXCAVATORS, DESIGNERS OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S SURFACE
ANYWHERE IN THE STATE.



phone: 718-354-7279 718-470-2358
fax: 718-247-5854 718-470-2264
TURNPIKE, FLORAL PARK, NY 11001
SURVEYS@KABAPLS.COM



BOROUGH: **KINGS**

TOWN: **BROOKLYN**

BLOCK: 2305 SECTION:
LOT: 5

SURVEYED:
NOVEMBER 10, 2015-ARCHITECTURAL SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF **THE NEW YORK STATE EDUCATION LAW**. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

PPENDIX C: ADDITIONAL PHOTOGRAPHS OF 135 AND 137 BEDFORD AVENUE
(ALC ENVIRONMENTAL 2018, APPENDIX 15.2)



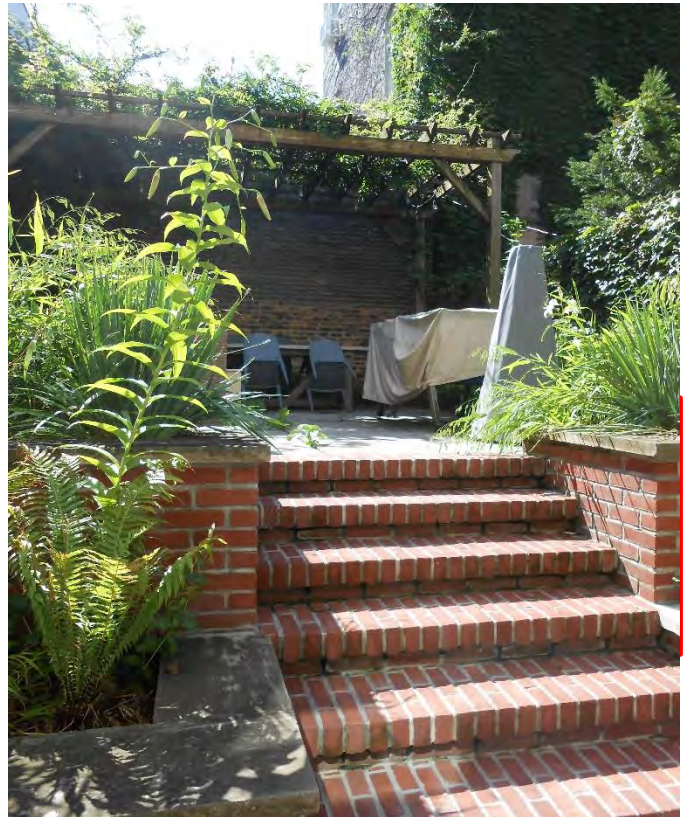
The subject property – 135-137 Bedford Avenue



135 Bedford Avenue – front (northwestern) façade



135 Bedford Avenue – rear (southeastern) façade



135 Bedford Avenue – backyard



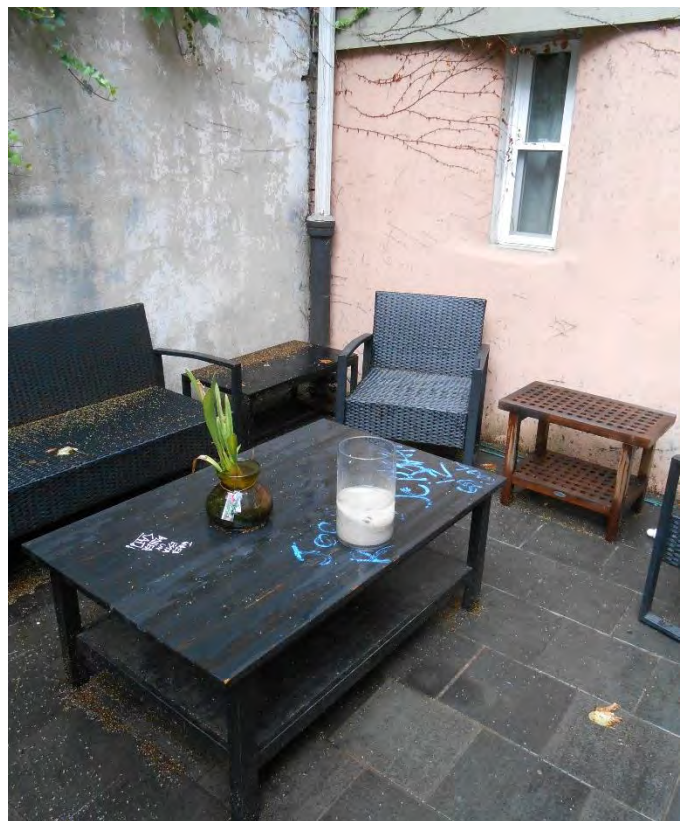
137 Bedford Avenue – front (northwestern) façade



137 Bedford Avenue – rear (southeastern) façade



137 Bedford Avenue – Backyard



137 Bedford Avenue – paved section of backyard

APPENDIX D: INDIVIDUAL LOT HISTORIES

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, all lots			
Date	Grantor	Grantee	Remarks
5/11/1696	Henry Deforest and Thunis Woortman	Henry Deforest and Thunis Woortman	Liber 2:97, (part of large tract)
7/28/1713	Bushwick Town of	Peter Praa	Liber 4:38, (part of large tract)
5/16/1719	Maurize Tunis Covert (deceased), Tunis and Tennis Covert (heirs)	Francis Titus	Liber 4:227, (part of large tract: Parcel 2)
5/11/1764	Elizabeth Wortman	Derrick Wortman	Liber 6:146, (part of large tract)
5/14/1764	Tunis Wortman (heirs of)	Derrick Wortman	Liber 6:144, (part of large tract)
2/25/1818	William and Sarah Bennet	James Provost	Liber 12:175, (part of large tract)
12/21/1820	John MacDonald (Master in Chancery)	William Vail	Liber 12:599, (part of large tract)
11/7/1834	John Titus (widow of)	John Cozine	Liber 43:473, (part of large tract; Parcel 2)
1/13/1835	Williamsburgh Village Trustees	Obadiah Newcomb Jr.	Liber 45:332, (part of large tract)
3/21/1839	Samuel Hunt and Calvin Huntington	Mortgage Agreement	Liber 80:492, (part of large parcel; Parcel 1), Same as Liber 107:402
3/21/1839	Samuel and Elizabeth Hunt	Calvin Huntington	Liber 80:500, (part of large parcel; Parcel 1), Same as Liber 107:402
1/11/1843	Paul Fish (Master in Chancery)	Samuel Hunt	Liber 107:407, (part of large tract)
3/3/1848	Helena Hoffman (heirs of), Francis Titus (daughter of)	John Conner	Liber 175:331, (part of large parcel)
3/4/1848	Francis and Harriet Titus (heir at law of John Titus deceased)	John Conner	Liber 175:329, (part of large parcel)
11/6/1848	Obadiah Newcomb Jr.	Samuel Hunt	Liber 187:64, (part of large parcel)
7/9/1850	John and Catherine Conner	Samuel Hunt	Liber 221:532, (part of large parcel)

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 5, 137 Bedford Avenue (formerly 308/310 4 th Street and 360 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1850			(119 North 9 th St.) Bowerhan, Christopher, laborer; Cooper, Jacob, ropemaker			Payson's Williamsburgh directory
1855				J. Cooper, rope, wife, 4 children I. Bowhand, tailoress, 4 children		
1855-56			(310 4 th St.) Cooper, Jacob, ropemaker; Bowerhan, Isabella, wid. Christopher, tailoress			
1860				Charles Kohn, sailor from Prussia, wife; Edward Smith, segarmaker; wife, 2 children; Joseph Melicks, carman, wife, 2 children		
1862			(310 4 th St.) Kohn, Charles W. shipmaster; Macenty, James, laborer			
1863			(308 4 th St.) William Ball, cigar maker; Charles Kohn, seaman; James McEntee, laborer			Lain's Brooklyn Directory
3/14/1864	Samuel Hunt	John Conboy				Liber 6--:140
1865			(308 4 th St.) Faley, Daniel, laborer; Hanson, Richard, segarmker	Daniel Folly, cabinet maker from Ireland, wife, 2 children; John Conboy, plumber from Ireland, wife, 3 children		
1866			(308 4 th St.) Conway, John, plumber; Folley, Daniel, u.s.a.; Hensell, Richard, u.s.a.			

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 5, 137 Bedford Avenue (formerly 308/310 4 th Street and 360 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1868			(308 4 th St.) Clark, Richard, lab.; Conboy, John, calker; Northrup, Edward, carpenter			
1868 - 1871					John Conboy – 1 house, 2B stories, \$800, 1869 to 1871 - \$1000	
1870				John (Ireland, retail dealer) and Bridget Conboy, three children		
3/28/1871	John and Bridget Conboy	William Conboy				Liber 988:182
1871			(308 4 th St.) John Conboy, calker			Lain's Brooklyn Directory
1870 - 1874					John Conboy – 2B stories, \$1000	
5/28/1874	William and Bridget Conboy	John Conboy				Liber 1163:54
1875 - 1878					John Conboy – 2B stories/x22, \$1000, 1878 - \$800	
1875			(360 4 th St.) Daglish, William, chemist; Gormly, John J., auctioneer; McCluskey, John, baker; Parker, William, engraver			

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 5, 137 Bedford Avenue (formerly 308/310 4 th Street and 360 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1876			(360 4 th St.) John Conboy, peddler; William Greyson, machinist			Lain's Brooklyn Directory
1878 - 1882					John Conboy – 2B stories/x22, \$800, 1882 - \$1000	
1880				John (Ireland, ship caulker) and Bridget Conboy, three adult children (printer)		
1882-1886					John Conboy – 2B stories/x22, \$1000, 1883 to 1886 - \$1200	Street #360, frame
1884			(360 4 th St.) Joseph and Paschal Turney, clk.			Lain's Brooklyn Directory
1886-1890					John Conboy – 2B stories/x22, \$1200/1890 - \$1400	Street #137
1889			(137 Bedford Ave.) John Comboy Jr., plumber			Lain's Brooklyn Directory
1890-1894					John Conboy – 2B stories/x36, \$1400	
1894-1898					John Conboy - \$1400	
1900				John Conboy (Ireland, operator), adult daughter and grandchild; Paul (France) and Mary Hearn		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 5, 137 Bedford Avenue (formerly 308/310 4 th Street and 360 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
June 7, 1907						Brooklyn Eagle, obituary, Joseph H. Nash, superintendent of Loughlin Iron Company
1910				William (own income), Helen (stenographer) and Mary Nash		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 6, 135 Bedford Avenue (formerly 310/312 4 th Street and 362 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1850			(312 4 th St.) Cox, John, grocery	John Cox, cartman, wife, 8 children Maria Forrest, son who is a carpenter		Payson's Williamsburgh directory
1854			(312 4 th St.) King, L.H., tailor; Bingham, Stephen, captain			Reynolds' Directory of the City of Williamsburgh
1855				J., Schlisman, shoemaker from Germany, wife, child; A. Brown, shoemaker, wife, 2 children		
1855-56			(312 4 th St.) Brown, Alanson, shoemaker; Schlisman, John M., shoemaker			
1860				James Faulkner, distiller, wife, 3 children; Mark McCauley, mason, Julia Dempsey, servant		
1862			(312 4 th St.) Faulkner, James, grain distiller			
3/7/1863	Samuel Hunt	Michael McGrother				Liber 592:370
1863			(312 4 th St.) Peter Hunt, laborer; Robert Mein, pianoforte maker			Lain's Brooklyn Directory
July 16, 1864						Brooklyn Eagle, Michael McGrother, 312 4 th Street, meeting of Board of Relief Alderman
6/29/1865	Samuel Hunt	Michael McGrother				Liber 670:126
7/1/1865	Michael McGrother	Annie Teresa Venus				Liber 670:129

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 6, 135 Bedford Avenue (formerly 310/312 4 th Street and 362 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1865			(312 4 th St.) McGrudy, Michael, laborer; McKeever, James, stonecutter; Wells, Aclam, glassblower	Henry Clarkson, file grinder from England, wife, child; Michael McGruder, laborer from Ireland, wife, 6 children; James Collins, boiler maker from Ireland, wife		
1866			(312 4 th St.) Collins, __, smith; McGroger, Michael; McKeever, James, stonecutter			
1868			(312 4 th St.) Venus, John T., collector			
1868 - 1871					John Venus – 1 house, 2B stories, \$800, 1869 to 1871 - \$1000	
1870				John (England, clerk) Mary Venus, four children; Patrick (Ireland, laborer) and Ellen Rodman, two children		
1871			(312 4 th St.) Patrick Ronan, lab.; John Venus, collector			Lain's Brooklyn Directory
1/23/1873	John and Annie Teresa Venus	John Newman				Liber 1085:4
1870 - 1874					J.W. Newman – 2B stories, \$1000	
1875 - 1878					J.W. Newman – 2B stories/x44, \$1000	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 6, 135 Bedford Avenue (formerly 310/312 4 th Street and 362 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1875			(362 4 th St.) Conboy, James, pilot; Newman, John W., contractor			
1876			(362 4 th St.) Alexander Henry, cooper; William Richardson, police			Lain's Brooklyn Directory
1878 - 1882					J.W. Newman – 2B stories/x44, 1878 to 1881- \$1000, \$1400	
1880				Henry (Ireland, care of streets) and Kate Conboy, two children; William (hatter) and Elizabeth Farleigh, one child		
December 30, 1883						Brooklyn Eagle, Mrs. Mary Newman and her sister Mrs. Edward Reilly will open their home for guests (362 4 th St.)
1884			(362 4 th St.) William Higgins, truckman; Henry Hewitt; Edward Reilly, plumber			Lain's Brooklyn Directory
1882-1886					J.W. Newman – 2B stories/x44, \$1400	Street #362, frame
1886-1890					J.W. Newman – 2B stories/x44, 1886 to 1889 - \$1400, \$1600	Street #135

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 6, 135 Bedford Avenue (formerly 310/312 4 th Street and 362 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1889			(135 Bedford Ave.) Jane Reilly, widow (John)			Lain's Brooklyn Directory
3/29/1892	David Feese (referee), Mary Newman vs. Mary Moffitt	Patrick Flynn				Liber 2105:114
1890- 1894					Patrick Flynn – 2B stories/x44, \$1600	
1900				Daniel (retail liquor) and Lillian McGrath		
1910				Matthew (Ireland, porter) and Margaret Curran, one child		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 2, 143 Bedford Avenue (formerly 302/304 4 th Street and 354 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
3/16/1861	Samuel Hunt	Isaac Ackerly and James Clark				Liber 549:402
3/26/1862	Isaac and Margaret Ackerly, James and Prudence Clark	Ralph Kenyon				Liber 573:417
11/30/1864	Ralph and Julie Kenyon	Michael Martin				Liber 649:442
1865			(302 4 th St.) Foster, Samuel, carpenter	Michael Martin, painter from Ireland, wife, 6 children, boarder; Thomas Taggart. Policeman from Ireland, wife, 2 children		
1866			(302 4 th St.) Tagart, Thomas, police			
1868			(302 4 th St.) Martin, Michael, painter; Taggart, Thomas, police			
1868 - 1871					Michael Martin – 1 house, 2B stories, \$1200, 1869 to 1871 - \$1500	
1870				Michael (Ireland, painter) and Catherine Martin, five children; Raymond (France, manufacturer) and Agnes Schauer		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 2, 143 Bedford Avenue (formerly 302/304 4 th Street and 354 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1871			(302 4 th St.) Michael Martin, painter; Raymond Schauer, glass manufacturer			Lain's Brooklyn Directory
1870 - 1874					Michael Martin – 2B stories, \$1500, 1874 - \$1600	
1875			(354 4 th St.) Martin, Michael, painter; Shields, James, nailmaker			
1876			(354 4 th St.) Arthur Gowdy; Michael Martin, painter; Josie Martin, teacher			Lain's Brooklyn Directory
3/17/1877	Michael and Catherine Martin	James Dickson				Liber 1271:116
1875 - 1878					James Dickson – 2B stories/x36, \$1600	
1/31/1881	James and Helen Dickson	Thomas Gately				Liber 1412:454
1878 - 1882					Jas Dickson – 2B stories/x36, \$1600	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 2, 143 Bedford Avenue (formerly 302/304 4 th Street and 354 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1880				Harry (truck driver) and Fannie Towhill, three adult children (oil factory, boat making); George (England, oil factory) and Susan Trowbridge, two children, two boarders (England/Ireland, oil factory); John and Kate Hayes, three children (tailor, oil factory)		
1884			(354 4 th St.) Thomas Gately, liquors; Joseph Gately, mason			Lain's Brooklyn Directory
1882-1886					Thomas Gately – 2B stories/x36, \$1600	Street #354, frame
1886-1890					Thomas Gately – 2B stories/x36, \$1600/1890 - \$1800	Street #143
1889			(143 Bedford Ave.) Thomas Gately			Lain's Brooklyn Directory
1890-1894					Thomas Gately – 2B stories/x36, \$1800	
April 2, 1895						Brooklyn Eagle, obituary, Marcella Elizabeth Gately, 27
May 18, 1897						Brooklyn Eagle, obituary, James F. Gately, 27, son of Thomas Gately
1894-1898					Thomas Gately - \$1800	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 2, 143 Bedford Avenue (formerly 302/304 4 th Street and 354 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1900				Thomas Gately (Ireland), sons - Thomas Jr. (plumber) and Alphonso (brick layer) Gately, one servant		
1910				Catherine Gately, seven children (teacher, postal clerk), Mary McQuillan (sister)		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 3, 141 Bedford Avenue (formerly 304/306 4 th Street and 356 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
3/16/1861	Samuel Hunt	Isaac Ackerly and James Clark				Liber 549:402
3/26/1862	Isaac and Margaret Ackerly, James and Prudence Clark	Ralph Kenyon				Liber 573:417
1863			(304 4 th St.) Isaac Ackerly, carpenter			Lain's Brooklyn Directory
11/30/1864	Ralph and Julia Kenyon	John Jeffers				Liber 649:419
1864			(304 4 th St.) Colkin, John, carpenter			
1865			(304 4 th St.) Calkon, Thomas, carpenter	John Jeffers, painter, wife, 4 children; George Farrell, clerk, wife		
1866			(304 4 th St.) Jefers, John, painter			
1868			(304 4 th St.) Farrell, Sidney, upholsterer; Jeffers, John, painter; Jeffers, John H. cooper			
1868-1871					John Jeffers – 1 house, 2B stories, \$1200, 1869 to 1871 - \$1500	
1870				Thomas (policeman) and Mary Kennedy, four children; James (Ireland, glassblower) and Ellen Smith, three children		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 3, 141 Bedford Avenue (formerly 304/306 4 th Street and 356 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1871			(304 4 th St.) Thomas Kennedy, policeman; Alexander and James Smith, glassmakers			Lain's Brooklyn Directory
1870 - 1874					John Jeffers – 2B stories, \$1500	
1875 - 1878					John Jeffers – 2B stories/x36, \$1500	
1875			(356 4 th St.) Markis, Joseph, fish, Fulton market, NY			
1876			(356 4 th St.) Thomas Kennedy, molder; Alexander Smith, glassmaker; James and Thomas Smith, glassblowers			Lain's Brooklyn Directory
1878 - 1882					Sarah Higgins – 2B stories/x36, \$1500	
1880				Mary Buckley, one adult child (porter in hat house); John (clerk) and Ester (England) Golden; James (Ireland, glass house) and Ellen Smith, one child, one nephew (brass foundry)		
10/22/1883	John and Mary Jane Jeffers	Sarah Higgins				Liber 1529:34

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 3, 141 Bedford Avenue (formerly 304/306 4 th Street and 356 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1884			(356 4 th St.) William Donohue, fireman; John Donohue, steamfitter; John McDonald, milk			Lain's Brooklyn Directory
1882-1886					Sarah Higgins – 2B stories/x36, \$1500	Street #356, frame
1886-1890					Sarah Higgins – 2B stories/x36, \$1500/1890 - \$1700	Street #141
1889			(141 Bedford Ave.) William Donohue, fireman; William Robeling (Roebing), jeweler			Lain's Brooklyn Directory
1890-1894					Sarah Higgin – 2B stories/x36, \$1700	
1894-1898					Sarah Higgin - \$1700	
1900				Michael (Ireland) and Delia Farley, four children		
1910				Robert (England, policeman) and Margaret Mahen, five children, three in-laws (policeman, teacher)		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 4, 139 Bedford Avenue (formerly 306/308 4 th Street and 358 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
3/16/1861	Samuel Hunt	Isaac Ackerly and James Clark				Liber 549:402
3/26/1862	Isaac and Margaret Ackerly, James and Prudence Clark	Ralph Kenyon				Liber 573:417
1863			(306 4 th St.) George Gunyan, steam sawmill			Lain's Brooklyn Directory
11/30/1864	Ralph and Julia Kenyon	John Jeffers				Liber 649:419
1865			(306 4 th St.) Lawrence, Andrew, smith; McClaskey, John, shipbuilder	John Closkey, blacksmith from Ireland, wife, 3 children; James McCloskey, blacksmith from Ireland, wife, child; Andrew Lawerance, builder, wife, 3 children		
1866			(306 4 th St.) Lawrence, Andrew, shipwright; McCloskey, John, shipwright			
1868			(306 4 th St.) McCloskey, John, dockbuilder			
1868 - 1871					John Jeffers – 1 house, 2B stories, \$1200, 1869 to 1871 - \$1500	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 4, 139 Bedford Avenue (formerly 306/308 4 th Street and 358 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1870				John (Ireland, contractor) and Harriet McCloskey, four children; William (machinist) and Jane Greggson, two children		
1871			(306 4 th St.) William Gregson, machinist			Lain's Brooklyn Directory
1870 - 1874					John Jeffers – 2B stories, \$1500	
1875 - 1878					John Jeffers – 2B stories/x36, \$1500	
1875			(358 4 th St.) Kennedy, Thomas, gas; Rentell, Jacob, molder; Smith, James, glassblower; Van Name, John, fish			
1876			(358 4 th St.) George Jewherst, mason; John McCloskey, blacksmith			Lain's Brooklyn Directory
1878 - 1882					Annie Callahan – 2B stories/x36, \$1500	
1880				Bernard (Ireland, carpenter) and Margaret McCarran, six children, one boarder; John (Ireland, blacksmith) and Harriet McCloskey, four children		
7/29/1882	John and Mary Jane Jeffers	Annie Callahan				Liber 1475:191

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 4, 139 Bedford Avenue (formerly 306/308 4 th Street and 358 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1882-1886					Annie Callahan – 2B stories/x36, \$1500	Street #358, frame
1884			(358 4 th St.) John Callahan, conductor; Jerome Kehoe, lab.; George Mirrieles, pres't; Walter Towe, printer			Lain's Brooklyn Directory
5/25/1887	Annie Callahan	John Simpson				Liber 1740:410
4/20/1889	John Simpson	Mary McQuillan				Liber 1898:353
1889			(139 Bedford Ave.) John Simpson, moulder; Alexander White, conductor			Lain's Brooklyn Directory
1886-1890					Mary McQuillan – 2B stories/x36, \$1500/1890 - \$1700	Street #139
1890-1894					Mary McQuillan – 2B stories/x36, \$1700	
1894-1898					Mary McQuillan - \$1700	
1900				Bridget Maxwell (Ireland), four adult children, one boarder		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 4, 139 Bedford Avenue (formerly 306/308 4 th Street and 358 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1910				Bridget Maxwell (Ireland), three adult children (dressmaker, laborer), two adult (dressmaker) cousins		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 7, 133 Bedford Avenue (formerly 314 4 th Street and 364 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1850			(314 4 th St.) Bleoo, John, carpenter; Debevoise, Charles, carpenter	George Studwell, boatman, wife, 5 children; Charles Debevoise, carpenter, wife, 2 children		Payson's Williamsburgh directory
1854			(314 4 th St.) Debevoise, Charles, sash and blind maker; Brown, Jane, widow			Reynolds' Directory of the City of Williamsburgh
1855				C. Debevoise, blind maker, wife, 2 children; E. Stevenson, lawyer from England, wife, 2 children		
1855-56			(314 4 th St.) Carlton, Henry, machinist; Debevoise, Charles, sash and blind maker			
1860				Owen Duffy, laborer from Ireland, 7 children, 3 are tailoresses; John Stemler, mason from Hesse Damstadt, wife		
1862			(314 4 th St.) Duffy, Owen			
1864			Duffy, Owen, 4 th n. N. 10 th			
3/1/1865	Samuel Hunt	Owen Duffy				Liber 653:330
1865			(314 4 th St.) Duffy, Owen, laborer	Owen Duffy, from Ireland, 5 adult children, 4 sewing, 1 moulder		
1866			(314 4 th St.) Duffy, Owen			
1868			(316 4 th St.) Duffy, Owen			

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 7, 133 Bedford Avenue (formerly 314 4 th Street and 364 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1868 - 1871					Owen Duffy – 1 house, 2B stories, \$800, 1869 to 1871 - \$1000	
1870				Patrick (Ireland, moulder) and Ellen McGovern, two children; Samuel (Ireland, foreman in vanish factory) and Ellen Martin, one child		
1871			(314 4 th) Owen Duffy			Lain's Brooklyn Directory
1870 - 1874					Owen Duffy – 2B stories, \$1000	
1875 - 1878					Owen Duffy – 2B stories/x42, \$1000	
1875			(364 4 th St.) Duffy, Owen, milk; Gugson, William, machinist; Leonard, James, bookkeeper; Ward, John, baker			
1876			(364 4 th St.) Owen Duffy, milk; Theresa Meyer, widow (Samuel)			Lain's Brooklyn Directory
1878 - 1882					Owen Duffy – 2B stories/x42, \$1000	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 7, 133 Bedford Avenue (formerly 314 4 th Street and 364 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1880				Margaret (Ireland), Edward and Patrick Duffy (milkman), one boarder (laborer); Jacob (Ireland, printer) and Mary Campbell, two children, one servant		
1884			(364 4 th St.) Patrick Duffy, fireman; Stephen McNair (McNar)			Lain's Brooklyn Directory
1882-1886					Owen Duffy – 2B stories/x42, \$1300	Street #364, frame
1886-1890					Owen Duffy – 2B stories/x44, 1886 to 1889 - \$1300, \$1400	Street #133
1890-1894					Owen Duffy – 2B stories/20+4 2, \$1400	
1894-1898					Owen Duffy - \$1400	
1900				Mary and Patrick (Ireland, milk dealer) Duffy		
August 3, 1906						Brooklyn Eagle, several young men tried to sell Margaret Duffy's prize chickens from behind her house (133 Bedford Ave.)
1910				Mary Duffy (Ireland, own income), two servants		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 8, 131 Bedford Avenue (formerly 316 4 th Street and 366 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
4/1868	Samuel Hunt	Susan Duffy				Liber 816:504 (#131 only; 19.4-foot lot, 40 feet from N. 10 th St.)
1868 - 1871					Susan Duffy – 1 house, 1 ½ stories, \$500, 1869 to 1871 - \$600	
1870				Jacob (Prussia, laborer) and Eliza Argus, five children		
4/16/1873	Susan Higgins	Margaret Duffy				Liber 1100:483 (#131 only; 19.4-foot lot, 40 feet from N. 10 th St.)
1870 - 1874					Margaret Duffy – 4 stories, 1870 to 1873 - \$600, 1874 - \$1800	
1875 - 1878					Margaret Duffy – 4 stories/x44, \$2400	
1875			(368 4 th St.) Colligan, Michael, painter; Hastings, James, bookkeeper; Newman, James, painter			
1876			(368 4 th St.) Charles Kile, blacksmith; William Murphy, engineer; John Sharkey, tailor			Lain's Brooklyn Directory

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 8, 131 Bedford Avenue (formerly 316 4 th Street and 366 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1878 - 1882					Margaret Duffy – 4 stories/x44, \$2400	
1882 - 1886					Margaret Duffy – 4 stories/x44, \$3000	
1886 - 1890					Margaret Duffy – 4 stories/x44, \$3000	
1890 – 1891					Margaret Duffy – 4 stories/x44, \$3200	
1892 - 1898					Margaret Duffy – 4 stories/x44, \$3500	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 9, 129 Bedford Avenue (formerly 318 4 th Street and 368 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
3/6/1868	Samuel Hunt	Owen Duffy				Liber 808:394
1868 - 1871					Owen Duffy - \$400, 1869 to 1871 - \$500, no mention of structures	
1870				Gottlieb (Wartenburg, retail dealer) and Fredreca, four children; Joseph (Prussia, laborer) and Maria Roscum, three children		
8/18/1873	Owen Duffy	Elizabeth Duffy				Liber 1121:285
1870 - 1874					Owen Duffy – 4 stories, 1870 to 1873 - \$500, 1874 - \$1800	
1875 - 1878					Owen Duffy – 4 stories/x44, \$2400	
1875			(368 4 th St.) Collegan, Charles, cooper; Greene, Joshua, clerk; McArthur, William, carpenter; Murphy, William, seaman; O’Leary, William, ferrymaster; Taggart, James, clerk			

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 9, 129 Bedford Avenue (formerly 318 4 th Street and 368 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
1876			(368 4 th St.) Charles Kile, blacksmith; William Murphy, engineer; John Sharkey, tailor			Lain's Brooklyn Directory
1878 - 1882					Owen Duffy – 4 stories/x44, \$2400	
1882 - 1886					Owen Duffy – 4 stories/x44, \$3000	
1886 - 1890					Owen Duffy – 4 stories/x44, \$3000	
1890 – 1891					Owen Duffy – 4 stories/x44, \$3200	
1892 - 1898					Owen Duffy – 4 stories/x44, \$3500	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 10, 127 Bedford Avenue (formerly 320 4 th Street and 370 4 th Street)						
Year	Grantor	Grantee	Directory	Census	Tax Assessment	Remarks
3/6/1868	Samuel Hunt	Owen Duffy				Liber 808:394
1868 - 1871					Owen Duffy – 1868 - \$400, \$500	No address (Number on Ward Map – 18), no structures
1870 - 1874					Owen Duffy – \$550	No address (Number on Ward Map – 18), no structures
1875 - 1878					Owen Duffy - \$550	No address (Lot 10), no structures
1878 - 1882					Owen Duffy - \$550	No address (Lot 10), no structures
1882-1886					Owen Duffy – 1882 - \$550, \$700	No address (Lot 10), no structures
1886-1890					Owen Duffy - \$700	No address (Lot 10), no structures
1890-1894					Owen Duffy - \$700	No address (Lot 10), no structures
1894-1898					Owen Duffy - \$700	No address (Lot 10), no structures

APPENDIX E: 1939-1941 TAX PHOTOGRAPHS (MUNICIPAL ARCHIVES, DEPARTMENT OF FINANCE
COLLECTION)



Lot 1, 145 Bedford Avenue, on corner of block. North 9th Street is on right.



Lot 2, 143 Bedford Avenue.



Lot 3, 141 Bedford Avenue.



Lot 4, 139 Bedford Avenue.



Lot 5, 137 Bedford Avenue.



Lot 6, 135 Bedford Avenue.



Lot 7, 133 Bedford Avenue.



Lot 8, 129-131 Bedford Avenue.



Lot 10, 127 Bedford Avenue and 168-170 North 10th Street. Note gas pumps on lot near corner.