

VINEGAR HILL HISTORIC DISTRICT DESIGNATION REPORT

Report prepared by Donald G. Presa



New York City Landmarks Preservation Commission
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VINEGAR HILL HISTORIC DISTRICT

Designation Report

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Vinegar Hill Historic District - Boundaries

Area I of the Vinegar Hill Historic District consists of the property bounded by a line beginning at the intersection of the southern and eastern property lines of 204 Front Street, then extending westerly along the southern property line of 204 Front Street, northerly along the western property line of 204 Front Street, westerly along the southern property line of 202 Front Street, northerly along the western property line of 202 Front Street, westerly along the southern curb line of Front Street, northerly across Front Street, northerly along the western property line of 225-227 Front Street, easterly along the northern property line of 225-227 Front Street to the western property line of 231-235 Front Street, northerly along the western property line of 231-235 Front Street approximately 10 feet to the northern party wall of 231-235 Front Street, easterly, southerly, and easterly along the line of said northern party wall and continuing easterly along a line meeting the northern property line of 237 Front Street, easterly along the northern property lines of 237 through 249 Front Street, southerly along the eastern property line of 249 Front Street, southerly across Front Street to the southern curb line of Front Street, westerly along the southern curb line of Front Street to a line extending northerly from the eastern property line of 204 Front Street, southerly along said line and southerly along the eastern property line of 204 Front Street to the point of beginning.

Area II of the Vinegar Hill Historic District consists of the property bounded by a line beginning at the intersection of the eastern curb line of Gold Street and the southern curb line of Water Street, then extending easterly along the southern curb line of Water Street to a line extending northerly from the eastern property line of 69 Gold Street/280-286 Water Street, southerly along said line, southerly along the eastern property lines of 69 Gold Street/280-286 Water Street through 75 Gold Street, easterly and southerly along the northern and eastern property lines of 77 Gold Street, westerly along the southern property line of 77 Gold Street and continuing westerly to the eastern curb line of Gold Street, northerly along the eastern curb line of Gold Street to the point of beginning.

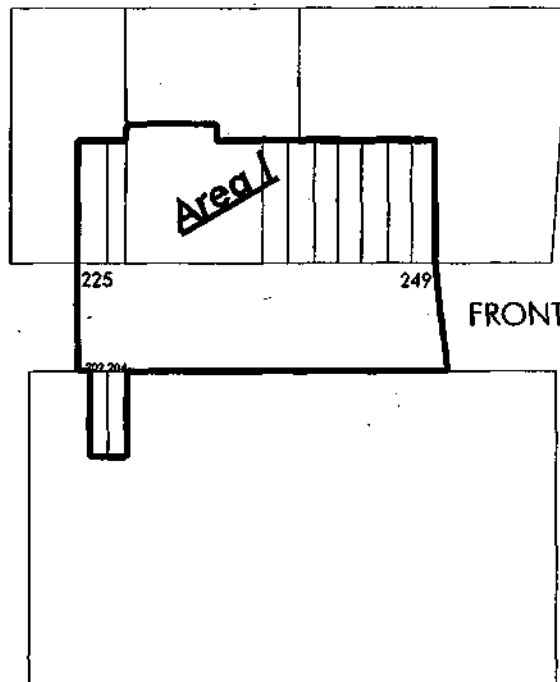
Area III of the Vinegar Hill Historic District consists of the property bounded by a line beginning at the intersection of the western curb line of Hudson Avenue and a line extending westerly from the southern property line of 79 Hudson Avenue, then extending northerly along the western curb line of Hudson Avenue to a line extending easterly from the southern property line of 74 Hudson Avenue, westerly along said line, westerly along the southern property line of 74 Hudson Avenue, northerly along the western property lines of 74 and 72 Hudson Avenue, northerly along the western property line of 312 Water Street and northerly along the extension of said property line, northerly across Water Street, easterly along the northern curb line of Water Street, northerly along the western curb line of Hudson Avenue to a line extending easterly from the southern property line of 54 Hudson Avenue, westerly along said line, westerly along the southern property line of 54 Hudson Avenue, northerly along the western property lines of 54 through 50 Hudson Avenue/302 Plymouth Street, northerly along the extension of the western property line of 50 Hudson Avenue/302 Plymouth Street to the southern curb line of Plymouth Street, easterly along the southern curb line of Plymouth Street to a line extending northerly from the eastern property line of 49 Hudson Avenue/320 Plymouth Street, southerly along said line, then southerly along the eastern property lines of 49 Hudson Avenue/314-320 Plymouth Street through 59 Hudson Avenue/1-7 Evans Street, southerly across Evans Street to the southern curb line of Evans Street, southerly along a line extending northerly from the eastern property line of 61-63 Hudson Avenue/2-10 Evans Street, southerly along the eastern property lines of 61-63 Hudson Avenue/2-10 Evans Street through 75 Hudson Avenue, easterly along the northern property line of 77 Hudson Avenue, southerly along the eastern property lines of 77 and 79 Hudson Avenue, westerly along the southern property line of 79 Hudson Avenue and across Hudson Avenue to the point of beginning.

VINEGAR HILL HISTORIC DISTRICT

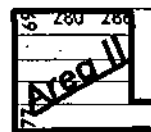
Public Hearing September 17, 1996
Continued Public Hearing November 19, 1996
Designated January 14, 1997
Landmarks Preservation Commission



BRIDGE STREET



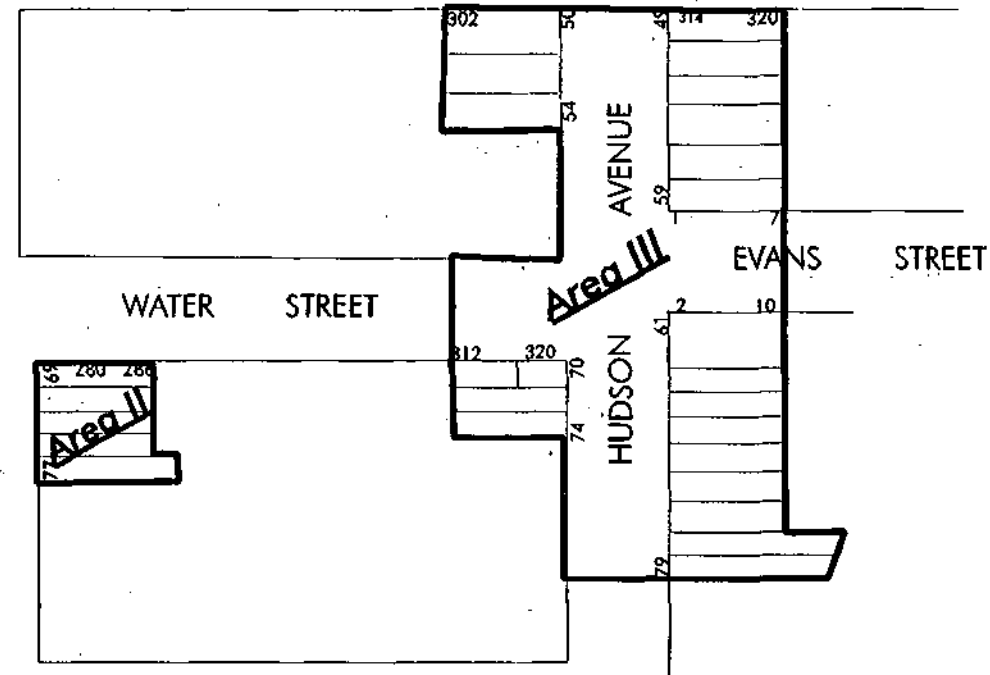
GOLD STREET



WATER STREET

FRONT STREET

PLYMOUTH STREET



EVANS STREET

HUDSON AVENUE

TESTIMONY AT THE PUBLIC HEARING

On September 17, 1996, the Landmarks Preservation Commission held a public hearing on the proposed designation of this historic district (Item No. 4). Twelve people spoke in favor of the designation including representatives of State Senator Martin Connor, State Assemblywoman Eileen Dugan, the Landmarks Sub-Committee of Brooklyn Community Board No. 2, the Vinegar Hill Association, the Historic District Council, the New York Landmarks Conservancy, and the Municipal Art Society. Owners of two of the properties, including one vacant lot, opposed the inclusion of their properties within the district boundaries. The hearing was continued to November 19, 1996 (Item No. 4). Both hearings were duly advertised in accordance with the provisions of law. At the continued hearing, twenty-two people spoke in favor of the designation, including a representative of Congressman Edolphus Towns. Owners of three properties, including one vacant lot, opposed the inclusion of their properties within the district boundaries. A member of the Planning and Zoning Committee of Brooklyn Community Board No. 2 expressed the committee's desire for a larger designation effort in the Vinegar Hill Area. The Commission has received letters and other communications expressing support and opposition to this designation.

SUMMARY

The Vinegar Hill Historic District, which is comprised of three separate small groups of brick, Greek-Revival row houses, is a residential remnant of the early nineteenth-century neighborhood that occupied the blocks between the Brooklyn Bridge and the Brooklyn Navy Yard. By the late nineteenth century, the large number of Irish residents had given the neighborhood the popular name "Irishtown," although other ethnic groups also lived in the area. Industrial expansion and transportation improvements in the early twentieth century resulted in the demolition of many of the original structures. The groups of houses that survive within the Vinegar Hill Historic District retain their historic architectural character and create a distinct sense of place, recalling a significant era in Brooklyn's history.

INTRODUCTION

The Vinegar Hill Historic District is characterized by rows of early and mid-nineteenth century houses, complemented by a mid-nineteenth century firehouse and an early twentieth-century industrial building, whose design and scale contribute to the district's special sense of place. Developers John Jackson and Comfort and Joshua Sands purchased land in the area in the late eighteenth century. Jackson, a noted ship builder, opened a shipyard at the foot of present-day Hudson Avenue and built housing nearby for his workers. In the first years of the nineteenth century, Jackson sold forty acres to the United States government for the Brooklyn Navy Yard, then built additional housing for Navy Yard personnel. Jackson named the area Vinegar Hill in honor of the last battle of an Irish-English conflict.¹ The historic district includes a number of houses built by Jackson and his heirs between 1801 and the 1830s. They exhibit simplified Federal and Greek Revival elements.

The Sands family, who had amassed a fortune as merchants and speculators, laid out their land, located west of Jackson's property, into blocks and lots as early as 1787. However, the Sands's lots that are located within the historic district were not developed residentially until the mid-1830s to the early 1850s when Greek Revival row houses were constructed on the lots.

In the late 1830s and early 1840s, the heirs of John Jackson sold off their estate's remaining lots on Hudson Avenue, which were developed individually or in small groups in the 1840s and 1850s with houses that have Greek Revival and Italianate characteristics. Further residential construction occurred on a few remaining vacant lots on Hudson Avenue, Water Street, and Front Street in the years following the Civil War.

By the late nineteenth century, the Vinegar Hill area had become a dense residential and industrial neighborhood. Hudson Avenue was a busy commercial strip, as evidenced by surviving ground-story shopfronts. The large number of residents of Irish descent had given the neighborhood the popular name "Irishtown," although other ethnic groups, including Germans, Norwegians, Swedes, Poles, Italians, and Eastern European Jews, were also present. Most of the residents worked on the waterfront, in the Navy Yard, or in neighborhood industries. By 1903, major changes began to occur in the area as a result of the building of the Manhattan Bridge and industrial expansion in the decade following the consolidation of the City of New York in 1898. Hundreds of small dwellings were replaced with large industrial buildings. More houses were razed in the 1920s and 1930s for truck storage facilities, parking lots, and warehouses, a pattern which continued after World War II.

Beginning in the early 1970s, new residents, including many artists, began moving to the neighborhood, attracted by its proximity to and views of Manhattan, its reasonably-priced housing, and its historic architectural character, while reviving the historic name of Vinegar Hill. Today these groups of houses and related buildings create a distinct sense of place, recalling a significant era in Brooklyn's history.

¹At the Battle of Vinegar Hill of 1798, which took place at Enniscorthy in Ireland's County Wexford, the English defeated an Irish rebellion.

GEOGRAPHICAL CONTEXT

The Vinegar Hill Historic District is comprised of three separate small groups of brick row houses, which date from the early and mid nineteenth century. The district, which is bounded roughly by Plymouth Street to the north, the Brooklyn Navy Yard to the east, Front Street to the south, and Bridge Street to the west, slopes northerly toward the East River. The district includes a mid-nineteenth century firehouse, a portion of an early-twentieth century industrial building, and four vacant lots, which retain the scale of the surrounding row house lots.

The adjacent Brooklyn Navy Yard is set off from the Vinegar Hill neighborhood by an iron fence and a drop in elevation. It now hosts a variety of industrial uses, an auto pound, and a sewage treatment facility. The Navy Yard contains two designated New York City landmarks: the Commandant's House, located at the southeast corner of Evans and Little Streets, was constructed in 1806 by Charles Bulfinch and John McComb, Jr; Dry Dock No.1, located several hundred feet to the east, was built in 1840-51 by chief engineer William J. McAlpine, and is considered one of the great feats of nineteenth-century American engineering.

The blocks to the west of the Vinegar Hill Historic District, stretching beyond the base of the Manhattan Bridge, are lined mainly with brick factory buildings dating from the turn of the century. They are currently occupied by small manufacturing and storage firms and artists' lofts. One-story industrial buildings and unimproved lots are occupied by waste transfer stations and vehicle storage facilities. To the north, Con Edison's Hudson Avenue plant dominates the skyline and streetscapes adjacent to the East River. The high-rise Farragut housing project and a public school, both replacing housing similar to that found in the Vinegar Hill Historic District, lie to the south.

THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE VINEGAR HILL HISTORIC DISTRICT

Early History of the Vinegar Hill Area²

The Native Americans, the Dutch, and the English

The first inhabitants of the Vinegar Hill area were the Canarsee Indians, the indigenous people of Brooklyn, members of the Algonquin linguistic group that occupied the Atlantic seaboard from Canada to North Carolina. The Canarsees were an autonomous band of the Delaware (Leni Lenape) Indians. They lived communally in several settlements in western Brooklyn, including one located on the high ground near the present-day Vinegar Hill Historic District, called Rinnegokonck. They hunted and fished in the low-lying marshes of Wallabout Bay, now the site of the Brooklyn Navy Yard. After the initial contact between the Indians and European explorers, traders, mainly in fur, from England, the Netherlands, and Sweden arrived and did business with the Indians. Unfortunately, these Europeans also brought with them infectious diseases that killed many of the natives.

When the Dutch settlers arrived in the early seventeenth century, the Canarsee, already weakened by disease, hunger, and warfare, began to sell their land to the settlers and commenced on a long westward migration that would take them as far as Illinois territory. In 1637, the Canarsee sold a tract of land near Wallabout Bay, including the land now occupied by the Vinegar Hill Historic District, to Joris Jansen Rapalje. The purchase was patented by the Dutch West India Company in 1643-44. The Vinegar Hill area became an outlying region of the

²Information in this section is derived from the following sources: Eugene L. Armbruster, *Brooklyn's Eastern District* (New York: Eugene L. Armbruster, 1942), 41-42; _____, *The Olympia Settlement in Early Brooklyn*, N.Y. (New York, 1929); *Brooklyn Almanac*, edited by Margaret Latimer (Brooklyn, N.Y.: The Brooklyn Educational and Cultural Alliance, 1984), 12-13; Albert Davila, "Of Indians Harking Back to Tortoise, Only a Shell is Left," *New York Daily News*, date unknown, 5; Joan H. Geismar, "Documentation of the Wallabout Urban Renewal Area Housing Site (Block 2027) Brooklyn, NY," prepared for the New York City Department of Housing Preservation and Development, October 1988, 28; _____ and Stephen J. Oberon, "Stage 1-A Cultural Resources Documentary Study and Assessment of Potential Impact, Proposed Navy Yard Cogeneration Facility, Borough of Brooklyn, Kings County, New York," submitted in compliance with the New York State Environmental Quality Review Act, April 1993, 5, 15, 17, 30, 32; Herman J. Jaffe, "The Canarsee Indians: The Original Inhabitants," Rita Seiden Miller, ed., *Brooklyn USA: The Fourth Largest City In America* (Brooklyn: Brooklyn College Press, 1979), 46-55; David Ment, *The Shaping of a City: A Brief History of Brooklyn* (Brooklyn: The Brooklyn Educational and Cultural Alliance, 1979), 6, 12; "Sands, Comfort," *Dictionary of American Biography*, edited by Allen Johnson (New York: Charles Scribner's Sons, 1964), vol. 7, 341-342; "Sands, Joshua," *Who Was Who in America*, Historical Vol. 1607-1896 (Chicago, Ill.: The A.N. Marquis Co., 1963), 462; Ellen M. Snyder-Grenier, *Brooklyn! An Illustrated History* (Philadelphia: Temple University Press, 1996), 20-23; Henry Stiles, *The Civil, Political, Professional and Ecclesiastical History and Commercial and Industrial Record of the County of Kings and the City of Brooklyn, New York, from 1683 to 1884* (New York: W.W. Munsell & Company, 1884), vol. 1, 102-104, 118-120, vol. 2, 870; _____, *The History of Brooklyn*, 3 Vols. (Brooklyn: Henry R. Stiles, 1867-70), 129, 363; Ralph Foster Weld, *Brooklyn Village 1816-1834* (New York: Columbia University Press, 1938), 8-9.

Town of Breuckelen, which was established in 1646, centered on the waterfront at the foot of Fulton Street. Over the next century, until the Revolutionary Period, members of the Rapalje family farmed the land.

In addition to Brooklyn's early Dutch settlers, there were also inhabitants from Germany, England, France, Scandinavia, Flanders, Belgium, and Africa, the latter of which were generally slaves or indentured servants brought to America by the Dutch West India Company. Slavery flourished in Brooklyn, particularly in the more rural areas. Nevertheless, a number of free African-Americans were living in Brooklyn in the mid-seventeenth century.

In 1674, the English took permanent control of the area from the Dutch, and in 1683, the Crown established Kings County, which included the original six towns: Brooklyn, which included the present Vinegar Hill area; Bushwick; Flatbush; Flatlands; Gravesend; and New Utrecht. Although the first ferry link to Manhattan, which was located nearby at the foot of Fulton Street, opened in 1642, the Vinegar Hill Historic District remained undeveloped until after the Revolutionary War, when entrepreneurs John Jackson and Comfort and Joshua Sands purchased land in the area.³

The Sands Brothers and John Jackson

In 1784, Comfort and Joshua Sands bought 160 acres of land west of Gold Street for \$12,000 from the Commissioners of Forfeiture, who had seized the property from John Rapelje.⁴ Comfort Sands was born in Cowneck, now Sands' Point, Long Island, in 1748 and opened a store on Peck Slip in Manhattan in 1769. He soon prospered in the West India trade. During the Revolutionary War, he served on several influential committees and led protests against the Crown. He also served as the auditor general of New York from 1776 to 1782. In 1783, he and his brother Joshua formed a business partnership dealing in foreign trade and land speculation. He was one of the founders and directors of the Bank of New York, along with Alexander Hamilton. In addition, Comfort Sands served as the president of the New York Chamber of Commerce from 1794 to 1798. He died in Hoboken, N.J. in 1834.

Comfort Sands's younger brother, Joshua, born in 1757, became an army captain during the Revolutionary War. He moved to Brooklyn after the war, and became one of its leading citizens, building a mansion, now demolished, on Front Street near the Fulton Ferry and establishing a new and important industry, rope-making, by importing machinery and workmen

³The area, known as Martyne's Hook, was composed of sand hills and a beach, located approximately at Water Street, about three blocks from the present shoreline. Remsen's Mill, which was a complex of mill buildings located east of Hudson Avenue on land now inside the Navy Yard, included a pond, a dock, and a dam. George Washington and his troops retreated across Martyne's Hook after their defeat in the Battle of Long Island.

⁴Rapelje, who remained loyal to the Crown during the Revolutionary War, was suspected of spying, and had his possessions seized by the new United States government. He fled to Britain after the war. Rapalje was a Walloon, a member of a Belgian emigre group seeking religious freedom, ethnic identity, and economic opportunity. Wallabout derives from "Waal Boght," which means Walloon's Bay.

from England. He operated extensive ropewalks in the Vinegar Hill area for manufacturing rigging for his merchant vessels. Joshua represented Brooklyn in the United States House of Representatives in 1803-05 and 1825-27. He was also the president of the Board of Trustees of the Village of Brooklyn in 1824 and served for a time as the president of the Merchant's Bank. He died in Brooklyn in 1835.

The Sandeses laid out some of their land into blocks and lots for a community to be called "Olympia" as early as 1787. The brothers expected Olympia to become a summer retreat for New Yorkers because of its hilly topography, plentiful water, and refreshing breezes. However, development was limited until after the Brooklyn Navy Yard and Jackson's toll road were opened in the early the nineteenth century. Today's block 42, which is partially within the Vinegar Hill Historic District, was not divided into building lots until Comfort Sands' death in 1834, and then was developed -- mainly with row houses -- over the next twenty years.⁵

Following the American Revolution, John Jackson bought 100 acres of land, including Wallabout Bay and its surroundings, from the Remsen estate⁶ for \$17,000. Jackson, born in Wantagh, Long Island, moved to Brooklyn after the Revolutionary War with his two brothers Treadwell and Samuel. The Jacksons worked in shipbuilding, and John Jackson built several innovative ships in Manhattan shipyards. Taking advantage of the existing dock on the property, the Jacksons built their own small shipyard and about ten houses for their workmen. During the 1790s, the shipyard built the frigate John Adams for the new United States government. In 1801, Jackson sold forty acres of his lands east of the present-day Hudson Avenue (then called Jackson Avenue) and Little Street, to the federal government for \$40,000 for use as a navy yard.⁷

In 1808, the remains of thousands of American Soldiers who had died on British prison ships anchored in Wallabout Bay during the Revolutionary War⁸ were discovered buried in haphazard gravesites along the bay within the Navy Yard. Jackson donated a plot of land along present-day Hudson Avenue for their proper burial and raised the funds to erect a monument on the site. Known as the "Martyrs' Tomb," it was located adjacent to the Navy Yard, just outside the Vinegar Hill Historic District. It contained a vault with thirteen caskets into which the patriots' bones were deposited. The remains were stored at this location until they were moved again to Fort Greene Park in 1873. The Hudson Avenue monument was subsequently removed.

⁵Kings County, Office of the Register, Deeds Liber 40, p. 440.

⁶originally part of the Rapalje lands.

⁷In 1805, Jackson founded the Wallabout and Brooklyn Toll Bridge Company, of which he served as president. The company built a toll bridge over the mill pond. This became a popular route to the Brooklyn Ferry and to Brooklyn Heights, running from what is now North Elliott Place and Flushing Avenue, over the bridge, to Hudson Avenue and Sands Street.

⁸The British occupied Wallabout Bay from 1776 to 1783. In addition, Fort Putnam (later rebuilt during the War of 1812 and renamed Fort Greene) was situated just to the south of Wallabout Bay.

Vinegar Hill in the First Half of the Nineteenth Century⁹

The U.S. Navy Yard and Urban Growth

Around the turn of the nineteenth century, the British Army's defeat of a popular uprising in Ireland resulted in the immigration of many Irish refugees to New York. Many of the refugees settled along the Brooklyn waterfront and, according to nineteenth-century Brooklyn historian Henry R. Stiles, Jackson renamed his community in honor of the Battle of Vinegar Hill of 1798, the last battle of the conflict. Stiles also states that Jackson sold vacant building lots directly to the immigrants,¹⁰ but an analysis of deeds within the Vinegar Hill Historic District indicates that Jackson built several houses before his death in 1828, renting them to the immigrant workers. Deeds also reveal that Jackson's heirs subdivided today's Blocks 33 and 43 in 1828, and block 34 in 1838, and built rental housing on several of the lots. The Jackson heirs continued as landlords, gradually selling off their properties between 1839 and 1846.

The War of 1812 and the incorporation of Brooklyn Village in 1816 spurred the rapid growth of the Navy Yard and the adjacent area. In 1817, Samuel Evans, commandant of the United States Navy Yard, from 1812 to his death in 1824, opened a gate into the yard at Water Street,¹¹ and with John Little, established a ferry from the foot of Little Street to Jackson Street in Manhattan to provide transportation for Navy Yard workers. Additionally, Little opened a tavern near the Navy Yard wall. In 1818, Evans bought the entirety of today's Block 44 from Jackson and filed a subdivision map. Jackson had already constructed at least four houses on the block, and either Evans or his heirs apparently built additional buildings there in the years that followed.¹² Located near the Navy Yard gate, these buildings were occupied as dwellings, game rooms, and saloons.

⁹Information in this section is derived from the following sources: *Brooklyn Almanac*, 13-15, 21; Joseph C. Brooks, "Survey Report: Bedford-Stuyvesant (Community Board 3) Brooklyn," (typescript in the library collection of the Landmarks Preservation Commission, 1992) 27; Harold X. Connolly, *A Ghetto Grows in Brooklyn* (New York: New York University Press, 1977), 6-8, 17; Geismar, 21-22, 28-34, 42-48; _____ and Oberon, 22-30; "Valentine G. Hall" obituary, *New York Times*, October 21, 1880, 5:4; Kings County, Office of the Register, Deeds Liber 12 p. 147; Liber 89 p.118, Liber 91 p. 199; Landmarks Preservation Commission, *First Free Congregational Church, now Polytechnic Institute Building*, report prepared by Virginia Kurshan (New York: 1981); Ment, 34; *The New York Irish*, Ronald H. Baylor and Timothy J. Meagher, ed. (Baltimore and London: The Johns Hopkins University Press, 1996), 554; *Snyder-Grenier*, 27, 29-33; *Spooner's Brooklyn Directory*, 1822, 1831-32; Stiles: 1884, vol. 1, 444, vol 2, 871; information provided to the Commission by Ana Rosa M.M. Pocius of Hudson Avenue in the Vinegar Hill Historic District; Weld, 274.

¹⁰Stiles, 1884: 104.

¹¹This section of Water Street is now called Evans Street.

¹²Deeds reveal that Jackson built Nos. 65 to 71 Hudson Avenue, originally called Jackson Avenue; in 1817. No. 65 was subsequently demolished. Of the remaining extant houses on Block 44, three appear to have been built by either Evans or his heirs between 1818 and 1846: Nos. 75 and 89 Hudson Avenue, and No. 16 Evans Street. Of the three, only No. 75 Hudson Avenue is located within the boundaries of the historic district.

The 1822 *Spooner's Directory* lists 58 occupants or household heads in the Vinegar Hill area.¹³ Although the most frequently recorded occupation was laborer, almost one-quarter of the heads of households were listed as tavern proprietors. It is likely that many of the laborers worked in the Navy Yard, which was growing rapidly at that time, while the tavern proprietors catered to those laborers. Most of the listed surnames appear to be of English and Irish origin, with a scattering of Dutch- and French-sounding names. One individual is identified as "black." *Spooner's Directory* for 1831-32 lists 140 heads of households in the Vinegar Hill area, also mainly English and Irish, and seven "blacks."

By this time, Brooklyn itself was emerging as a significant urban community with vast farmlands on its outskirts. The population growth and economic development of the village were accompanied by an increasingly complex community life. Social and cultural institutions multiplied to serve the needs of an increasingly diverse population of Dutch, English, African, and Irish people, many of whom had initially settled in New England before moving to Brooklyn. Episcopal, Reformed, Methodist, and, later, Roman Catholic parishes were established. Notable was the High Street African Wesleyan Methodist Episcopal (A.W.M.E.) Church, which was located on High Street between Bridge and Jay Streets,¹⁴ near the present-day Vinegar Hill Historic District. The congregation was formed in 1818 by African Methodists who split with their Caucasian brethren at the Sands Street Methodist Episcopal Church, which had been founded in 1766, over issues of slavery and racial discrimination.¹⁵ The new church became a station on the "underground railroad," which transported escaped slaves to safe

¹³The area included the streets bounded by York Street on the south, Bridge Street on the west, the Navy Yard on the east, and the East River on the north. Brooklyn Directories did not generally list married women and children. Therefore, the total population of the area was probably much higher. In 1820, according to U.S. census records, the population of the Town of Brooklyn, including Brooklyn Heights, Vinegar Hill, the Fulton Ferry, and the outlying areas was 7,175, including 657 free Africans and 190 slaves.

¹⁴The church moved to 311 Bridge Street (designated a New York City Landmark in 1981) in 1854 and became more commonly known as the Bridge Street Church. The original church building on High Street was later demolished.

¹⁵Around this time, approximately one-third of the total African-American population of Brooklyn lived in the Fourth Ward, which adjoined the Fifth Ward approximately three blocks to the southwest of the Vinegar Hill Historic District. The Fourth Ward, which was also the location of the High Street church, has been intensively developed, and very few historic buildings remain. In 1820, only seven years before New York State outlawed slavery, over half of the African population of Kings County, mainly those living in the rural outlying areas, were still enslaved. Yet, in antebellum Brooklyn, African-Americans maintained a substantial place in the economic life of the community, performing unskilled, skilled, and semi-skilled labor, domestic and service jobs, and assorted professional and white-collar work. An African Free School was established by the High Street Church in 1827.

havens in the north.¹⁶ The first Roman Catholic church, St. James, opened on Jay Street in 1823, serving a primarily Irish congregation.¹⁷

Industrial Development

The growth of an industrial sector west of the Vinegar Hill Historic District also propelled the area's development. By the 1820s, the Fulton Ferry area¹⁸ contained the first iron foundry and white lead company in the state.¹⁹ As the century progressed, industries such as spice and coffee works, metal stamping, engine works, paint and varnish manufacturing, and sugar refining became established in the area east of Fulton Street. Many of today's nationally-known companies began in this area, including Durkee and Benjamin Moore. Additional ferries to Manhattan began operating on the waterfront at Main Street and Bridge Street, mirroring the eastward advance of industry.

Residential Growth

The area's greatest period of growth took place during the 1830s to the early 1850s, as lots were subdivided and rows of houses were constructed along the streets.²⁰ Most of the remaining houses in the Vinegar Hill Historic District were built during those years, including the entire rows at 237 to 249 Front Street, 51 to 59 Hudson Avenue, and 69 to 77 Gold Street. Very little new construction occurred in Vinegar Hill during the 1860s and 70s, except for new houses on the few remaining empty lots, such as 312 Water Street, 72 Hudson Avenue, and 202 and 204 Front Street, and the construction of additional floors on a number of buildings, as at Nos. 53, 55, and 77 Hudson Avenue.

The Jackson heirs began to sell their remaining properties around 1840, typically to established businessmen from Brooklyn and Manhattan. These landlords continued to collect rent well into the 1850s, when they in turn began to sell the properties to individual owner/occupants. Two major landlords were Valentine G. Hall and Frederick Morris. Hall was

¹⁶ The sub-cellar of No. 67 Hudson Avenue contains a doorway leading to a tunnel beneath the street, which may have been used for the transport of goods to and from the waterfront, for the movement of former slaves along the underground railroad, or both.

¹⁷ A second wave of Irish immigration began in the 1840s as a consequence of a devastating potato famine. By 1855, the Irish-born population of the Fifth Ward, in which the present-day Vinegar Hill Historic District is located, was 34.4 per cent, while that of the adjacent Second, Fourth and Eleventh Wards were 35.4, 19.9 and 22.4 per cent, respectively. At that time in Brooklyn, and elsewhere, the Irish were the target of much anti-foreign and, particularly, anti-Catholic sentiment by nativists who feared that the large number of newcomers were beginning to overwhelm the existing social fabric of the nation.

¹⁸ Designated a New York City Historic District in 1977.

¹⁹ White lead was a material used in the production of paints.

²⁰ Brooklyn itself was rapidly expanding during this period, having been incorporated as a city in 1834 and consolidated with the City of Williamsburgh and Town of Bushwick in 1854. By 1860, Brooklyn's population had reached 279,000 from about 32,000 in 1835, making it the third largest city in the nation.

a wealthy wool merchant from Manhattan, who beginning in 1840 purchased scores of buildings from the Jacksons in the Vinegar Hill area and in other neighborhoods such as Wallabout and Red Hook, where the Jacksons also owned property. Often a single deed would contain more than twenty properties scattered around these neighborhoods. Hall's holdings in the Vinegar Hill Historic District included 49, 50, 52, 54, 67, 69, and 71 Hudson Avenue.

In 1852, Hall sold most of these properties to Frederick Morris, a neighborhood physician, who already owned several buildings on Gold Street within the Vinegar Hill Historic District. Directories list Morris as having lived and practiced at 71 and 75 Gold Street during this period. Between 1855 and 1860, Morris gradually sold most of his Vinegar Hill properties to individual homeowners, except for the Gold Street houses, which were sold as a block to liquor store owner Michael O'Connor, who opened a liquor shop in 69 Gold Street.

The Greek Revival Style in Vinegar Hill²¹

Most of the houses in the District, those built between the late 1820s and early 1850s, exhibit features of the Greek Revival style, an architectural mode popular in America through the second quarter of the nineteenth century because of the associations with Athenian democracy. Classic Greek architectural forms were reinterpreted by the architects and builders of the new Republic in their designs for buildings both large and small, whether State Capitol or small row house. Elements of Greek architecture were adapted in America, architectural handbooks which proliferated in the 1840s, which made the forms readily available to builders. These manuals abounded with illustrations of columns, cornices, and pilasters, all of which were relatively inexpensive and could be applied to the facade of any building. The most influential handbook authors of the era were Asher Benjamin of Massachusetts and Minard Lafever of Brooklyn. Buildings and architectural details as far west as Illinois and Wisconsin are attributed to plates in Benjamin's builders' guides, while row houses in Greenwich Village and Brooklyn Heights have details that are identical or nearly identical to the designs in Lafever's books.

The adaptation of the elements of Greek architecture to the modest urban row houses was imaginative and novel. The doorway was the focal point of the facade, with other details handled in a more restrained manner. The elaborate porticoes with freestanding columns found on the homes of the upper classes were reduced to paneled pilasters with shallow entablatures and pediments; expensive marble details were instead carved in cheaper brownstone; and inexpensive factory-made cast iron work replaced costly hand-wrought details.

The Greek Revival style as found on buildings in the Vinegar Hill Historic District is generally limited to shallow pediments over the doorways and some windows, cornices with

²¹This section is based on Charles Lockwood, *Bricks & Brownstone, The New York Row House, 1783-1929, An Architectural and Social History* (New York and others: McGraw-Hill Book Company, 1972), 55-98; and Landmarks Preservation Commission, *Boerum Hill Historic District Designation Report LP-0767*, (New York: City of New York, 1973).

dentil blocks, and ironwork featuring an occasional fret or acanthus leaf. Parlor floors were reduced in height, as were the front stoops. Nevertheless, the two Greek Revival rows at 237 to 249 Front Street and 69 to 75 Gold Street are readily perceived as products of the Greek Revival era.

By the late 1840s, use of the Greek Revival style for row houses began to decline in favor of the more romantic Italianate style. The very popularity of the Greek Revival contributed to its demise. Critics declared that excessive use had cheapened the style.²² The simplified form of the style found in the Vinegar Hill Historic District and other working-class areas is likely to have contributed to this sentiment.

*Vinegar Hill in the Late Nineteenth Century*²³

Population Growth

The Vinegar Hill neighborhood was at the height of residential and commercial activity in 1880s. The City of Brooklyn itself had grown in population to 700,000 inhabitants and the Brooklyn Bridge was opened in 1883, providing easier access to Manhattan. Brooklyn's first elevated railroad, the Lexington Avenue line, was completed from the bridge to Broadway in 1885. It ran along York Street to Navy Street, and included stations at Washington Street, Bridge Street, and Park Avenue. At that time, horse cars traversed the neighborhood and the electric trolley was not far behind. Vinegar Hill was then a dense residential and industrial neighborhood, anchored by commercial strips on Sands Street, Water Street, and Hudson Avenue.

St. Ann's Roman Catholic Church, at the corner of Front and Gold Streets, provided another important anchor. The church was built in 1860 at a cost of \$15,000 under the supervision of prolific church architect P.C. Keely, a native of Ireland and a Vinegar Hill resident. In 1883, St. Ann's congregation stood at 3,500, including 800 school pupils. Many other prominent Brooklynites, most notably a large number of politicians including James Howell, who served as the mayor of Brooklyn from 1878 to 1882, resided in Vinegar Hill.

²²Lockwood, 96-97.

²³Information in this section is derived from the following sources: *Brooklyn Almanac*, 15-16, 21; *The Brooklyn City Directory for the Year Ending May 1st 1886* (Brooklyn: Lain & Co., 1885); Dennis Holt, "North Brooklyn in 1885...Introduction," undated typescript in the Landmarks Preservation Commission's files; "Patrick C. Keely," *The Macmillan Encyclopedia of Architects* (New York: The Free Press, 1982), 556; Ment, 55; *The New York Irish*, 559; *Robinson's Atlas of the City of Brooklyn*, New York (New York: E. Robinson, 1886), plate 1; Stiles: 1884, vol. 1, 523-534.

By this time, the predominance of people of Irish descent in the area had given the neighborhood the popular name Irishtown,²⁴ although many other ethnic groups were present. Shifting immigration patterns in the late nineteenth century were reflected in the population of the Vinegar Hill area. The established Irish, English, and African populations were joined first by Germans, then later by Norwegians, Swedes, Poles, Italians, and Eastern European Jews. Most were fleeing poverty and conflict in their homelands. The 1885 directory lists 6347 names²⁵ corresponding to area around the Vinegar Hill Historic District. The 1886 map shows about 1,900 dwellings in the area, mainly small tenements and modest row houses, of which only a small number remain. Many of the most intact of these remaining buildings are included within the Vinegar Hill Historic District.

Occupations and Commerce

In 1885, 666 retail outlets, providing 110 different kinds of products and services, lined the streets to the north of Nassau Street and east of Old Fulton Street. The largest number of these, 257 in all, were stores selling food of some kind, such as groceries, bakeries, and fish stores. Next were liquor establishments, mainly saloons, which numbered 110. There were also 42 variety stores, 35 shoe stores, 23 cigar shops, 19 barber shops, ten restaurants, and a hotel. Also present were blacksmiths, horseshoers, liveries, pawnbrokers, toy stores, florists, and many others. In addition, 13 doctors, eight of whom were located on Sands Street, and one dentist served the neighborhood. Fully 22 percent of the men who had jobs listed their occupation as laborer. This category is in addition to such jobs as riveter, iron molder, cooper, porter, brass finisher, stevedore, tool sharpener, stonecutter, glassblower, wheelwright, die-setter, coppersmith, gas fitter, roofer, ropemaker, steamfitter, bricklayer, all laboring-type jobs. Most women listed in the directory were widows, 573 in all, with a small number of school teachers, boarding house proprietors, and grocers.

Besides the Navy Yard and the local shops, some 140 factories, warehouses, and supply yards provided employment. These include 11 coal yards; seven iron foundries; seven white lead producers; six brass foundries; six chemical plants (including Squibb); five steam pump manufacturers; five machine shops; a spice producer (Durkee); two sugar refineries; two vinegar works; four multi-purpose warehouses; and warehouses for coffee, agricultural products, and hominy. The neighborhood also included manufacturers of iron railings, tin plates, linseed oil, paint, wire, and many other products. The Brooklyn Gas Light Company,

²⁴In 1890, 49.1 percent of the residents of the Fifth Ward, which included the Vinegar Hill Historic District, were of Irish stock (born in Ireland or elsewhere of an Irish mother). Other heavily Irish wards (40 percent or more) at that time were the 2nd (Fulton Ferry), the 6th (Cobble Hill), the 9th (northeast of Prospect Park), the 10th (Gowanus), and the 12th (Red Hook). People of Irish stock were 24.3 percent of Brooklyn's total population at the time and were also well-represented in most of the remaining wards.

²⁵The city directories generally included only the heads of households, excluding married women and children. Ward 5 itself had a total population of 20,175 in 1890.

predecessor to Brooklyn Union Gas, operated facilities on Front, Water and Plymouth Streets.²⁶ Among all of these factories, stores, and residences were several institutions: a public school, two fire houses, a police precinct house, a day nursery, and seven churches. Many of the structures that existed in 1885 are now gone, having been eradicated by a combination of social, economic, and technological changes over the next century. Front Street and Hudson Avenue retain their early Belgian block paving, which helps to recall the rich history of the historic district.

*The Twentieth Century*²⁷

Transportation Improvements

While the construction of the Brooklyn Bridge spurred some demolition in the western part of the neighborhood in the 1870s, major destruction in the area began with the building of the Manhattan Bridge in the decade following the consolidation of the City of New York in 1898.²⁸ The bridge construction cut a large swath through the neighborhood, resulting in the demolition of scores of houses and factories to accommodate the bridge approaches.

Industrial expansion, resulting in the replacement of housing with factory buildings, was also underway in the early twentieth century. Benjamin Moore & Company, producer of paints and varnishes, constructed a six-story factory at 231-233 Front Street in the Vinegar Hill Historic District. Replacing two nineteenth-century, Greek Revival row houses, the factory was designed by William B. Tubby, a major New York architect. The factory, which retains the scale of the surrounding row houses while employing distinctive architectural detail, helps portray the historical development of the district. Another spurt of demolitions in the 1920s and 30s, mainly for truck storage facilities, parking lots, and warehouses, reflected the changing economics of the production and distribution of goods and the growing popularity of motorized vehicles. In addition, the Consolidated Edison Company constructed a large power plant on the East River in the 1920s and continued to expand its operations in the neighborhood during the ensuing years.

Following World War II, the City levelled a large part of the neighborhood adjacent to the historic district for the construction of the sprawling Farragut Houses and the winding Brooklyn-Queens Expressway (BQE). The New York City Housing Authority built the Farragut Houses in 1952 to provide low-cost housing for war veterans and their families. The high-rise project obliterated several blocks of houses, as well as Vinegar Hill's major thoroughfare and

²⁶These properties were later acquired by Consolidated Edison, which continues a large operation in the neighborhood.

²⁷This section is based on *Brooklyn Almanac*, 16-17; Wendy Darby and Scott Marshall, "A Social History of the Vinegar Hill Neighborhood," submitted to Columbia University Historic Preservation Studio II, April 1985; Ment, 69-70; *New York City Guide* (1939; rpt. New York: Octagon Books, 1970), 450.

²⁸The Manhattan Bridge opened in 1909.

shopping strip, Sands Street. Much of Hudson Avenue, another important commercial street, was also cleared away for the project. The BQE with its maze of connecting ramps, was another post-war development that produced displacement of thousands of people and jobs. An additional by-product of bridge and highway building and urban renewal was a massive reconfiguration of the street layout. Of the 43 streets that make up the greater Vinegar Hill Area, only 12 retain their 1885 configuration. Lot-by-lot demolition of surviving row houses for the construction of warehouses, parking lots, and various industrial facilities continued throughout the 1960s, 70s and 80s. These demolitions and redevelopments were driven in part by the 1961 New York City Zoning Law, which designated the area for manufacturing. Vinegar Hill's relatively isolated environment attracted such uses as waste transfer stations, power plants, and sewage treatment. This trend continued into the 1990s, with the demolition of St. Ann's Church and Rectory, the site of which remains vacant.

Changing Residential Population

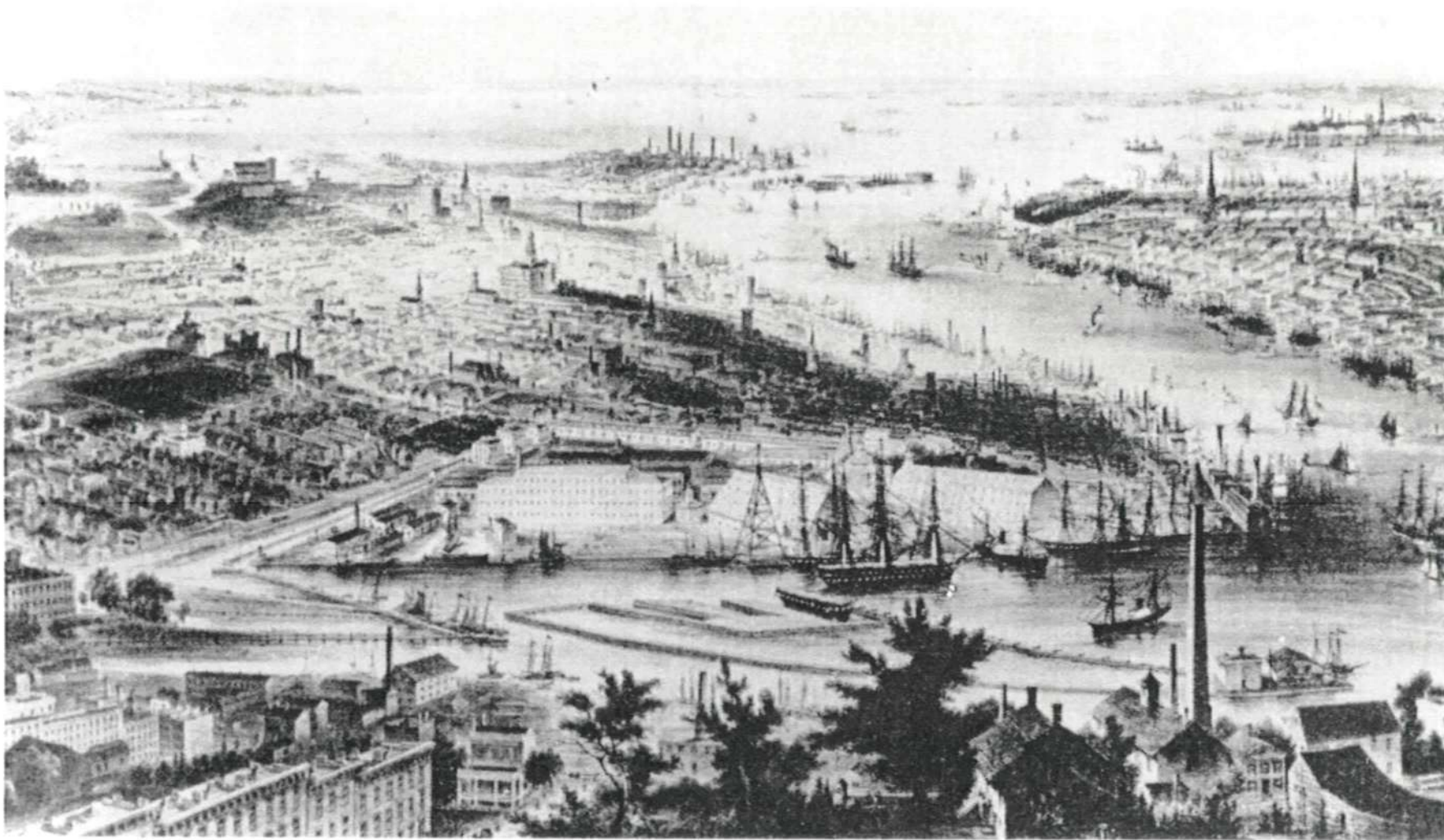
The twentieth century also brought about social changes. Immigration to the United States in the first decade of the twentieth century reached unprecedented levels, and Brooklyn was the destination of many of these new arrivals, who were fleeing poverty and persecution. They came mainly from eastern and southern Europe, although many Irish and Scandinavians continued to arrive. By 1930, more than one-half of all adults in Brooklyn were foreign-born. The Cooperative Society of Italian-Americans owned No. 70 Hudson Avenue and No. 312 Water Street in the 1910s, and despite restrictive immigration laws that had been in effect since the turn of the century pertaining to Asians, a colony of Filipinos existed around Sands and Washington Streets in the 1930s.

The vast employment base represented by the Navy Yard and the surrounding factories continued to sustain Vinegar Hill as an attractive place to settle into the mid-twentieth century. By the 1950s, however, use of the Navy Yard began to decrease,²⁹ while heavy manufacturing uses were outgrowing the area's narrow streets and loft factories and moving away. These factors produced abandonment, and as a result, much of the existing population followed the employment base to the suburbs and other areas of the country to be largely replaced by African-Americans from the southern United States and by Puerto Ricans.

In the early 1970s, an ethnically-diverse group of newcomers, many of whom are artists, began moving to the neighborhood, attracted by its proximity to and views of Manhattan and its solid and reasonably-priced housing, which has retained its historic architectural character. These residents revived the historic name of Vinegar Hill for the area. Over the next decade, many homeowners renovated their houses and converted most of the storefronts to residential use, especially along Hudson Avenue. Many of the houses have now been rehabilitated, and a number of nearby industrial buildings have been converted into artists' lofts.

²⁹The U.S. Navy closed the yard in 1966, while retaining the Naval Hospital complex. The Brooklyn Navy Yard is now owned by the City of New York and operated by the Brooklyn Navy Yard Development Corp.

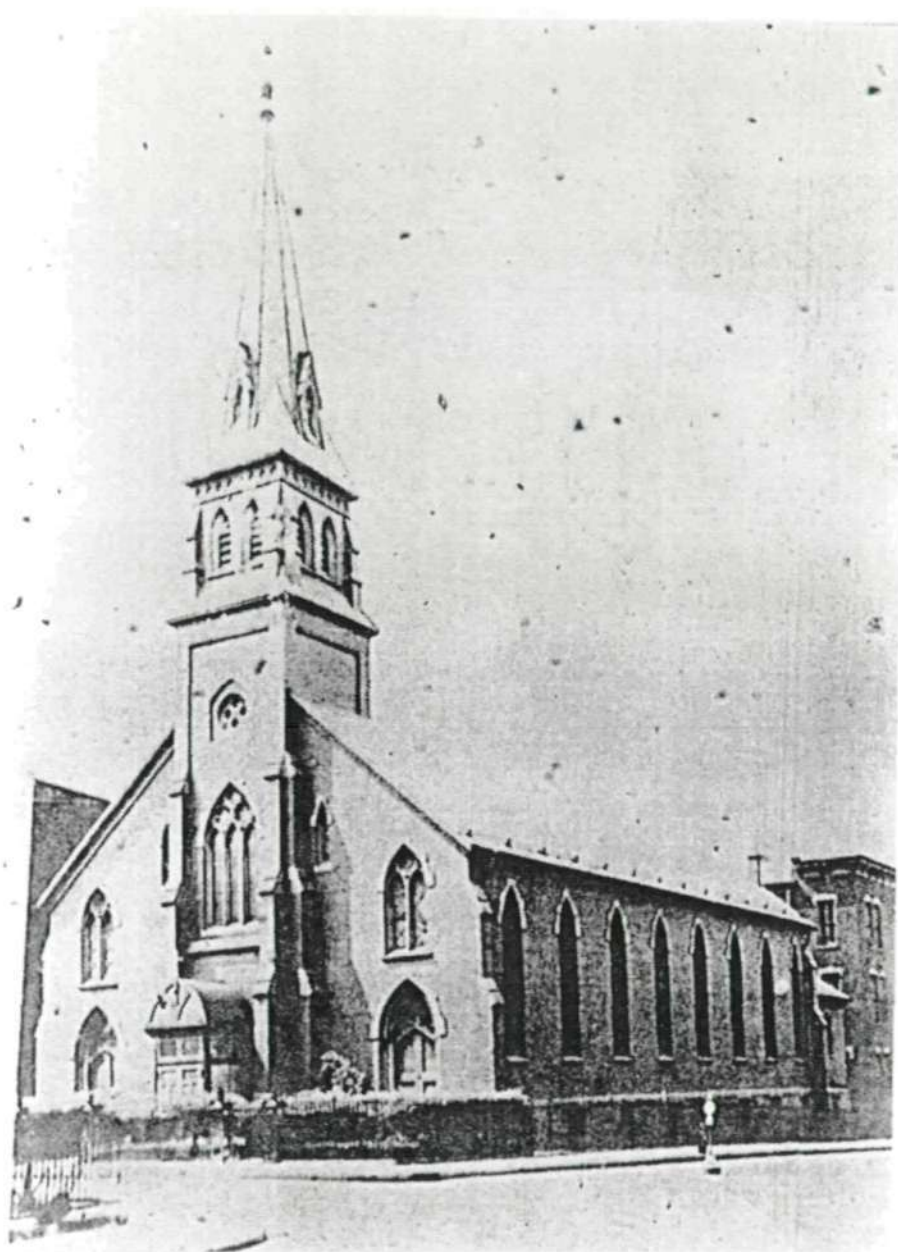
Today, the groups of historic houses and related buildings create a distinct sense of place, recalling a significant era in Brooklyn's history.



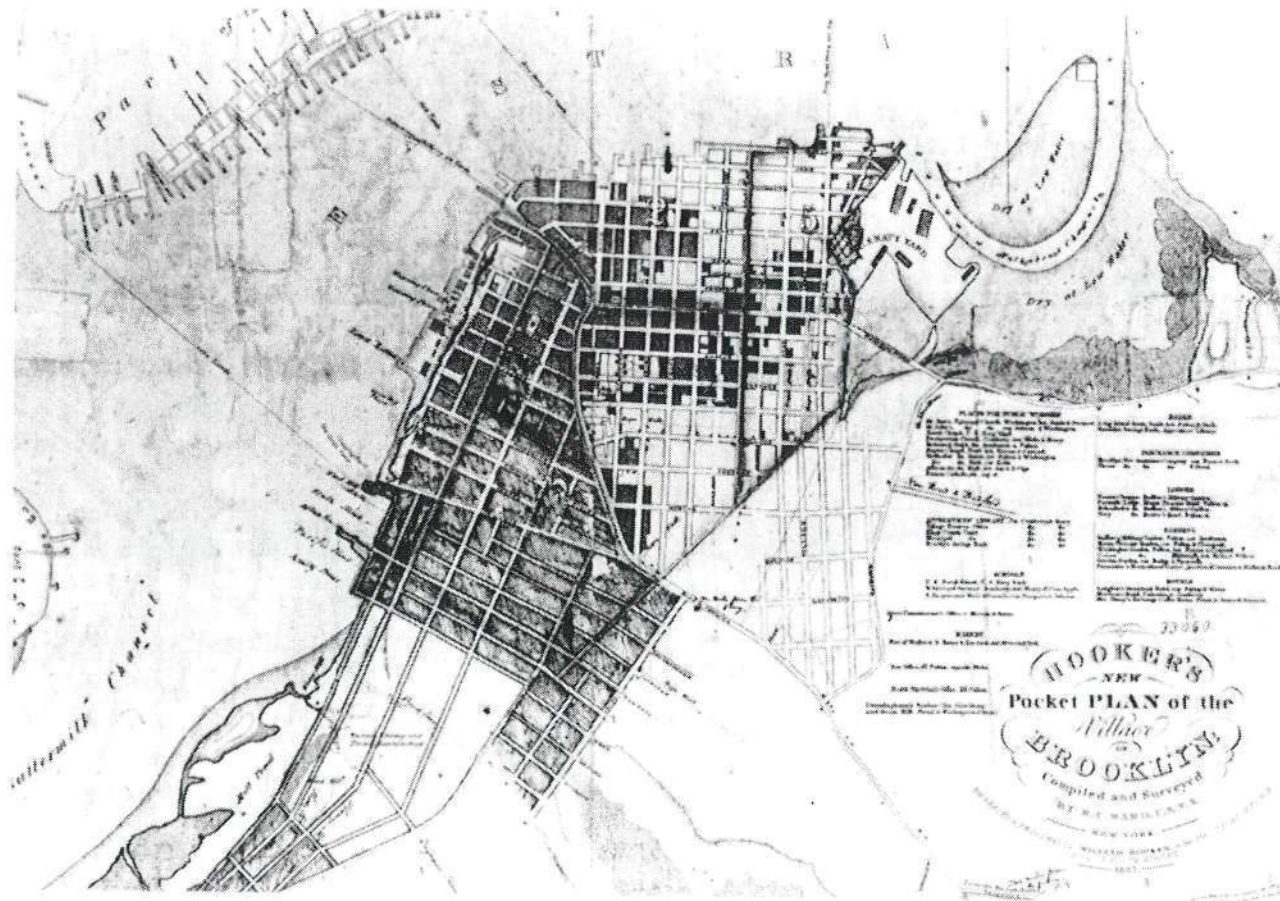
Lithograph of Brooklyn in 1855, looking southwest from above the Navy Yard
John Barnet, Brooklyn Historical Society Collection



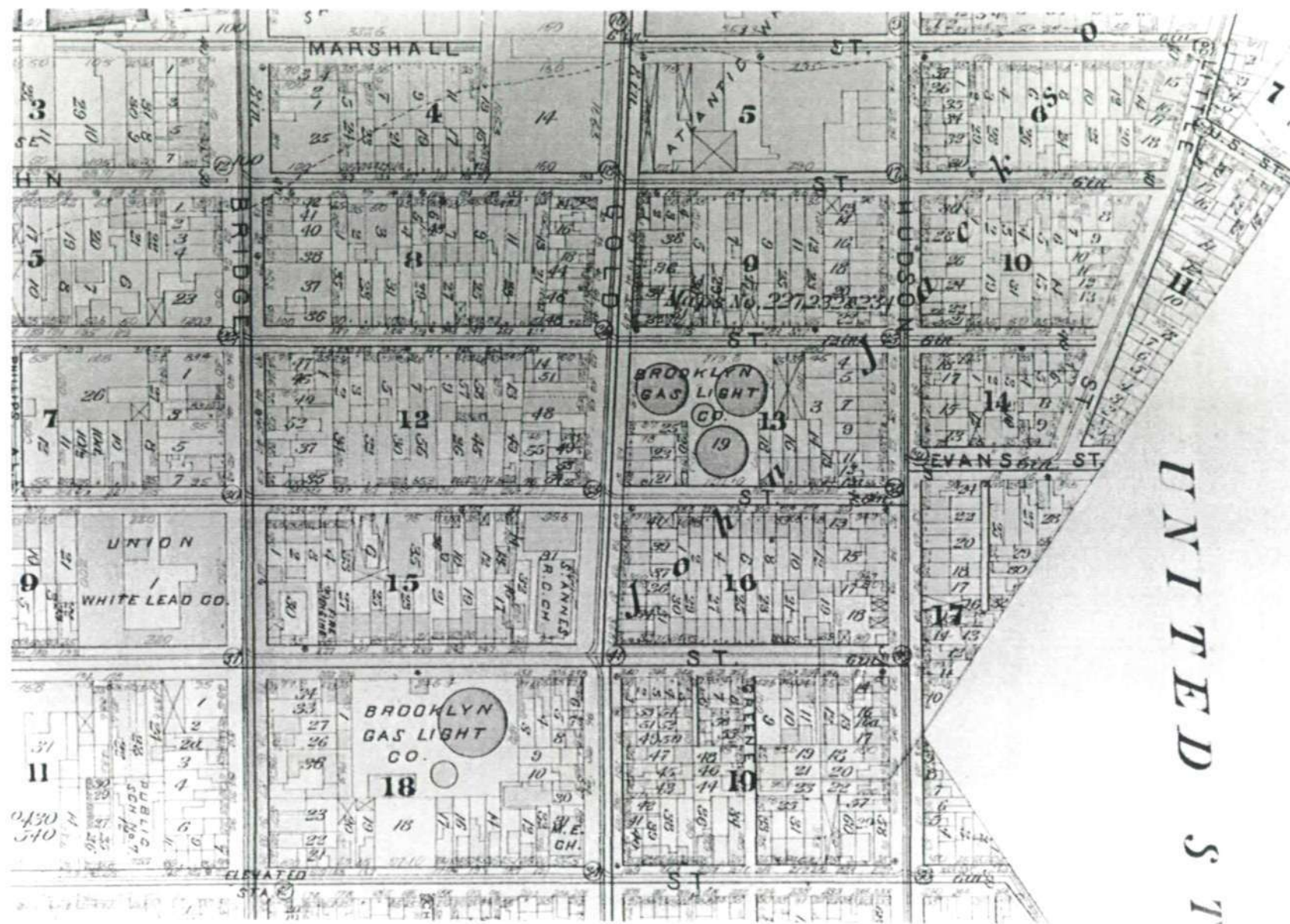
View from the Brooklyn Bridge tower, looking east, c.1883
Brainard Collection, Brooklyn Public Library, Brooklyn Collection



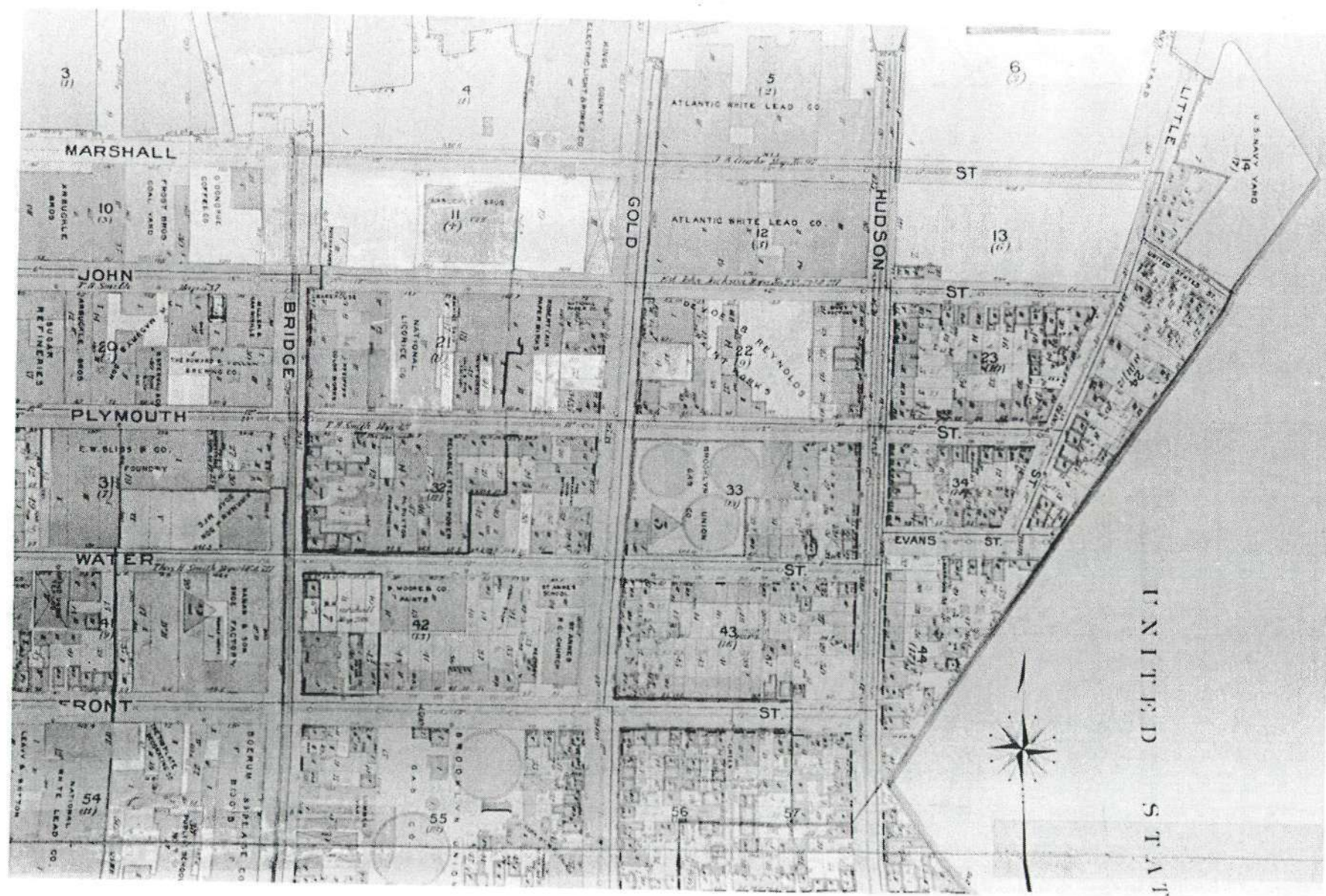
St. Ann's R.C. Church (demolished) in 1934. It stood at the northwest corner of Front and Gold Streets
Photo: NYPL. Photographic Views of NYC.



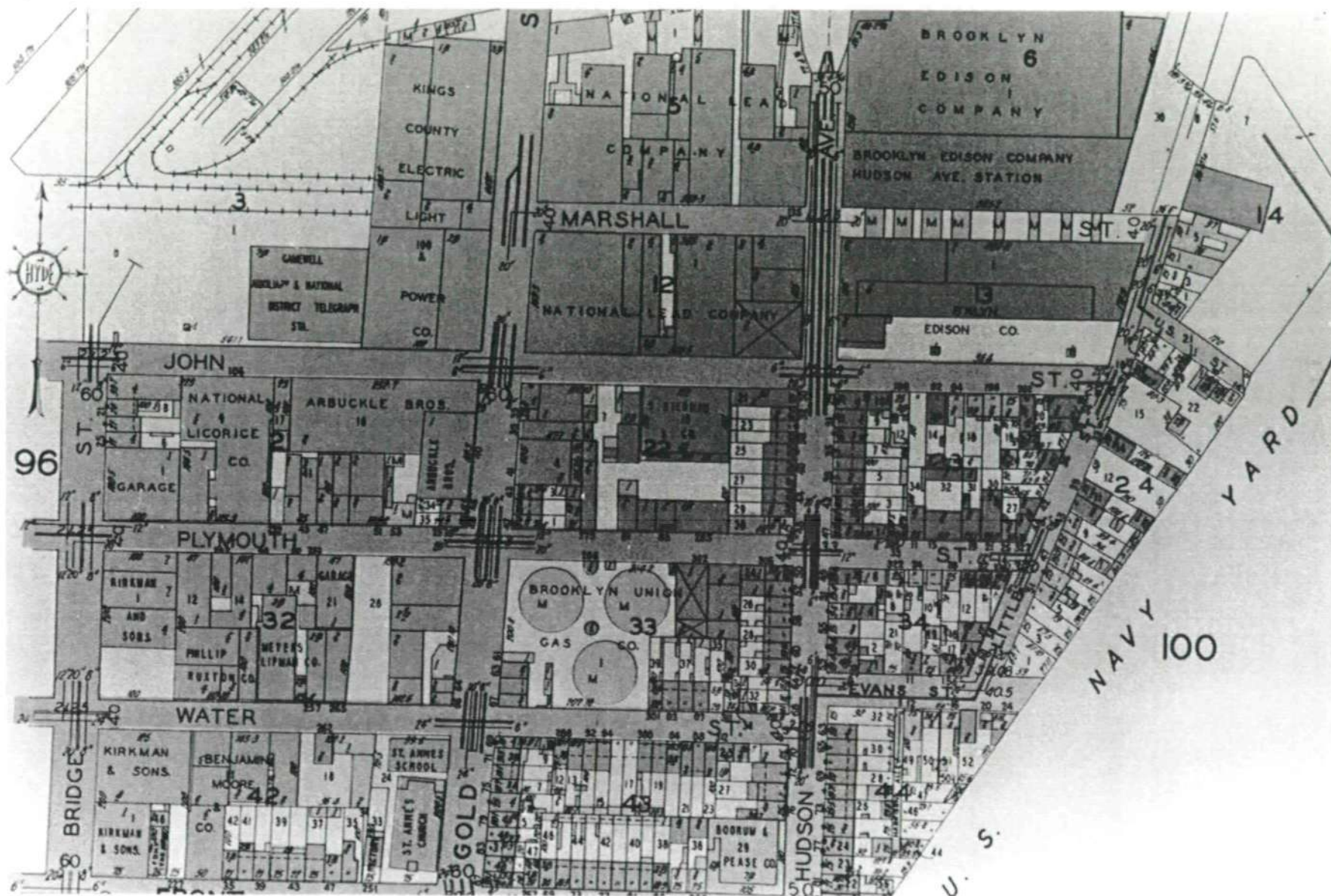
Hooker's New Pocket Plan of the Village of Brooklyn (Brooklyn: William Hooker, 1827)
 The present-day Vinegar Hill Historic District is located to the west of the Navy Yard.



Robinson's Atlas of the City of Brooklyn, New York (New York: E. Robinson, 1886)
Detail of plate 2.



Atlas of the Borough of Brooklyn, City of New York (Brooklyn: E. Belcher Hyde, 1903)
 Detail of V. 1, plate 2.



*Desk Atlas of the Borough of Brooklyn, City of New York (New York: E. Belcher Hyde, 1929)
Detail of V.1, plate 99.*



Nos. 237 to 249 Front Street, c. 1977, including St. Ann's R.C. Church (demolished)

Photo: Landmarks Preservation Commission



Nos. 49 to 59 Hudson Avenue, between Plymouth Street and Evans Street, c.1977
Photo: Landmarks Preservation Commission



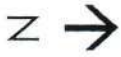
Nos. 50 to 54 Hudson Avenue, c.1977
Photo: Landmarks Preservation Commission



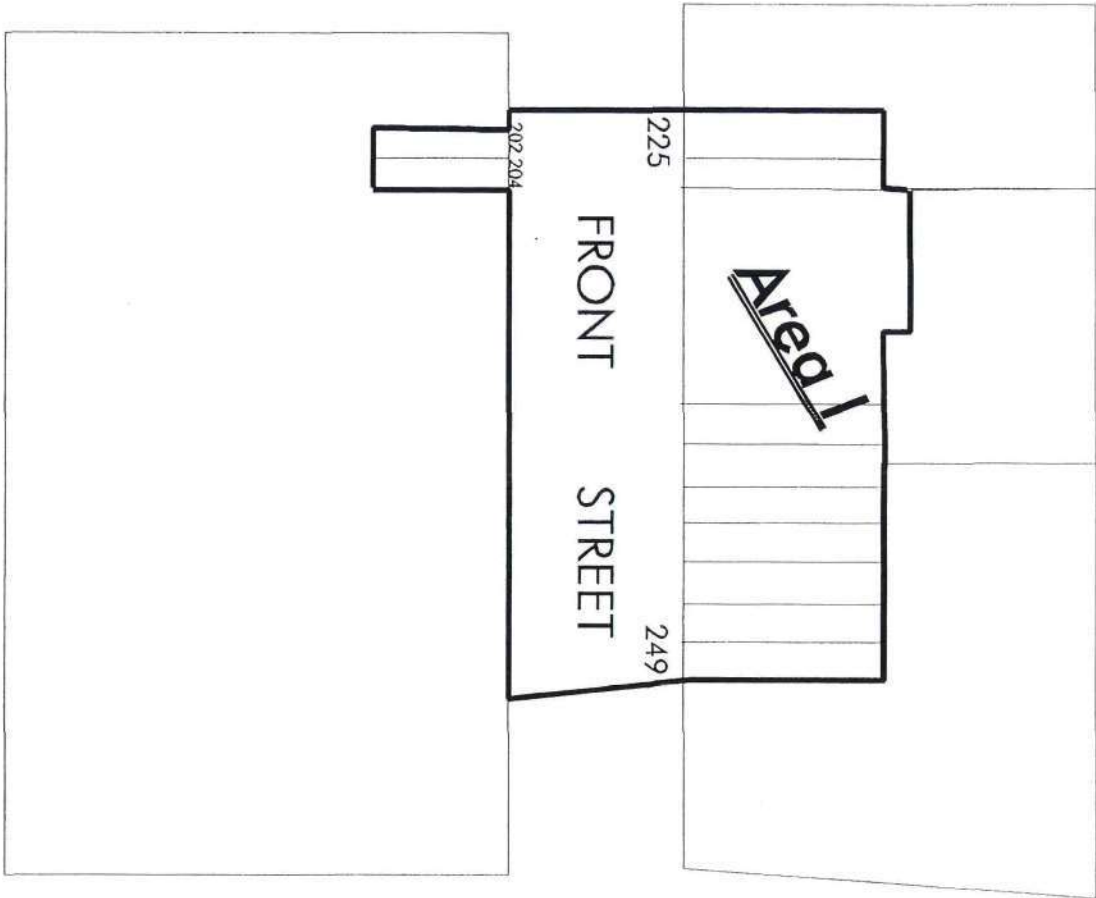
View of Plymouth Street, west towards Hudson Avenue, c.1977.

Nos. 49 & 59 Hudson Avenue on left.

Photo: Landmarks Preservation Commission



BRIDGE STREET



GOLD STREET

VINEGAR HILL HISTORIC DISTRICT - AREA I

**225 to 249 Front Street (NORTH SIDE)
between Bridge Street and Gold Street**

"Constitution" Engine Company No.7

225-227 Front Street

Borough of Brooklyn Tax Map Block/Lot: 42/46

Date: c.1855-56 [deeds, maps, directories]

Owner/Developer: Fire Department, City of Brooklyn

Architect: Unknown

Type: Fire House

Style/Ornament: Italianate

Number of Stories: 3

Features:

Facade: replacement garage door, wood
cast-iron lintel over garage door [ALT 1832-1903]
replacement entry door
Philadelphia brick
modified brownstone lintels and keystones
wooden cornice with brackets and dentils
exposed brick side walls
visible stairway bulkhead on roof

Site: concrete sidewalk

This three-story fire house was built by the Fire Department of the City of Brooklyn apparently in 1855-56 shortly after consolidation of the city. The earliest mention of a fire house at this location is in Hope & Henderson's Brooklyn directory for 1856-57. The Constitution Fire Company No. 7, organized by volunteers in 1828, had its first station on Hudson Avenue opposite Front Street. Later it occupied a building on the south side of Front Street, between Bridge Street and Gold Street, before moving to this Front Street location. Both of the earlier fire houses have been demolished. In 1903, the Fire Department enlarged the first floor door for the engine and extended the rear of the building, presumably to accommodate the most up-to-date fire fighting equipment. The architect for the alterations was H.W. Billard of Brooklyn. In 1976, the fire house was decommissioned and sold by the City of New York. It was converted to residential use that same year.

Significant References

Brooklyn, 1855, surveyed and published by William Perris, Civil Engineer.

Hope & Henderson's (Consolidated) Brooklyn City Directory for 1856-7 (Brooklyn: Hope & Henderson, 1856).

Kings County, Office of the Register, Deeds Liber 213, p.189.

New York City, Department of Buildings, Brooklyn, ALT 1832-1903; ALT 672-1976.

Henry Stiles, *The Civil, Political, Professional and Ecclesiastical History and Commercial and Industrial Record of the County of Kings and the City of Brooklyn, New York, from 1683 to 1884* (New York: W.W. Munsell & Company, 1884), vol. 1, 573.

229 Front Street

Borough of Brooklyn Tax Map block/Lot: 42/1 in part

Type: empty lot

The lot was once occupied by a three-story brick row house and rear outbuilding that were demolished between 1903 and 1929.

231-233 Front Street a/k/a 244-246 Water Street³⁰

Borough of Brooklyn Tax Map Block/Lot: 42/11 in part

Date: 1908 [NB 1637-1908]

Owner/Developer: Benjamin Moore & Company

Architect: William B. Tubby

Type: factory

Style/Ornament: Early Twentieth Commercial

Number of Stories: 6

Features:

Front Street Side

Facade: non-historic replacement stairs
 cast stone foundation
 replacement doors
 brick facade with cast stone lintels and sills
 historic steel sash
 exposed brick side walls with historic steel sash.

Site: concrete sidewalk

This brick-fronted, steel-framed six-story factory, built in 1908 by Benjamin Moore & Company, replaced two, three-story brick row houses. Benjamin Moore and Company, manufacturers of paints and varnishes, had been occupying a portion of the site as early as 1903. (The structure on the Water Street side of the building lot, which was constructed between 1886 and 1903, is not part of this designation as indicated on the district map.) The

³⁰No.244-246 Water Street is not part of the designated historic district

architect of the Front Street side, William B. Tubby (1858-1944), was a major New York architect and a master of the Romanesque Revival style. He was born in Iowa and educated in Brooklyn, graduating from Brooklyn Polytechnic Institute in 1875. He worked in the office of architect Ebenezer L. Roberts before setting up his own firm in 1883. His designs include mansions for Charles Millard Pratt in Clinton Hill (1893) and William H. Childs in Park Slope (1901), as well as five Carnegie libraries and several public buildings, including the 20th Precinct Police Station House, 179 Wilson Avenue (1894-95). The former Benjamin Moore and Company building now in manufacturing use.

Significant References

Atlas of the Borough of Brooklyn, City of New York (Brooklyn: E Belcher Hyde, 1903), vol. 1, plate 1.

Robinson's Atlas of the City of Brooklyn, New York (New York: E. Robinson, 1886), plate 2.

"William B. Tubby," New York City Landmarks Preservation Commission, vertical architects' file.

235 Front Street

Borough of Brooklyn Tax Map Block/Lot: 42/11 in part

This lot was once occupied by a brick row house that was demolished between 1929 and 1977.

237 Front Street

Borough of Brooklyn Tax Map Block/Lot: 42/41

Date: c.1845-52 [deeds, maps]

Owner/Developer: Henry Taber [1845-54]

Architect: Unknown

Type: Row House

Style/Ornament: Greek Revival

Number of Stories: 3 and basement

Features:

Facade: brick (painted) above a brownstone base (painted)
brownstone stoop with cement patches; wrought-iron gate under stoop; original cast-iron railings
doorway with original wood enframing (modified and painted), replacement door
window openings with brownstone lintels and sills (modified and painted), replacement sash security grilles at basement and first story
wood roof cornice with dentils
wrought-iron fire escape
exposed stucco-covered party wall at west

Site: concrete sidewalk
original cast-iron fence and gate with 20th-century brick post at west end
bluestone yard/areaway paving

This brick, three-story and basement row house was apparently constructed between 1845 and 1852 by Henry Taber, who probably also built the adjacent house at 239 Front Street, which he occupied from 1853 to 1860. Between the years 1836 and 1841, Taber was identified as a builder in the Brooklyn city directories and later was a local real estate agent. He moved to the Fort Greene section in the early 1860s. In 1854, Taber sold this house to Albert Hendrickson, formerly of the Cobble Hill area, who occupied it from 1856 to 1860. Hendrickson operated a coal yard nearby at the corner of Bridge Street and Front Street. He sold the house to Edward Harrison in 1864. The 1885 Brooklyn city directory lists the following occupants: trolley engineer Robert Anderson, widow Catherine Killen, and Edward Farrell, no occupation given. Farrell purchased the house from Harrison in 1891. In 1907, the Roman Catholic Parish of St. Ann's Church, which was located at 251-259 Front Street, constructed a rear extension to the house, which then served as the parish's convent.

Significant References

Kings County, Office of the Register, Deeds Liber 140, p.522; Liber 353 p.422; Liber 650, p.540; Liber 2029, p.305.

Map of the City of New York Extending Northward to Fiftieth St., 1852, surveyed by John F. Harrison and published by M. Dripps.

New York City, Department of Buildings, Brooklyn, ALT 3503-1907.

239 Front Street

Borough of Brooklyn Tax Map Block/Lot: 42/40

Date: c. 1846-52 [deeds, maps]

Owner/Developer: Henry Taber [1846-61]

Architect: Unknown

Type: Row House

Style/Ornament: Greek Revival

Number of Stories: 3 and basement

Features:

Facade: brick (painted) above a brownstone base (painted) brownstone stoop with concrete alterations; wrought-iron gate under stoop; original cast-iron railings
historic wooden double doors with cut glass and original wood enframement
window openings with sills and lintels boxed-in with aluminum, replacement sash security grilles at basement and first story
wood roof cornice with dentils, partially boxed-in with aluminum
exposed stucco-covered sidewall at east

Site: concrete sidewalk
original cast-iron fence and gate
concrete yard/areaway paving

This brick three-story and basement row house was apparently constructed between 1846 and 1852 by builder Henry Taber, who occupied it from 1853 to 1860. Taber probably also built the adjacent house at 237 Front Street. *See No. 237 Front Street for more information on Henry Taber.* This house and No. 241 Front Street were purchased in 1864 by John Mulvey, who is listed in the Brooklyn city directories as being in the cotton business. He was listed as the house's occupant in 1865, while his widow remained in residence through at least 1870. She sold both No. 239 and No. 241 in 1874. The 1885 Brooklyn city directory lists the following occupants: George Fingenaur, a laborer; Frederick Roehrig, a nickel plater; and Richard Kuhlwind, a carpenter, who purchased the house in 1891.

Significant References

Kings County, Office of the Register, Deeds Liber 144, p.526; Liber 553, P.151; Liber 627, p.127; Liber 1161, p.406; Liber 1517, p.17.
Map of the City of New York Extending Northward to Fiftieth St., 1852, surveyed by John F. Harrison and published by M. Dripps.

241 Front Street

Borough of Brooklyn Tax Map Block/Lot: 42/39

Date: c. 1834-52 [deeds, maps]

Owner/Developer: Whitehead Cornell [1834-35], James H. Clark [1835-46],
Leonard Appleby [1846-48], or William Lawson [1848-53]

Architect: Unknown

Type: Row House

Style/Ornament: Greek Revival

Number of Stories: 3 and basement

Features:

Facade: brick above brownstone stucco base
brownstone stoop with brownstone cement patches, wrought-iron gate under
stoop, original cast-iron railings with modified newel post wooden
replacement door
window openings with brownstone lintels and sills (modified replacements),
replacement sash
historic wrought-iron grilles at basement
wood roof cornice with dentils
exposed stucco-covered side wall at west

Site: concrete sidewalk
original cast-iron fence and gate
concrete yard/areaway paving

This brick, three-story and basement row house appears to have been built sometime between 1834, when the estate of Comfort and Joshua Sands was subdivided and sold off, and 1852, when it first appears on the Dripps Map of Brooklyn. During this period, the lot was owned by Whitehead Cornell, James H. Clark, Leonard Appleby, and William Lawson, in succession. See *"Early History of the Vinegar Hill Area"* for information about the Sands. Cornell, who purchased several lots from the newly subdivided estate in 1834, was a manufacturer of white lead, a material used in the production of paints. A resident of Brooklyn Heights, Cornell's business was located in lower Manhattan. Clark, who maintained residences at various times on Water Street, Sands Street, and High Street, is listed in the Brooklyn directory of 1831 as the purser for the United States Navy. In later years he was listed as a merchant. Appleby was a tobacco merchant whose business and residence were in Manhattan. Lawson, who occupied the adjacent house at No. 243 in 1850, was listed as fur merchant whose business location shifted between Manhattan and Brooklyn. The house and No. 239 Front Street were purchased in 1864 by cotton merchant John Mulvey, who resided in No. 239 for a number of years. His widow sold both buildings in 1874. In 1885, the house was occupied by John Jackson and James Ward, both carpenters; Patrick Conway, a clerk; and Bernard Conway, no occupation listed. New brownstone window and door lintels featuring prominent keystones were installed after 1977.

Significant References

Kings County, Office of the Register, Deeds Liber 40, p.440, Liber 46, p.225; Liber 144, p.488; Liber 627, p.127; Liber 1161, p.461.

Map of the City of New York Extending Northward to Fiftieth St., 1852, surveyed by John F. Harrison and published by M. Dripps.

New York City Landmarks Preservation Commission, photographic file.

243 Front Street

Borough of Brooklyn Tax Map block/Lot: 42/38

Date: c. 1834-50 [deeds, directories]

Owner/Developer: Whitehead Cornell [1834-35], James H. Clark 1835-46],
Leonard Appleby [1846-48], or William Lawson [1848-53]

Architect: Unknown

Type: Row House

Style/Ornament: Greek Revival

Number of Stories: 3 and basement

Features:

Facade: brick above brownstone base (patched and painted)
brownstone stoop with cement patches, wrought-iron gate under stoop, original cast-iron railings
doorway with original wood enframing and historic wood door
window openings with brownstone sills and lintels (modified), replacement sash, security grilles at basement and first story
wrought-iron fire escape
wood roof cornice with dentils

Site: concrete sidewalk
original cast-iron fence and gate
concrete yard/areaway paving

This brick three-story and basement row house was built as a first-class dwelling sometime between 1834, when the estate of Comfort and Joshua Sands was subdivided and sold off, and 1850, when William Lawson is listed as living here in Hearn's Brooklyn Directory. See *"Early History of the Vinegar Hill Area" for information about the Sands. See No. 241 Front Street for information on Cornell, Clark, Appleby, and Lawson.* The Brooklyn city directory for 1885 lists the following occupants: Michael Fitzgerald and Walter Lang, both seamen, and Isaac Kuick, a carpenter. It was probably owned at this time by Bridget Dougherty, a widow who purchased it in 1880 along with No. 245 Front Street, which the 1885 city directory lists as her address.

Significant References

Hearn's Brooklyn City Directory for 1850-1851 (Brooklyn: Henry R. & William J. Hearne, 1850).

Kings County, Office of the Register, Deeds Liber 40, p.440, Liber 46, p.225; Liber 144, p.488; Liber 1390, p.3.

245 Front Street

Borough of Brooklyn Tax Map Block/Lot: 42/37

Date: c. 1852-55 [maps]

Owner/Developer: William Spence [1852-53] or John S. Smith [1853-69]

Architect: Unknown

Type: Row House

Style/Ornament: Greek Revival

Number of Stories: 3 and basement

Features:

Facade: brick above a brownstone base (patched and painted)
brownstone stoop (patched and painted), wrought-iron gate under stoop, original cast-iron railings and newel posts

doorway with original wood enframingent, historic wood and glass double doors
window openings with brownstone lintels and sills (modified), replacement sash
wood roof cornice with dentils

Site: concrete sidewalk
yard/areaway enclosed with non-historic stone wall
terrazzo yard/areaway paving

This brick three-story and basement brick row house first appears on the 1855 Perris map. It was built either by William Spence, who owned the property in 1852-53, or by John S. Smith, who owned it from 1853 to 1869. Spence, who operated a coal yard at the corner of Bridge Street and Plymouth Street, occupied the adjacent house at No. 247 in 1850. He later moved to the Boerum Hill section. Smith, a boatswain with the United States Navy, lived at various addresses in the neighborhood. The house appears to have served as a boarding house in 1885, having been occupied by eleven people, all of whom had Irish surnames. They included six laborers, three bartenders, one clerk, and a widow, Bridget Dougherty, who purchased both this house and No. 243 Front Street in 1880.

Significant References

Brooklyn, 1855, surveyed and published by William Perris, Civil Engineer.

Kings County, Office of the Register, Deeds Liber 268, p.329; Liber 320, p.277; Liber 873, p.91; Liber 1390, p.3.

Map of the City of New York Extending Northward to Fiftieth St., 1852, surveyed by John F. Harrison and published by M. Dripps.

247 Front Street

Borough of Brooklyn Tax Map Block/Lot: 42/36

Date: c. 1846-47 [deeds]

Owner/Developer: John Ross

Architect: Unknown

Type: Row House

Style/Ornament: Greek Revival

Number of Stories: 3 and basement

Features:

Facade: brick above stucco-covered base
brownstone stoop (patched and painted), wrought-iron gate under stoop, historic cast-iron railings
doorway with original wood enframingent, historic wood door
window openings with brownstone sills and cast-iron lintels, replacement sash, security grilles at basement story
wood roof cornice with dentils

Site: concrete sidewalk
historic cast-iron fence with replacement gate
bluestone yard/areaway paving

This brick, three-story and basement row house appears to have been built with No. 249 Front Street in 1846-47 by builder John Ross, who lived nearby on Navy Street. It was occupied in 1850 by William Spence, who may have built the adjacent house, No. 245 Front Street, two years later. Area resident Samuel Crook, the proprietor of a saloon in the Fulton Market in Manhattan, purchased both houses from Ross in 1847. Later they were owned by James Rutherford, a distiller and Brooklyn Heights resident [1851-52]; Peter Bell, a real estate agent from the Fort Greene section [1852-53]; and Edward Levine, boilermaker [1853-65], who resided at No. 249 for several years. According to the city directory, this house served as a paper shop and boarding house in 1885. Its residents at the time, all of whom had Irish surnames, included a trucker, a saloon worker, two machinists, a fireman, and a pipe maker.

Significant References

Kings County, Office of the Register, Deeds Liber 144, p.495; Liber 170, p.315; Liber 237; p.119; Liber 280, p.90; Liber 321, p.386.

249 Front Street

Borough of Brooklyn Tax Map Block/Lot: 42/34 & 35

Date: c. 1846-47 [deeds]
Owner/Developer: John Ross
Architect: Unknown
Type: Row House
Style/Ornament: Greek Revival
Number of Stories: 3 and basement

Features:

Facade: brick above a brownstone base (patched and painted)
brownstone stoop with cement patches, original wrought-iron railings doorway
with original wood enframing and historic wood door
window openings with brownstone sills and cast-iron lintels, replacement sash in
original wood frames
wood roof cornice with dentils
exposed stucco-covered side wall at east

Site: concrete sidewalk
historic wrought-iron fence and gate
brick three-story extension at rear

This brick, three-story and basement row house appears to have been built with No. 247 Front Street in 1846-47 by builder John Ross, who lived nearby on Navy Street. Ross sold both houses in 1847 to area resident Samuel H. Crook, the proprietor of a saloon in the Fulton Market in Manhattan. Later they were owned by James Rutherford, a distiller and Brooklyn Heights resident [1851-52]; Peter Bell, a real estate agent in the Fort Greene section [1852-53]; and Edward Levine, boilermaker [1853-65], who resided in No. 249 for several years. The city directory listed the following residents in 1885: Susan Lawlor, a widow; Joseph Lawlor, a printer; Nicholas Hickey, a cooper; and Michael Sullivan, no occupation listed. The three-story brick, rear extension was constructed prior to 1886.

Significant References

Kings County, Office of the Register, Deeds Liber 144, p.495; Liber 170, p.315; Liber 237; p.119; Liber 280, p.90; Liber 321, p.386.

Robinson's Atlas of the City of Brooklyn, New York (New York: E. Robinson, 1886), plate 2.

202 to 204 Front Street (SOUTH SIDE) Between Bridge Street & Gold Street

202 Front Street

Borough of Brooklyn Tax Map Block/Lot: 55/13

Date: c. 1860-67 [maps]

Owner/Developer: James McGinnis [1857-65] or Joseph Gonzalez [1865-c.1900]

Architect: Unknown

Type: Row House

Style/ Ornament: Italianate

Number of Stories: 3

Features:

Facade: brick
ground-level doorway with non-historic enframement and door
window openings with brownstone lintels and sills, historic 2/2 wood sash
wood roof cornice with brackets and dentils
exposed stucco-covered side wall at west

Site: concrete sidewalk
historic wrought-iron fence (modified)
areaway covered with iron plates

Replacing a wooden structure, this three-story brick house was constructed, probably as a rental property, sometime between 1860 and 1867 either by James McGinnis, who held the title from 1857 to 1865, or by Joseph Gonzalez, who owned the property from 1865 to c.1900. While

McGinnis's occupation has not been established, Gonzalez was listed in the city directories alternately as a seaman and a grocer. He also owned the adjacent house at No. 204 Front Street and occupied it from 1870 to 1900.

Significant References

Kings County, Office of the Register, Deeds Liber 441, p.416; Liber 665, p.134.
Map of the City of Brooklyn, 1860, by William Perris, Civil Engineer and Surveyor.
New York, N.Y., including part of Brooklyn, 1867, published by M. Dripps.

204 Front Street

Borough of Brooklyn Tax Map Block/lot: 55/14

Date: rear house - possibly c. 1860-67 [maps]	front house - 1877 [NB 192-1877]
Owner/Developer:	
rear house - James McGinnis [1857-65]	front house - Joseph Gonzales [1865-
or Joseph Gonzales [1865-c.1900];	c.1900]
Architect:	
rear house - Unknown	front house - Fred H. Coles
Type: rear house - freestanding house	front house - Row House
Style/Ornament:	
rear house - Greek Revival	front house - Italianate
Number of Stories:	
rear house - 2	front house - 3

Rear House

Features:

Facade: brick (painted)
non-historic door
window openings with stone lintels and sills (painted), replacement sash
wood roof cornice with dentils

Front House

Features:

Facade: brick above brownstone water table
doorways with historic enframements and historic wood doors
window openings with brownstone lintels and sills, replacement sash
wood roof cornice with brackets and panels
historic wrought-iron fire escape
exposed brick side wall at east

Site:

concrete sidewalk
historic wrought-iron fence (modified)
areaway covered with iron plates

The wood, two-story house with a brick facade, located at the rear of the lot, was either constructed or moved to its current location between 1860 and 1867 either by James McGinnis, who held the title from 1857 to 1865, or Joseph Gonzalez, who owned the property from 1865 to c.1900 and lived there between 1870 and 1900. The three-story brick row house at the front of the lot was designed by architect Fred H. Coles, and built in 1877 for Joseph Gonzalez. McGinnis's occupation has not been established. According to the city directories, Gonzalez's occupation varied from year to year between seaman and grocer. He also owned and probably built the adjacent house at No. 202 Front Street.

Significant References

Kings County, Office of the Register, Deeds Liber 441, p.416; Liber 665, p.134.

New York City, Department of Buildings, Brooklyn, NB 192-1877.

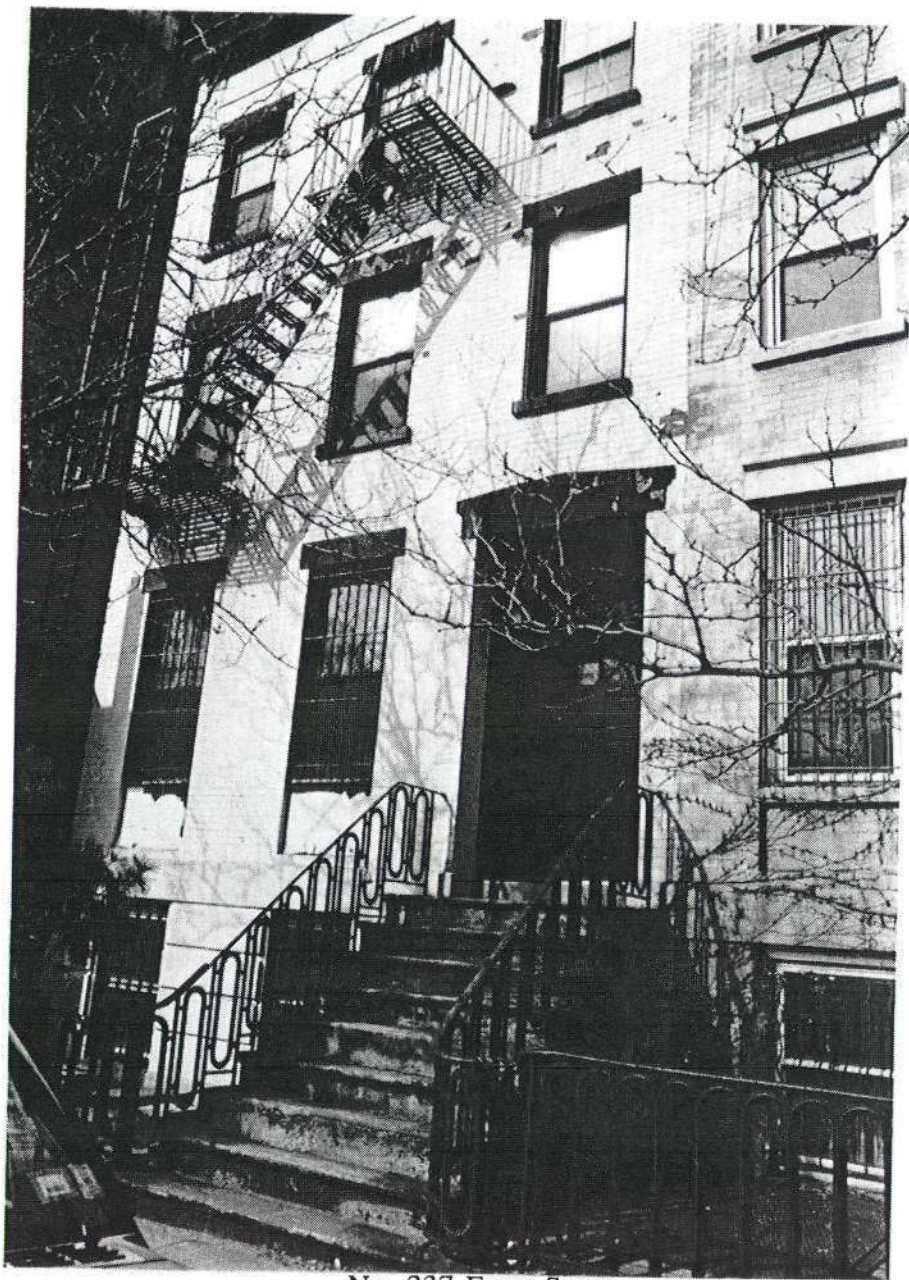
New York, N.Y., including part of Brooklyn, 1867, published by M. Dripps.



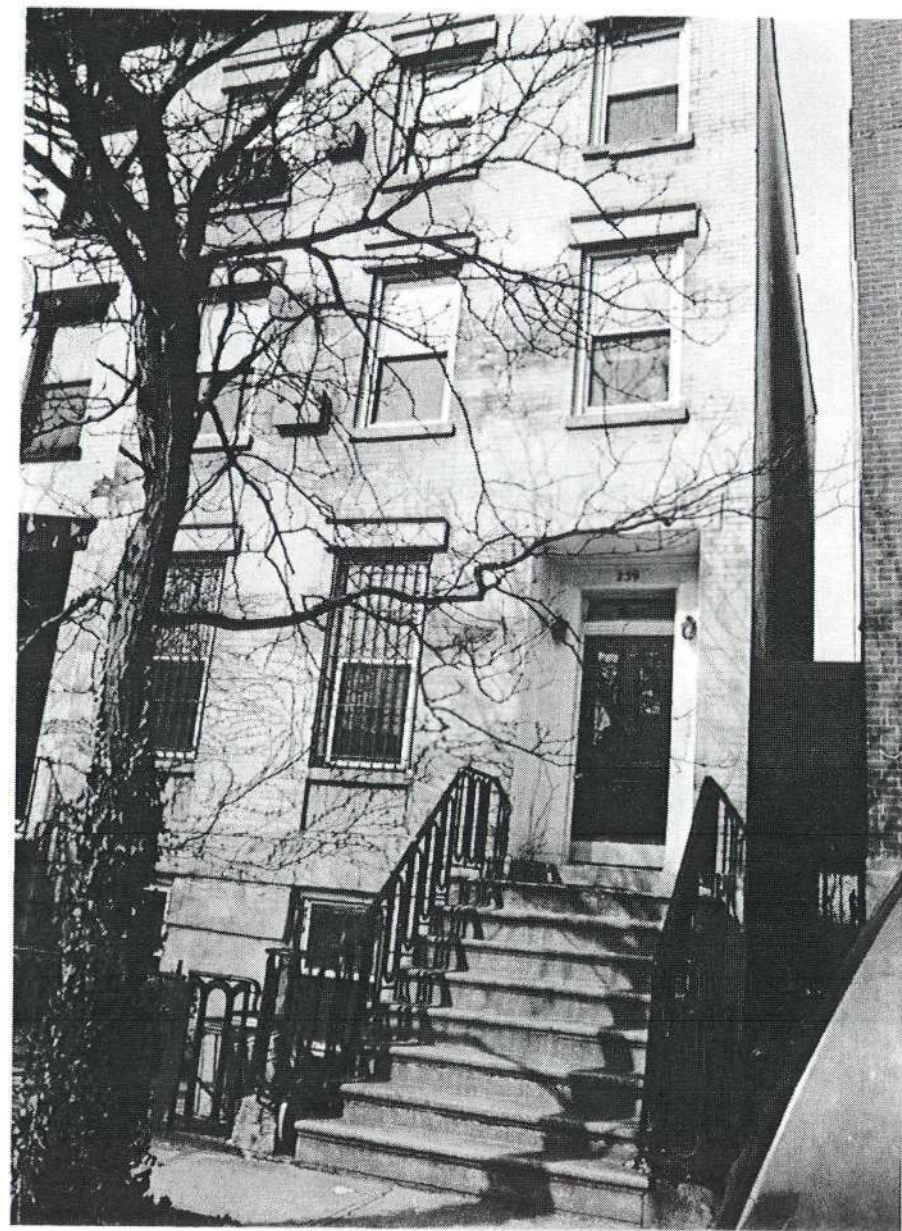
No. 225-227 Front Street, former "Constitution" Firehouse No. 7.
Photo: Donald G. Presa, 1996



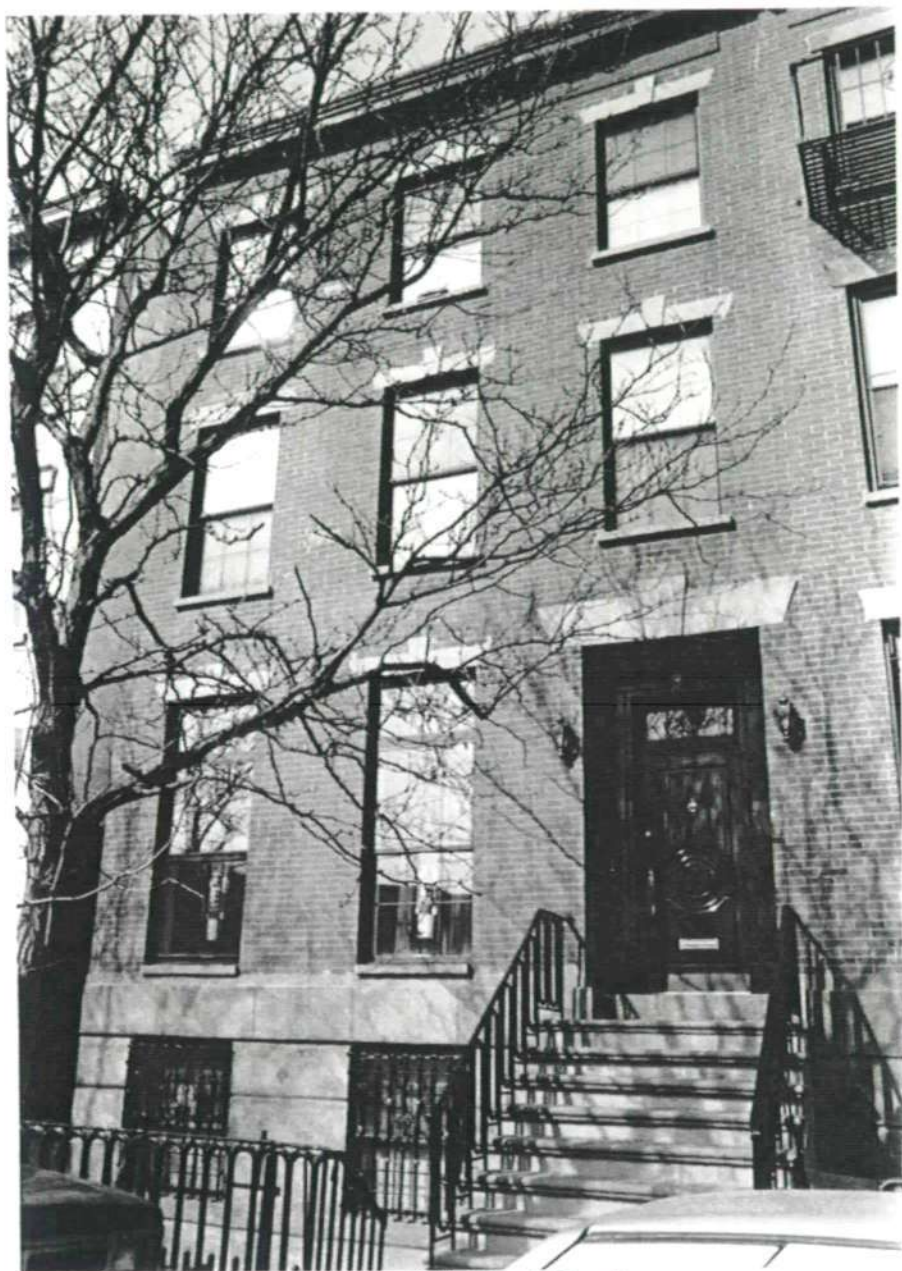
No. 231-233 Front Street
Photo: Donald G. Presa, 1996



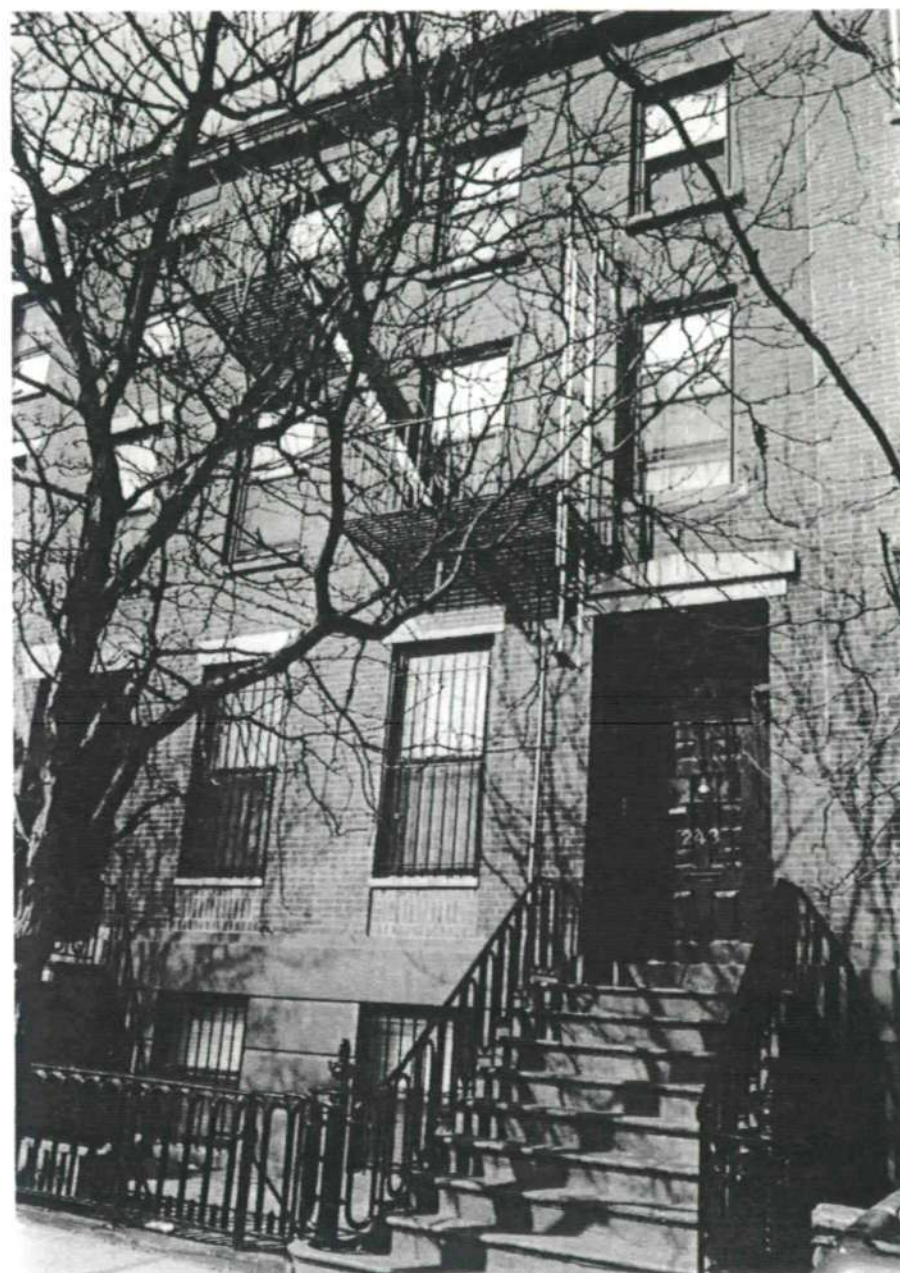
No. 237 Front Street
Photo: Donald G. Presa, 1996



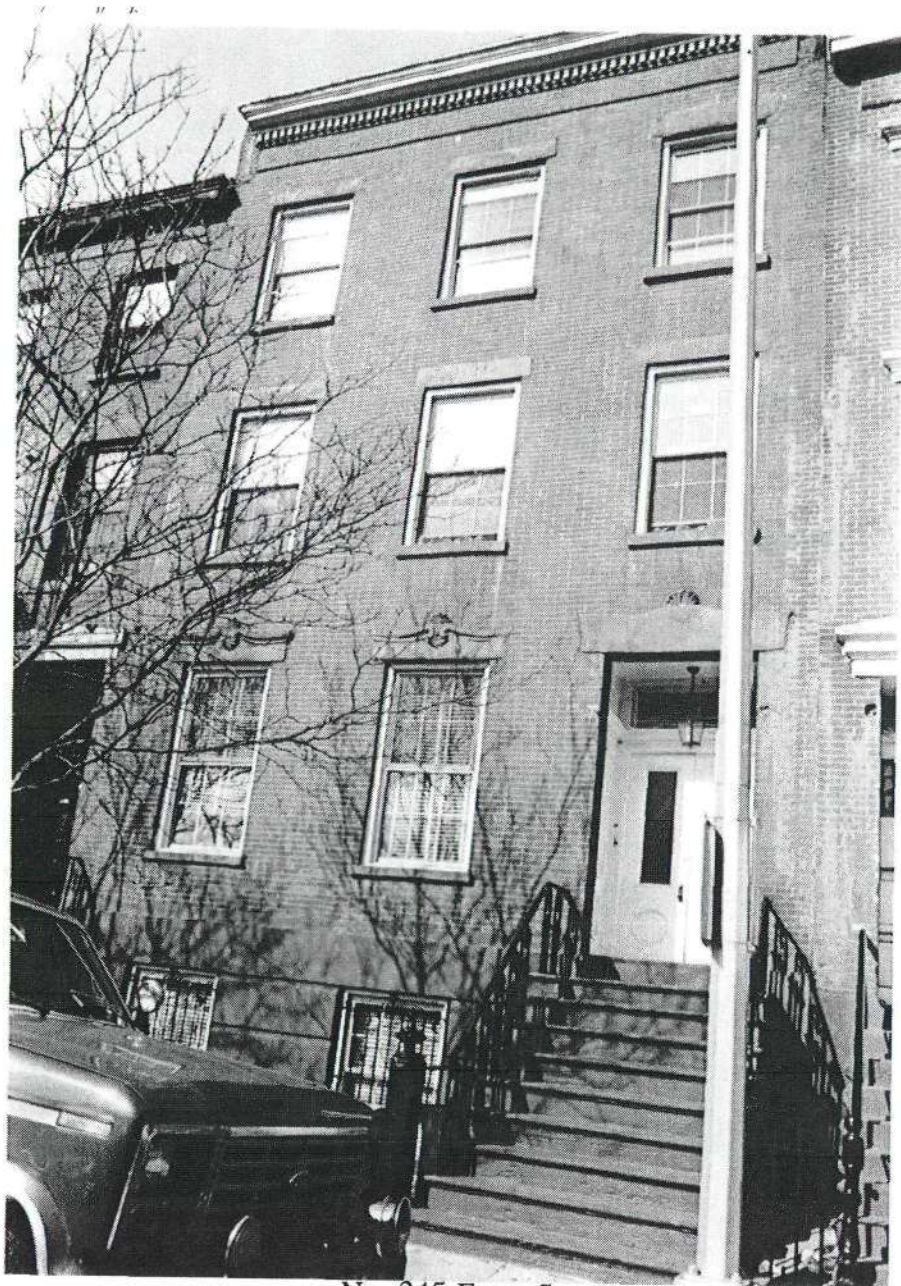
No. 239 Front Street
Photo: Donald G. Presa, 1996



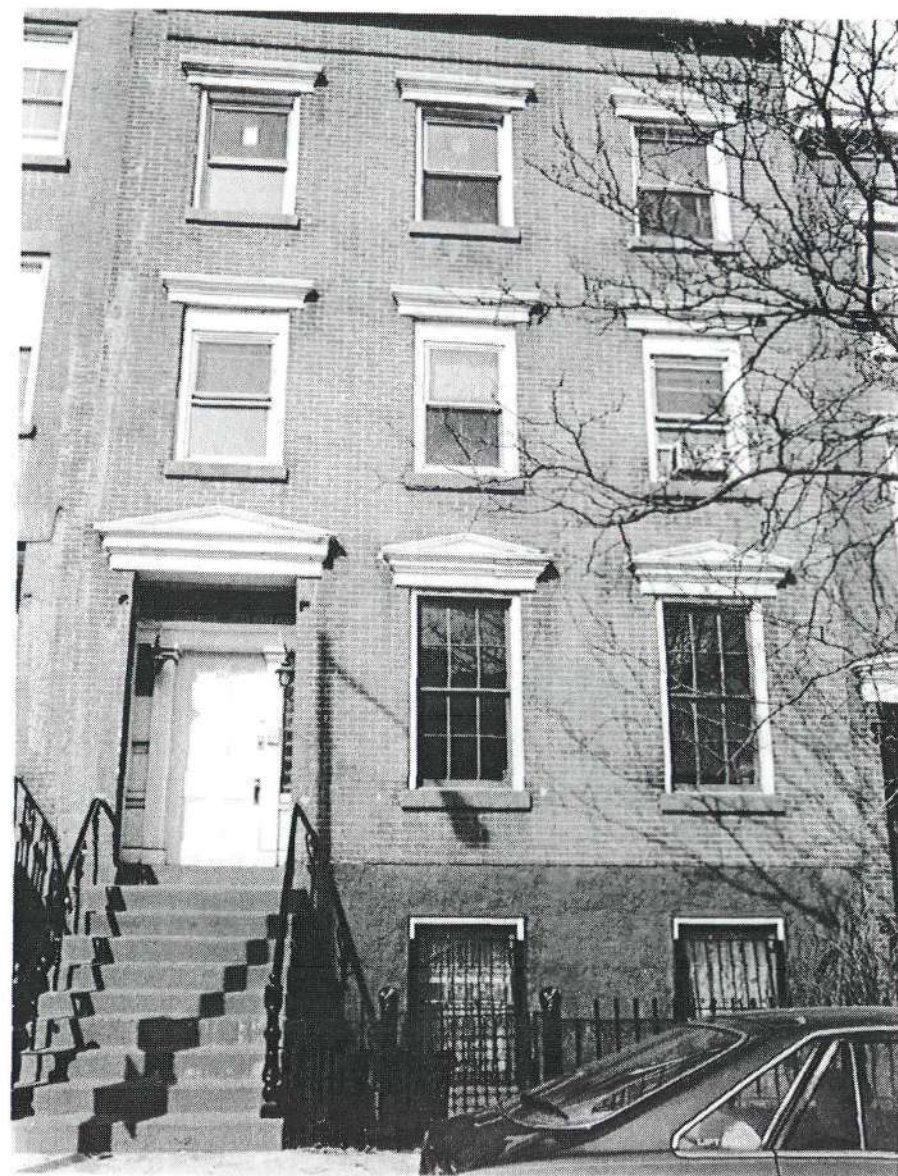
No. 241 Front Street
Photo: Donald G. Presa, 1996



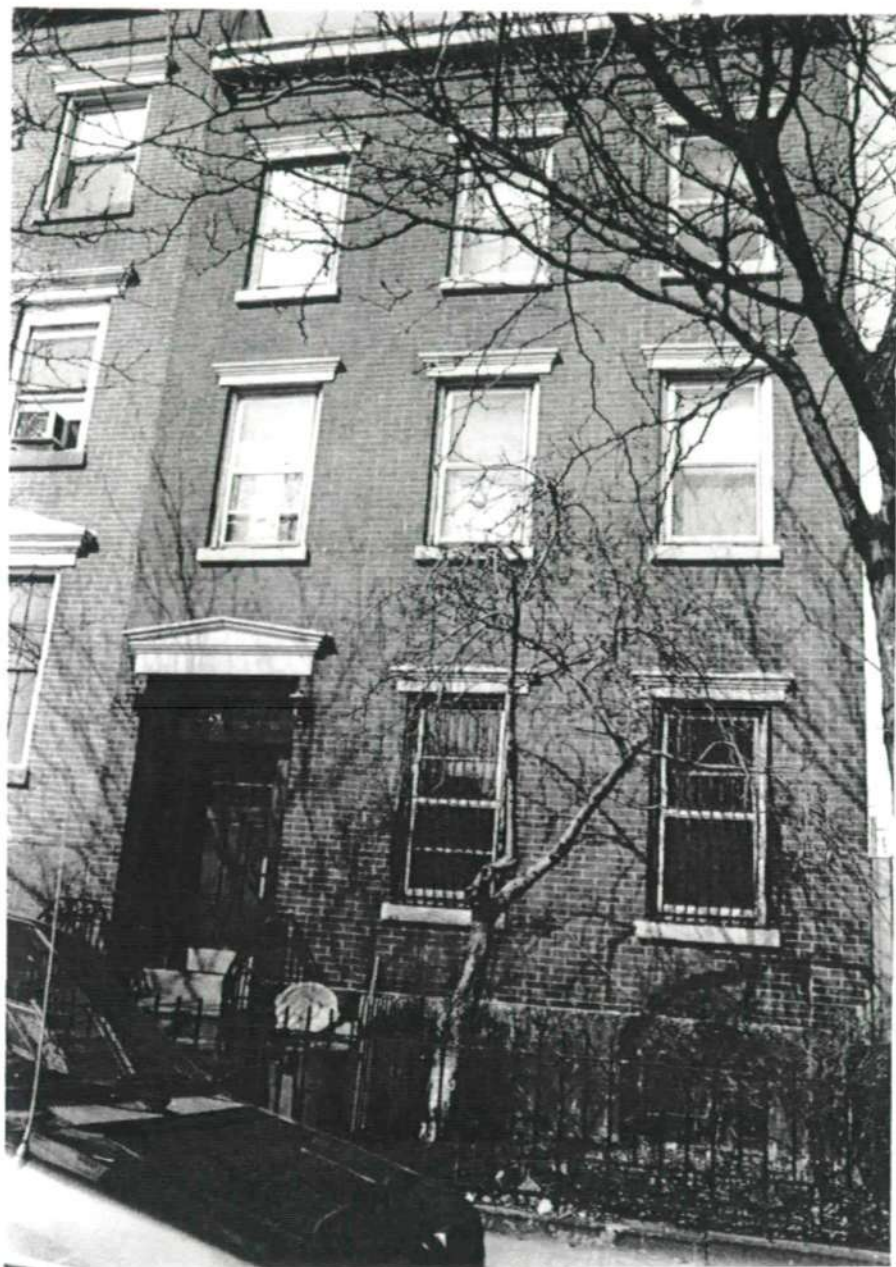
No. 243 Front Street
Photo: Donald G. Presa, 1996



No. 245 Front Street
Photo: Donald G. Presa, 1996



No. 247 Front Street
Photo: Donald G. Presa, 1996



No. 249 Front Street
Photo. Donald G. Presa, 1996

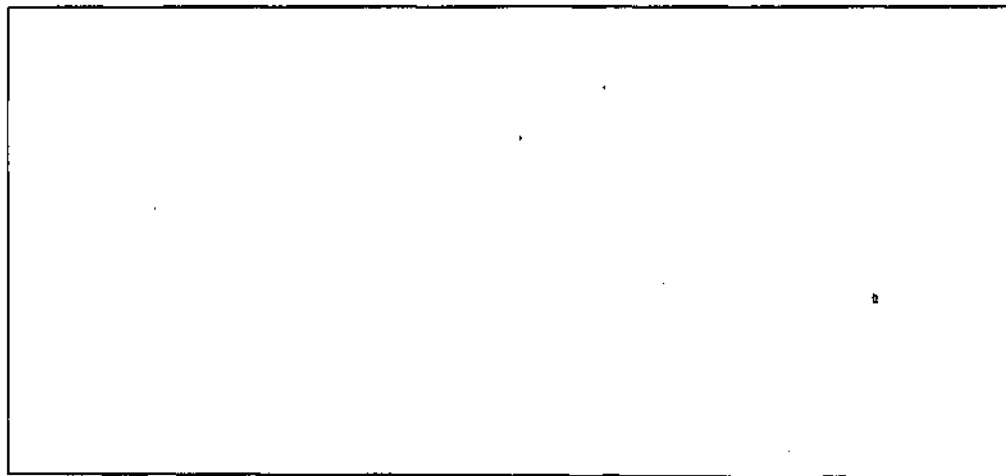


No. 202 Front Street
Photo: Donald G. Presa, 1996



No. 204 Front Street
Photo: Donald G. Presa, 1996

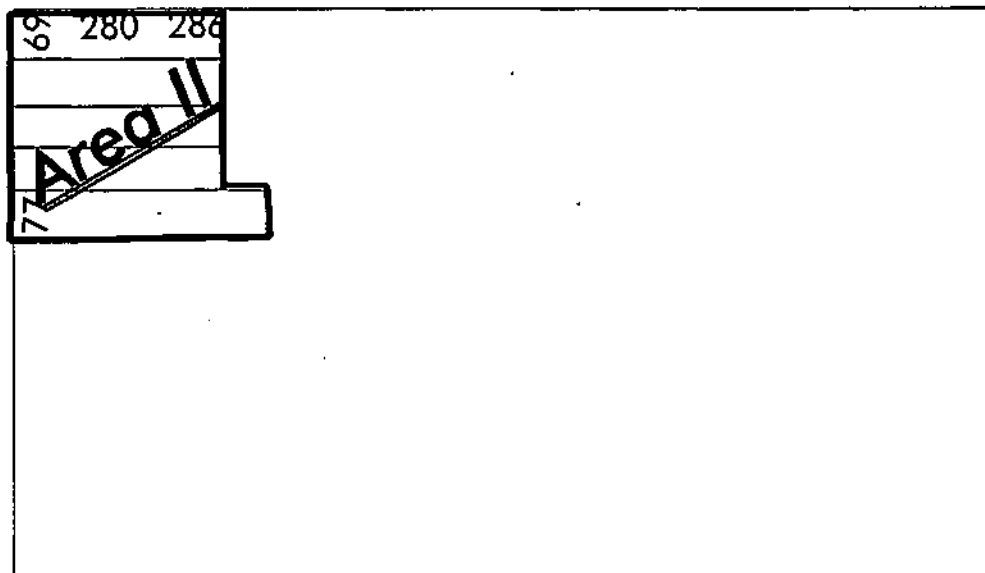
STREET



AVENUE

WATER STREET

GOLD



HUDSON

VINEGAR HILL HISTORIC DISTRICT - AREA II

**69 to 77 Gold Street (EAST SIDE)
between Water Street and Front Street**

**69 Gold Street a/k/a 280-286 Water Street
Borough of Brooklyn Tax Map Block/Lot: 43/10**

Date: c. 1841-52 [directories, maps]

Owner/Developer: Silas, William A. or Phoebe Butler [1825-46] or
Frederick and Patrick H. Morris [1846-59]

Architect: Unknown

Type: Row House with 1st-story store and rear addition

Style/Ornament: Greek Revival

Number of Stories: 3 and attic

Features:

Facade: brick (painted)
wood storefront (modified), exposed cast-iron column at corner
non-historic wood entrance door
window openings with brownstone lintels and sills, historic 2/2 wood sash (Gold
and Water Streets), replacement sash at rear
wood roof cornice with dentils (Gold Street), rear cornice boxed-in

Rear Addition:

brick (painted)
historic wooden garage doors, replacement shop window and door

Site: concrete and bluestone sidewalk

This four-story brick row house with ground floor storefront apparently was built sometime between 1841, before the Brooklyn directory lists this stretch of Gold Street as open, and 1852, when the building first appears on the Dripps map. It was built either by the Butler family, whose various members controlled this and the adjacent properties at 71 to 75 Gold Street from 1825 to 1846, and who engaged surveyor Jeremiah Lott to subdivide the property into building lots in 1827, or by Frederick and Patrick H. Morris, who purchased them from Phoebe Butler in 1846. Silas Butler, who resided nearby on Sands Street, was a Manhattan merchant who served as the Purser for the United States Navy from the mid-1820s to mid-1830s. William A. Butler, who resided on Washington Place in Greenwich Village, served as a lawyer in City Hall in the late 1840s. See *"Vinegar Hill in the First Half of the Nineteenth Century"* for information about Frederick Morris. Frederick Morris occupied this house in 1853. In 1870, the storefront was occupied by a liquor store operated by Michael O'Connor, who purchased this building and the adjacent three row houses at 71 to 75 Gold Street from the Morrises in 1859. O'Connor was

the proprietor of several liquor stores in the Vinegar Hill and Fort Greene areas. In 1906, the ground floor was altered; changes included the installation of a new door opening on Water Street. At that time, the building was owned and occupied by Sebastian Maskewiczus as a two-family house with a store. The architect of the alteration was Frederick J. Dassau of Manhattan. A brick garage and machine shop were constructed at the rear of the lot facing Water Street in 1921 (ALT 1113-1921) by owner Pasquale Gagliardi of Navy Street. No architect was listed on the application. At that time, the store was leased to Blanche Henasz, who operated a pool room there. The store was converted to residential space and a new Certificate of Occupancy was issued in 1970. The existing storefront may have been installed at that time.

Significant References

Brooklyn Alphabetical and Street Directory and Yearly Advisor for 1841-2 (Brooklyn: Thomas Leslie and John W. Leslie, 1841).

Kings County, Office of the Register, Deeds Liber 16, p.178; Liber 22, p.137; Liber 156, p. 261; Liber 508, p.364.

Map of the City of New York Extending Northward to Fiftieth St., 1852, surveyed by John F. Harrison and published by M. Dripps.

New York City, Department of Buildings, Brooklyn, ALT 1089-1906; ALT 1113-1921; ALT 1321-1970.

71 to 75 Gold Street

Borough of Brooklyn Tax Map Block/Lots: 43/9, 8, & 7

Date: c. 1841-50 [directories]

Owner/Developer: Silas, William A or Phoebe Butler [1825-46] or
Frederick and Patrick H. Morris [1846-59]

Architect: Unknown

Type: brick row houses

Style/Ornament: Greek Revival

Number of Stories: 3 and basement

71 Gold Street

Features:

Facade: brick (painted) above a brownstone base (patched)
brownstone stoop with original cast-iron railings
doorway with replacement door
window openings with brownstone lintels and sills (modified), replacement sash
(also at rear facade)
wood roof cornice with brick dentils (boxed-in on rear facade)

Site: concrete sidewalk
fence removed
bluestone yard/areaway paving

73 Gold Street

Features:

Facade: brick above a stucco-covered foundation
concrete stoop with original cast-iron railings
doorway with original wood enframement, historic single-leaf wood door
window openings with brownstone lintels and sills (modified), historic wood sash
(basement and 1st story; replacement sash (2nd and 3rd stories)
wood roof cornice with brick dentils

Site: concrete sidewalk
original cast-iron fence (modified), gate missing
bluestone yard/areaway paving

75 Gold Street

Features:

Facade: brick (painted) above a brownstone base
brownstone cement stoop with non-historic wrought-iron railings
doorway with original wood enframement and historic single-leaf wood door
window openings with brownstone lintels and sills (modified), 6/6 wood sash
wood roof cornice with brick dentils

Site: concrete sidewalk
non-historic wrought-iron fence
bluestone yard/areaway paving

These three-story and basement brick row houses appear to have been built sometime between 1841, before the Brooklyn directory lists this stretch of Gold Street as open, and 1850, when Hearn's Brooklyn directory first lists occupants in the buildings. They were developed either by the Butler family, whose various members controlled the properties from 1825 to 1846 and who engaged surveyor Jeremiah Lott to subdivide the property into building lots in 1827, or by Frederick and Patrick H. Morris, who purchased the properties from Phoebe Butler in 1846. See No. 69 Gold Street for information on the Butlers and "Vinegar Hill in the First Half of the Nineteenth Century" for information about Frederick Morris. In 1859, the Morris's sold all three houses and the adjacent corner building at 69 Gold Street to Michael O'Connor, who operated a liquor store there in 1870.

No. 71: This house was occupied by Patrick H. Morris in 1853 and by Frederick Morris in 1856. Interior plumbing was installed and the outhouses were removed in 1936 [ALT 2811-1936].

No. 73: Interior plumbing was installed and the outhouses were removed in 1936 [ALT 2812-1936].

- No. 75: Both Morrisises occupied this house in 1850. Interior plumbing was installed and the outhouses were removed in 1936 [ALT 2813-1936]. The house was converted from four to two families and a new Certificate of Occupancy was issued in 1971 [ALT 902-1971].

Significant References

Brooklyn Alphabetical and Street Directory and Yearly Advisor for 1841-2 (Brooklyn: Thomas Leslie and John W. Leslie, 1841).

Hearnes' Brooklyn City Directory for 1850-1851 (Brooklyn: Henry R. & William J. Hearne, 1850).

Kings County, Office of the Register, Deeds Liber 16, p.178; Liber 22, p.137; Liber 156, p. 261; Liber 508, p.364.

77 Gold Street

Borough of Brooklyn tax Map Block/Lot: 43/6

Date: c. 1841-52 [directories, maps]; fourth story, c. 1855-60 [maps]

Owner/Developer: Silas, William A. or Phoebe Butler [1825-48] or John Reid [1848-1887]

Architect: Unknown

Type: Row House with a ground floor store

Style/Ornament: Greek Revival/Italianate

Number of stories: 4

Features:

Facade: brick
storefront modified with brick piers and cement stucco,
non-historic display windows, wood door
wood cornice above first story
window openings with brownstone lintels and sills, replacement sash
wrought-iron fire escape
wood roof cornice with brackets and blocks
exposed stucco-covered party wall at south

Site: concrete sidewalk
non-historic low brick wall enclosing garden

This four-story brick row house with ground floor storefront appears to have been built sometime between 1841, before the Brooklyn directory lists this stretch of Gold Street as open, and 1852, when the building first appears on the Dripps map. It was developed either by the Butler family, whose various members held title to the building from 1825 to 1848 and who

engaged surveyor Jeremiah Lott to subdivide the property into building lots in 1827, or by John Reid, who purchased the property from Phoebe Butler in 1848. *See No. 69 Gold Street for information on the Butlers.* Reid, a baker, owned the property until 1887, and is listed as having occupied it from 1853 to 1860. Prior to this, he was a tenant at 54 Hudson Avenue. Afterwards, he moved to the Fort Greene area. The building was raised and the storefront added by Reid sometime between 1855 and 1860. In 1936, interior plumbing was installed. The building was then occupied as a five- family house and store. In 1977, the storefront was converted to residential use.

Significant References

Brooklyn, 1855, surveyed and published by William Perris, civil engineer.

Brooklyn Alphabetical and Street Directory and Yearly Advisor for 1841-2 (Brooklyn: Thomas Leslie and John W. Leslie, 1841).

Kings County, Office of the Register, Deeds Liber 16, p.178; Liber 22, p.137; Liber 186, p.55.

Map of the City of Brooklyn, 1860, by William Perris, Civil Engineer and Surveyor.

Map of the City of New York Extending Northward to Fiftieth St., 1852, surveyed by John F. Harrison and published by M. Dripps.

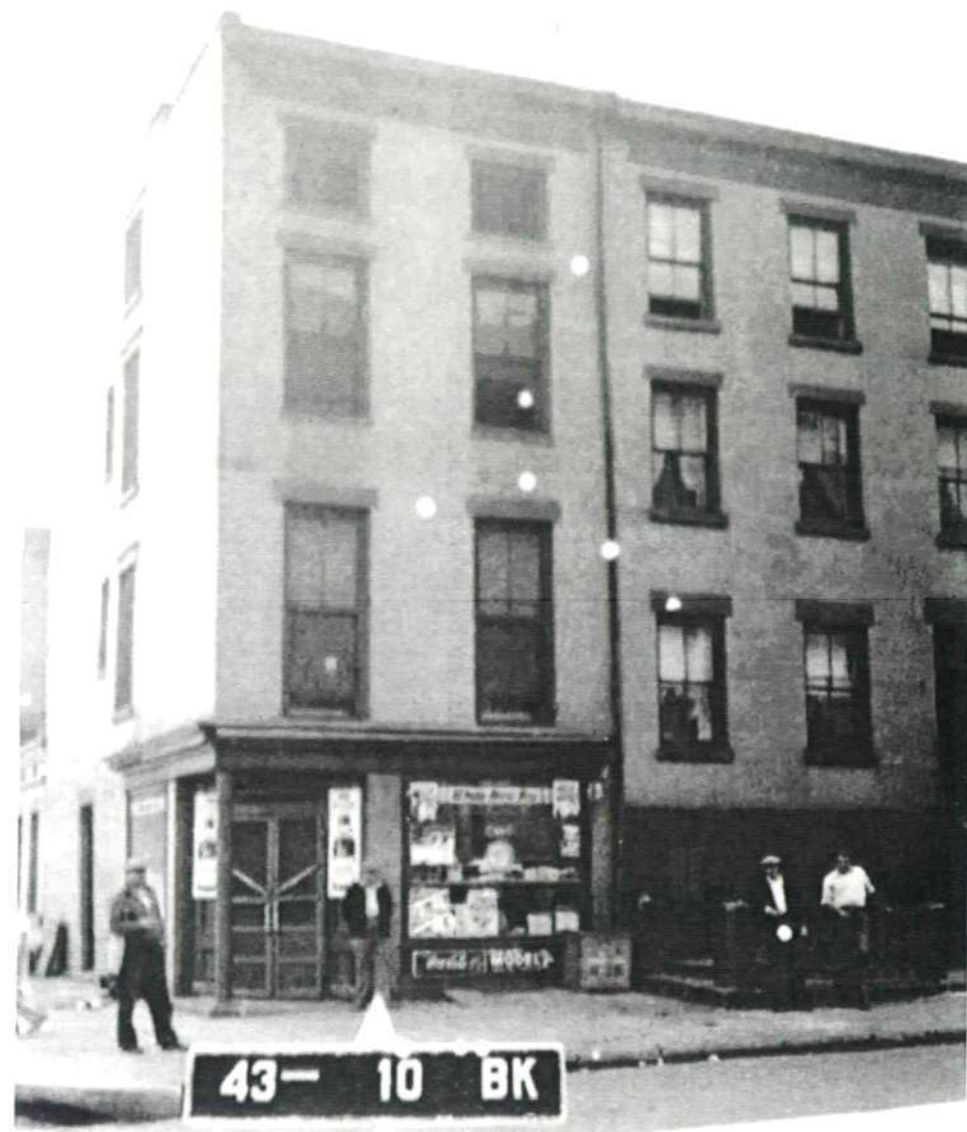
New York City, Department of Buildings, Brooklyn, ALT 8258-1910; ALT 1110-1977.

**280 to 286 Water Street (SOUTH SIDE)
between Gold Street and Hudson Avenue**

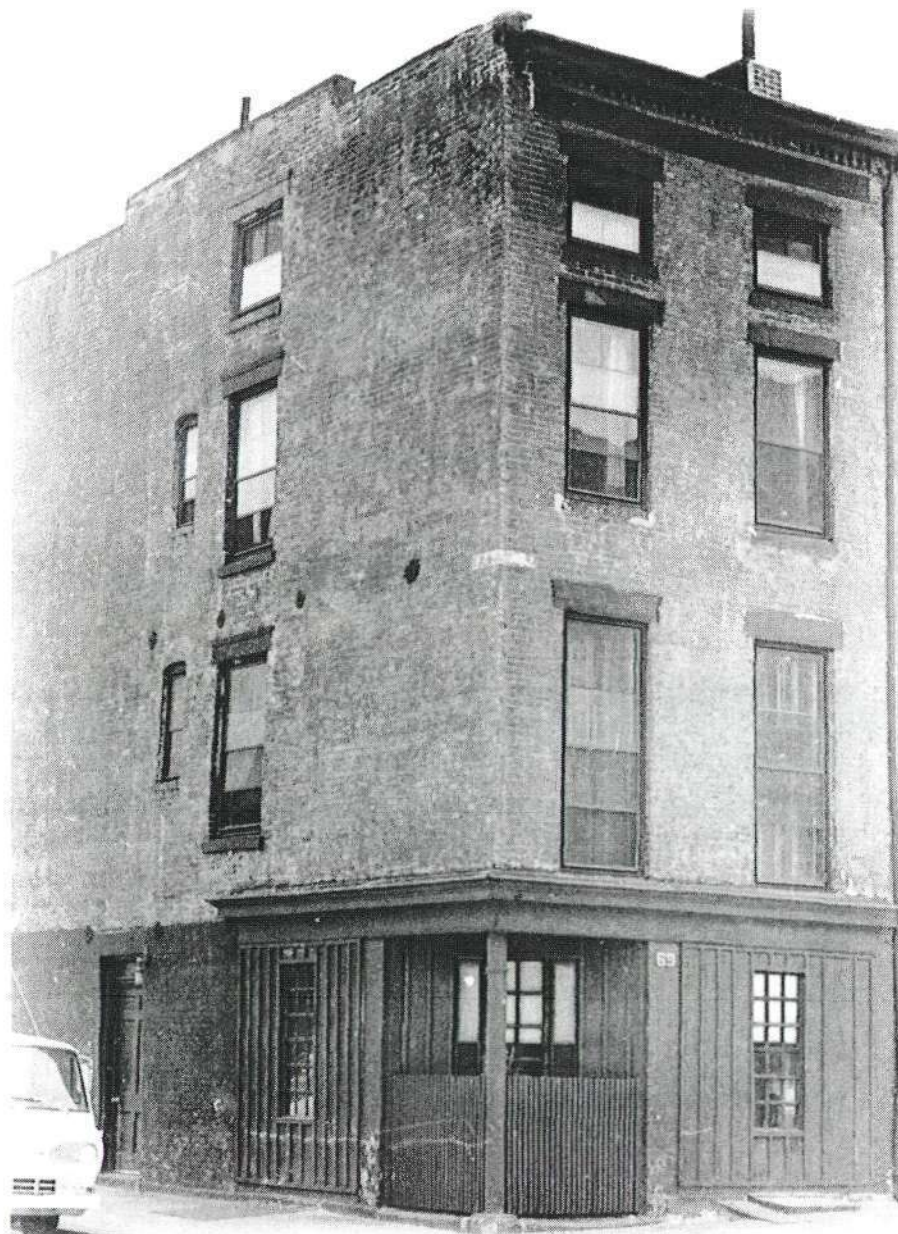
280-286 Water Street *See: 69 Gold Street*



No. 69 Gold Street
Photo: Donald G. Presa, 1996

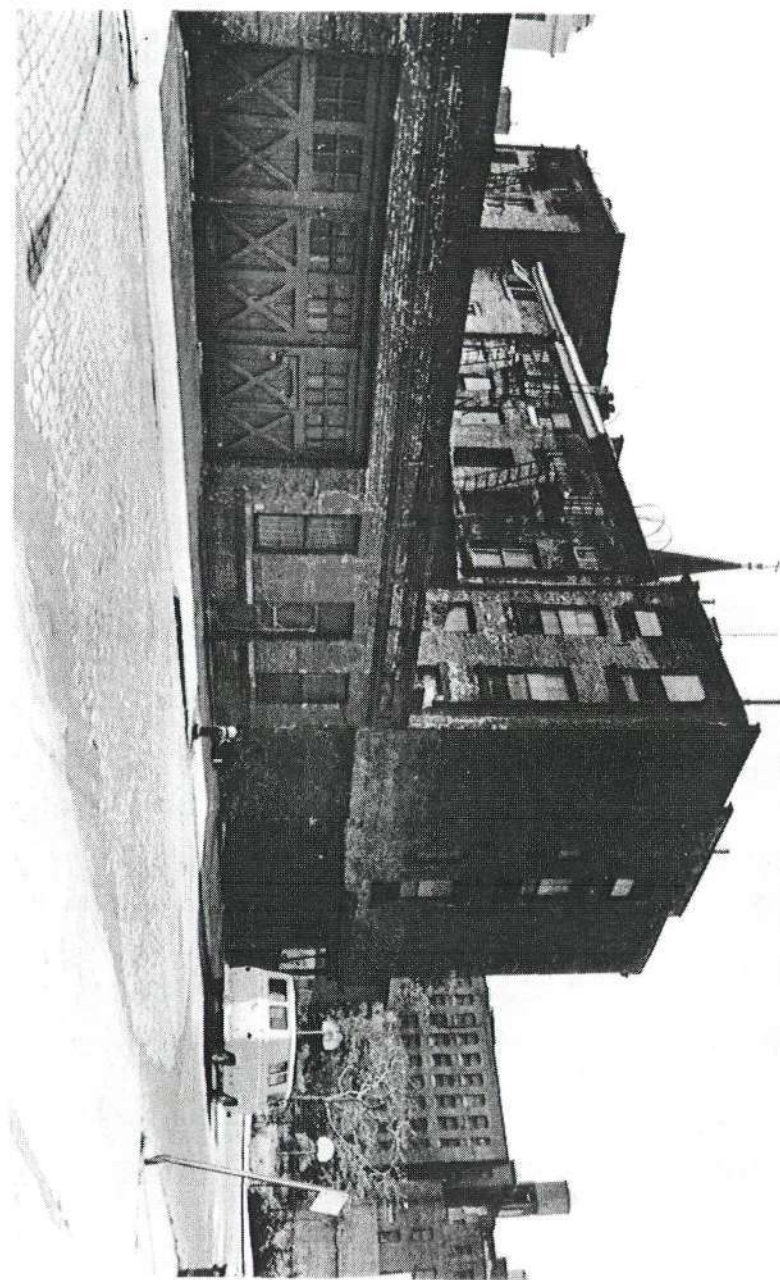


No. 69 Gold Street
New York City, Dept. of Taxes, c.1938



No. 69 Gold Street

Photo: Landmarks Preservation Commission, c.1977



No. 69 Gold Street, Water Street Facade & Rear Garages

Photo: Landmarks Preservation Commission, c. 1977



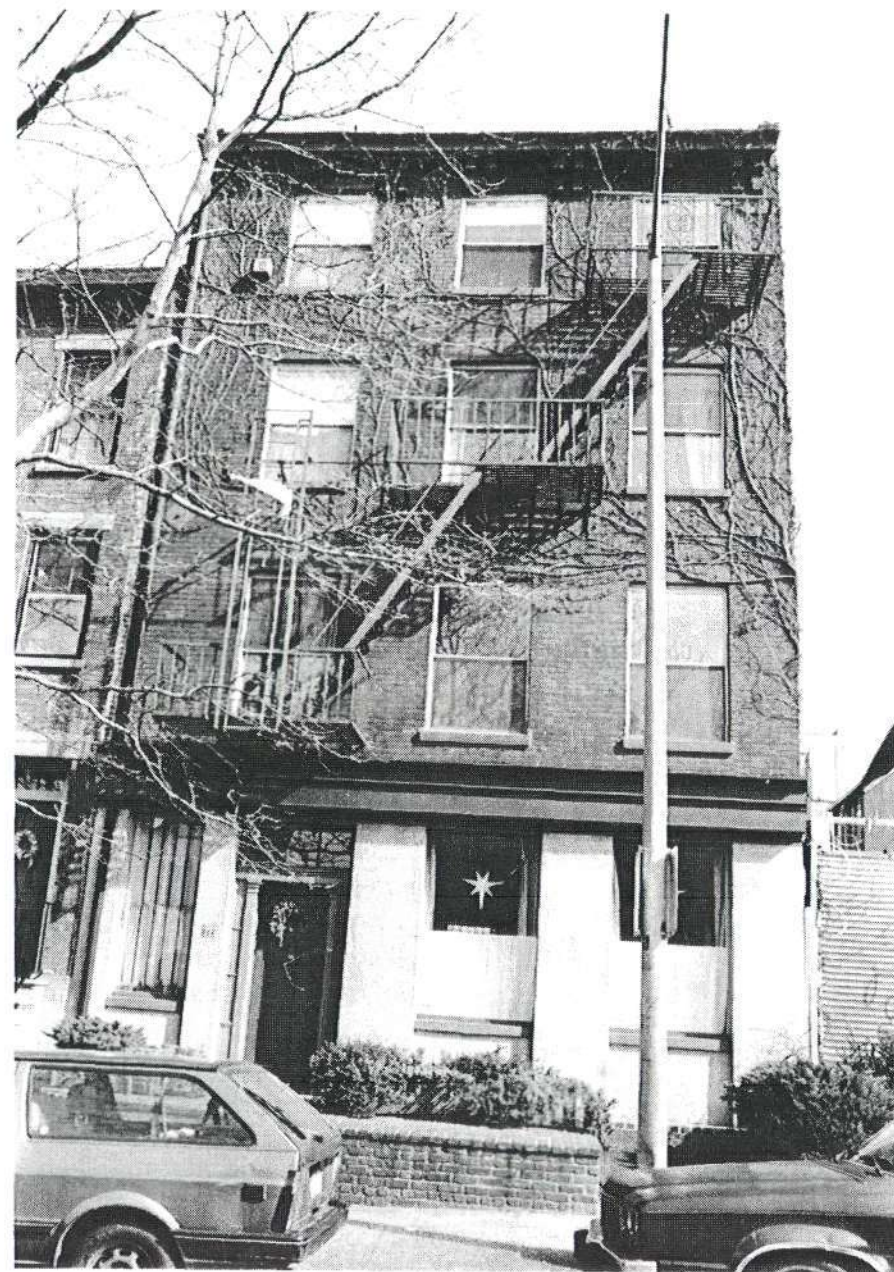
No. 71 Gold Street
Photo: Donald G. Presa, 1996



No. 73 Gold Street
Photo: Donald G. Presa, 1996



No. 75 Gold Street
Photo: Donald G. Presa, 1996



No. 77 Gold Street
Photo: Donald G. Presa, 1996

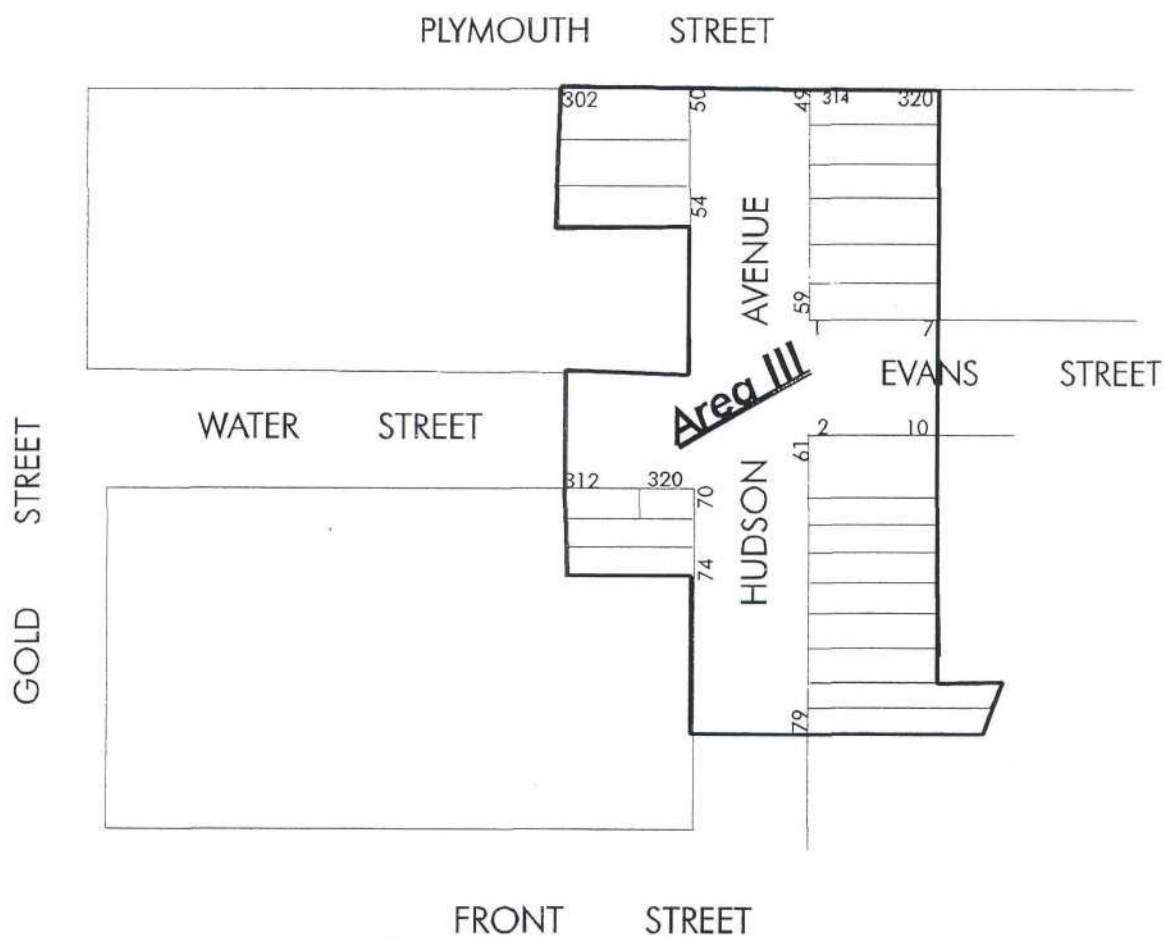


No. 77 Gold Street, c.1977
Photo: Landmarks Preservation Commission



No. 77 Gold Street, c. 1977, door detail
Photo: Landmarks Preservation Commission

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VINEGAR HILL HISTORIC DISTRICT - AREA III

1 to 7 Evans Street (NORTH SIDE)
Between Hudson Avenue and Little Street

1-7 Evans Street *See: 59 Hudson Avenue*

2 to 10 Evans Street (SOUTH SIDE)
Between Hudson Avenue and Little Street

2-10 Evans Street *See: 61 and 63 Hudson Avenue*

49 to 59 Hudson Avenue (EAST SIDE)
between Plymouth Street and Evans Street

49 Hudson Avenue a/k/a 314-320 Plymouth Street
Borough of Brooklyn Tax Map Block/Lot: 34/6

Date: c.1801-35 [Stiles, Armbruster], roof alterations, 1899 [ALT 1890-1899]

Owner/Developer: John Jackson or heirs [1781-1839]

Architect: Unknown

Type: Freestanding dwelling with ground floor store

Style/Ornament: modified Federal

Number of Stories: 3

Features:

Facade: brick
historic wood and brick storefront (modified) approached by brick steps, exposed
cast-iron column at corner, wood cornice
doorway with historic wood enframingent, replacement door (Plymouth Street)
window openings with cast-iron lintels and brownstone sills, replacement sash
wood roof cornice with dentils (Hudson Avenue)
exposed brick side wall at south

Site: brick, Belgian block and concrete sidewalk
garage extension at rear (Plymouth Street), wire cut brick, wood replacement
doors, enclosed porch on roof

This brick, three-story house with ground floor storefront and rear garage addition apparently was constructed c. 1801-35, by John Jackson or his heirs, who owned the property from 1781 to 1839. Although Block 34 was not subdivided into lots until 1838, Armbruster lists this

building as one of six occupied houses on Hudson Avenue in 1835. It was purchased from the Jackson heirs in 1839 by William and Christiana Peters. Peters, a resident of Manhattan and possibly a relative of Jackson, was listed in the city directories as a shipmaster until the mid-1840s; later his business address was listed as the Merchants' Exchange. Valentine G. Hall bought it from Peters in 1841, when the Brooklyn city directory listed its occupants as grocer Thomas O'Brian and laborers Arthur McCanner and Owen Brady. See *"Vinegar Hill in the First Half of the Nineteenth Century"* for information about Hall. Two years later, Hall sold it to grocer John Riley, who is listed as its occupant in 1847. Earlier, Riley was a tenant at No. 74 Hudson Avenue. Riley lost No. 49 Hudson Avenue in foreclosure proceedings in 1860. In 1899, the original gabled roof was removed and replaced by a brick parapet along the Plymouth Street side. It was owned at the time by William Gilfilland. A garage addition for five cars was constructed in 1923 by owner/occupant John Iknevics (ALT 9283-1923). Designed by architect P. Gagliardi, the garage structure is of cement blocks faced with wire-cut bricks. A new door opening was cut into the Plymouth Street facade in 1941.

Significant References

Eugene L. Armbruster, *The Olympia Settlement in Early Brooklyn* (1929), 23-29.

Kings County, Office of the Register, Deeds Liber 80, p.418; Liber 89, p.118; Liber 96, p.122; Liber 111, p.462.

New York City, Department of Buildings, Brooklyn, ALT 1890-1899; ALT 9823-1923; ALT 1953-1941.

Stiles, 1884: 870.

51 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 34/5

Date: c. 1840-47 [deeds, directories]

Owner/Developer: Lawrence Powers [1840-53]

Architect: Unknown

Type: Freestanding dwelling with ground floor store

Style/Ornament: transitional Greek Revival/Italianate

Number of Stories: 3

Features: wood clapboard siding
historic wood storefront (modified) approached by brick steps
doorway with early 20th-century wooden enframing and door
window openings with wood enframements (modified), replacement sash
wood roof cornice (modified) with brackets
wrought-iron fire escape
exposed north side wall, covered with asphalt shingles

Site: bluestone sidewalk

This wood-frame, three-story house with ground floor storefront appears to have been built between 1840 and 1847 by carpenter and ship builder Lawrence Powers, who lived continuously in Vinegar Hill from 1831 to 1853. Powers purchased the lot from William Peters, apparently an heir of John Jackson, in 1840 and was listed as the building's occupant in the Brooklyn directories from 1847 to 1850. Later, he moved to 83 Gold Street. In 1853, Powers sold the house to Owen Ferguson, who owned and occupied it until 1864. Ferguson was listed in the Brooklyn directories as a baker and later a laborer. The 1855 and 1860 Perris insurance maps gave this building a hazardous classification, probably because of the bake ovens on the first story. John McKinney, a carman, purchased the house from Ferguson in 1864, but was listed as living there as early as 1860. A two-story brick house was constructed at the rear of the lot in 1906 by owner/occupant Leonardo Superti, who purchased No. 51 Hudson Avenue that year. The rear house, which still exists but is not visible from the street, was designed by the architectural firm of Parfitt Bros. of Brooklyn. In 1936, the main house was converted from three to two families and the water closets were moved from the yard to the interiors of both houses.

Significant References

Brooklyn Directory & Yearly Advisor for 1847-8, compiled by William J. Hearne & Edwin Van Nostrand.

Kings County, Office of the Register, Deeds Liber 90, p.439; Liber 320, p.425; Liber 635, p.408.

New York City, Department of Buildings, Brooklyn, NB 3487-1906; ALT 3240-1936; ALT 9187-1936.

53 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 34/4

Date: 1913 [ALT 5105-1913]

Owner/Developer: Abraham Siegel

Architect: Brook & Rosenberg

Type: Dwelling with ground floor store

Style/Ornament: simplified Colonial Revival

Number of Stories: 2

Features:

Facade: brick (modified)
1st-story sealed with cinder blocks, historic metal cornice
replacement doors
window openings with cast stone lintels and sills, replacement sash
roof cornice removed

Site: concrete sidewalk

This wood-frame, two-story house with brick facade and storefront at the ground story originally was constructed prior to 1852 as a one-story dwelling and store by Samuel Bowne. Bowne was born in Westchester County in 1790. He was descended from the Bowne family of Flushing, Queens, and the Pell and Rodman families of Westchester County. He moved to New York City as a child with his mother and brother, Rodman. The brothers became involved in the shipping industry and went into business at Catherine Slip in lower Manhattan. In 1809, they purchased the New or Catherine Ferry, which had been established in 1795. The ferry transported freight and passengers to the foot of Main Street near what is now the Vinegar Hill Historic District, using both sailboats and rowboats. Innovators in ferry transportation, the Bownes introduced team-boats, also called horseboats, in 1814 and the first single-hull steamboats in 1824.³¹ The Bownes lived in Brooklyn near the Fulton Ferry. Between 1860 and 1867, Elizabeth R. Bowne, daughter of Samuel, added a second story to the building. She sold the building in 1868 to Elisha Theall, who was the proprietor of a drug store located at 50 Hudson Avenue from 1846 to 1870. Theall moved his drug store and residence to the Fort Greene area in the mid-1870s. Theall also owned the adjacent building at 55 Hudson Avenue. In 1913, a masonry rear extension for storage was built and a new brick facade and storefront were added by owner/occupant Abraham Siegel, who had purchased the building that year. The architects were Brook & Rosenberg of Brooklyn. The cornice was removed prior to 1977, and the storefront was sealed with cinder blocks sometime after that date.

Significant References

Kings County, Office of the Register, Deeds Liber 90, p.476; Liber 792, p.193.

Map of the City of Brooklyn, 1860, by William Perris, Civil Engineer and Surveyor.

Map of the City of New York Extending Northward to Fiftieth St., 1852, surveyed by John F. Harrison and published by M. Dripps.

New York, N.Y., including part of Brooklyn, 1867, published by M. Dripps.

New York City, Department of Buildings, Brooklyn, ALT 5604-1913; ALT 5105-1913

New York City Landmarks Preservation Commission, photographic file.

Stiles, 1884: 102, 439.

55 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 34/3

Date: c. 1852-55 [maps]; third story, c. 1869-86 [tax records, maps]

Owner/Developer: Samuel Bowne [1847-67]; Elisha Theall [1867- 74];

Ellen Devlin [1874-84]; or Angela Moran [1884-89]

Architect: Unknown

Type: Dwelling with ground floor store

Style/Ornament: Italianate

³¹In a team-boat or horse-boat, the water wheel is located in the center of the hull and is driven by the horses galloping in place.

Number of Stories: 3

Features:

Facade: brick (painted) above bluestone water table
historic storefront with brick bulkheads, steel-framed display windows and metal cornice, replacement doors
doorway with historic wood door and transom light
window openings with stone lintels and sills (modified and painted), replacement sash
wood roof cornice with foliated brackets
exposed north side wall, covered with clapboard siding

Site: bluestone platform in front of storefront, concrete sidewalk

This wood-frame, three-story house with ground-story storefront and brick facade first appears on the 1855 Perris map as a two-story dwelling with storefront. The owner at the time was Samuel Bowne who inherited the property from his brother, Rodman, in 1847. A third story was added and the brick facade was installed sometime between 1869 and 1886 either by Elisha Theall, Ellen Devlin, or Angela Moran. *See No. 53 Hudson Avenue for information on Bowne and Theall.* Further information about Devlin and Moran remain undetermined. In 1933, a new storefront was installed by owner Frank Slalas, who occupied the building at that time, to the designs of architect Nunzio Meringolo of Brooklyn (ALT 5747-1933). The storefront doors were replaced after 1977.

Significant References

Brooklyn, 1855, surveyed and published by William Perris, civil engineer.

Brooklyn, N.Y., 1869, published by M. Dripps.

Kings County, Office of the Register, Deeds Liber 90, p.481, Liber 810, p.348; Liber 1156, p.119; Liber 1571, p.245.

New York City, Department of Buildings, Brooklyn, ALT 5747-1933.

New York City Landmarks Preservation Commission, photographic file.

Robinson's Atlas of the City of Brooklyn, N.Y. (New York: E. Robinson, 1886), plate 2.

57 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 34/2

Date: c. 1841-52 [directories, maps]

Owner/Developer: Joseph or George Gilfilland or John A. Cochran [1839-85]

Architect: unknown

Type: Row House with 1st-story store

Style/Ornament: Greek Revival

Number of Stories: 4 with attic

Features:

Facade: brick (painted)
historic storefront with brick bulkhead, steel-framed display windows, paired wood doors, and metal cornice
doorway with historic wood enframing, replacement door
window openings with brownstone lintels and sills (painted), replacement sash
roof cornice replaced with historic brick parapet
stucco-covered rear facade

Site: concrete sidewalk

This brick, four-story and attic row house with ground floor storefront and the adjacent building at 59 Hudson Avenue first appear on the 1852 Dripps map. Joseph Gillfilland purchased the properties from Cornelia Jackson, an heir of John Jackson, in 1839, transferring them to George Gillfilland in 1842. The 1841 Brooklyn street directory does not list these buildings. George Gillfilland (1797-1879), a local physician who was born in Ireland, studied medicine at the New York College of Physicians and Surgeons. He was instrumental in stemming a cholera epidemic in Brooklyn in 1832. His office was located at Main and York Streets near the present-day Vinegar Hill Historic District. Joseph Gillfilland, an attorney, practiced law at the same address and was probably the older brother with whom George emigrated. At some time after 1842, John A. Cochran, also a physician and apparently a business associate of Gilfilland with an office at the same address, acquired the properties. He sold them to local grocer James O'Donnell in 1885. The city directory of 1890 lists O'Donnell as residing at No. 59. The cornice was removed and a brick parapet wall was constructed prior to the mid-1970s.

Significant References

Brooklyn Alphabetical and Street Directory and Yearly Advisor for 1841-2 (Brooklyn: Thomas Leslie and John W. Leslie, 1841).
Kings County, Office of the Register, Deeds Liber 82, p.179; Liber 1598, p.312.
Map of the City of New York Extending Northward to Fiftieth St., 1852, surveyed by John F. Harrison and published by M. Dripps.
New York City Landmarks Preservation Commission, photographic file.
Stiles, 1884: 514, 888-89.

59 Hudson Avenue a/k/a 1 to 7 Evans Street
Borough of Brooklyn Tax Map Block/Lot: 34/1

Date: c. 1841-52 [directories, maps]
Owner/Developer: Joseph or George Gilfilland or John A. Cochran [1839-85]
Architect: Unknown
Type: Row House with ground floor store
Style/Ornament: Greek Revival
Number of Stories: 4 with attic

Features:

Facade: brick (painted)
historic storefront (modified), metal display window enframements, replacement door
doorway approached by brownstone and granite steps, paired historic wood doors with glass panels
window openings with brownstone lintels and sills (painted), replacement sash, sealed with brick (Evans Street)
roof cornice replaced with historic brick parapet (Hudson Avenue)
brick chimneys (Evans Street)
wrought-iron fire escape (Evans Street)
brick rear elevation (painted)

Site: concrete and bluestone sidewalk
wrought-iron fence (Evans Street)
brick garage addition at rear (Evans Street), historic wood doors

This brick, four-story and attic row house with ground floor storefront and the adjacent building at 57 Hudson Avenue first appear on the 1852 Dripps map. Joseph Gillfilland purchased the properties from Cornelia Jackson, an heir of John Jackson, in 1839, transferring them to George Gillfilland in 1842. The 1841 Brooklyn street directory does not list these buildings. Sometime after 1842, John A. Cochran acquired the properties. *See 57 Hudson Avenue for information on George and Joseph Gillfilland and John A. Cochran.* He sold them to local grocer James O'Donnell in 1885. The city directory of 1890 lists O'Donnell as residing at No. 59. By 1892, it was owned by John Clarke of Bedford-Stuyvesant, who installed a new storefront (ALT 329-1892). A brick rear extension facing Evans Street was built by Clarke in 1906, and was enlarged by a subsequent owner, Frank Block, in 1922. In 1927, the extension was converted into a four-car garage by owner/occupant Block to the designs of architect Michael Marlo of Brooklyn (ALT 8523-1927). The cornice was removed and a brick parapet wall was constructed on the Hudson Street facade prior to the mid-1970s.

Significant References

Brooklyn Alphabetical and Street Directory and Yearly Advisor for 1841-2 (Brooklyn: Thomas Leslie and John W. Leslie, 1841).

Kings County, Office of the Register, Deeds Liber 82, p.179; Liber 1598, p.312.

Map of the City of New York Extending Northward to Fiftieth St., 1852, surveyed by John F. Harrison and published by M. Dripps.

New York City, Department of Buildings, Brooklyn, ALT 329-1892; ALT 1814-1906; ALT 12232-1922; ALT 8523-1927.

New York City Landmarks Preservation Commission, photographic file.

**50 to 54 Hudson Avenue (WEST SIDE)
between Plymouth Street and Water Street**

**50 Hudson Avenue a/k/a 308 Plymouth Street
Borough of Brooklyn Tax Map Block/Lot: 33/24**

Date: 1828-31 [deeds, directories]
Owner/Developer: John Jackson or heirs [1781-1840]
Architect: Unknown
Type: residential/commercial
Style/Ornament: Row House with ground floor store
Number of Stories: 3

Features:

Facade: brick (painted)
historic brick and wood storefront (modified), angled doors, exposed cast-iron corner column, overhanging eave
doorway approached by concrete steps, replacement door (Plymouth Street)
window openings with brownstone lintels and sills (modified), replacement sash, modified opening at 3rd-story rear
cast-iron tie rods (Plymouth Street)
wood roof cornice with dentils (Hudson Avenue), brick roof parapet (Plymouth Street)

Site: concrete sidewalk
garden enclosed with railroad ties (Hudson Avenue)
brick garage addition at rear (Plymouth Street), historic doors, non-historic fence on roof

This brick, three-story house with ground floor storefront and rear garage addition appears to have been constructed between 1828, when the block was subdivided into building lots, and 1831, when residents are first listed in Spooner's Brooklyn directory. The property was owned during that period by John Jackson and his heirs, who held title to the property from 1781 to 1840. The 1831 directory lists the following occupants: ship carpenter Richard Bradley, and James Hughes and Michael Haly, no profession given. The building was purchased, along with several other properties in the neighborhood, from Cornelia and Maria Jackson by Valentine G. Hall in 1840. See *"Vinegar Hill in the First Half of the Nineteenth Century"* for information about Hall. The following year, the Brooklyn directory lists the occupants of No.50 as William Thompson, laborer, and B.H. Low, no profession given. Hall sold many of his properties, including this one, to Frederick Morris in 1852. See *"Vinegar Hill in the First Half of the Nineteenth Century"* for information about Morris. Neighborhood butcher Moses Hess owned it from 1855 to 1861, occupying it as his house and shop during those years. Later it was owned by grocer Henry Pope. The 1880 census lists an incredible 39 occupants in ten households, including the owners at the time, Michael and Margaret Murphy. A one-story rear addition

facing Plymouth Street was built in 1911 (ALT 1559-1911); it was converted into a three-car garage in 1930 by owner/occupant Vincent Kraucunas and Brooklyn architect Henry M. Entlich (ALT 5448-1930). The storefront was modified after 1977.

Significant References

Brooklyn Alphabetical and Street Directory and Yearly Advisor for 1841-2 (Brooklyn: Thomas Leslie and John W. Leslie, 1841).

Kings County, Office of the Register, Deeds Liber 91, p.195; Liber 292, p.375; Liber 397, p.195; Liber 723, p.132.

New York City, Department of Buildings, Brooklyn, ALT 1559-1911; ALT 5448-1930.

New York City Landmarks Preservation Commission, photographic file

Spooner's Brooklyn Directory for the Year 1831-2, published by Alden Spooner, 1831.

United States Census, 1880.

52 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 33/25

Date: c.1828-31 [deeds, directories]

Owner/Developer: John Jackson or heirs [1781-1840]

Architect: Unknown

Type: Row House with ground floor store

Style/Ornament: Greek Revival

Number of Stories: 3

Features:

Facade: brick
ground-story with brick columns and non-historic wood storefront
doorways with non-historic wood doors
window openings with brownstone lintels and sills; wood, multi-paned
replacement sash
wood roof cornice with dentils

Site: concrete sidewalk
brick planters

This brick, three-story house with ground floor storefront appears to have been constructed between 1828, when the block was subdivided into building lots, and 1831, when residents are first listed in Spooner's Brooklyn directory. The property was owned during that period by John Jackson and his heirs, who held title to the property from 1781 to 1840. The 1831 directory lists its occupants as Alexander Lyons, a paver, and Owen Brady and Mic Sweeney, both laborers. In 1840 it was sold, along with several other area properties, by Cornelia and Maria Jackson to Valentine G. Hall. See *"Vinegar Hill in the First Half of the Nineteenth Century"* for

information about Hall. The following year, the Brooklyn directory listed the following residents: Mrs. Elizabeth Bailey, William Gally, and Mrs. Jane Patterson, widow of John. Hall sold many of his properties, including this one, to Frederick Morris in 1852. *See "Vinegar Hill in the First Half of the Nineteenth Century" for information about Morris.* It was owned and occupied from 1858 to 1871 by tailor Abraham Cowen, who was listed as its occupant during those years. It was purchased in 1871 by tobacconist Jacob Lyons, who was listed as its occupant in the city directory of 1876 and in the 1880 census, when the house was occupied by 11 people divided between two households. A one-story brick extension to be used for smoking sausages was constructed at the rear in 1915 by owner Ferdinand Rohde of Front Street to the designs of architect Joseph P. Rofrano. The existing storefront was installed after 1977.

Significant References

Brooklyn Alphabetical and Street Directory and Yearly Advisor for 1841-2 (Brooklyn: Thomas Leslie and John W. Leslie, 1841).

Kings County, Office of the Register, Deeds Liber 91, p.195; Liber 292, p.375; Liber 490, p.376; Liber 980, p.94.

New York City, Department of Buildings, Brooklyn, ALT 4840-1915.

New York City Landmarks Preservation Commission, photographic file

Spooner's Brooklyn Directory for the Year 1831-2, published by Alden Spooner, 1831.

United States Census, 1880.

54 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 33/26

Date: c. 1828-41 [deeds, directories]

Owner/Developer: John Jackson or heirs [1781-1840] or Valentine G. Hall [1840-52]

Architect: Unknown

Type: Row House with ground floor store

Style/Ornament: Greek Revival

Number of Stories: 3

Features:

Facade: brick above a brownstone water table
historic wood storefront (modified) approached by a concrete step, double doors, wood cornice
doorway with original Greek Revival enframing, historic early 20th-century wood and glass door
window openings with brownstone lintels and sills (patched), replacement sash
wood roof cornice with dentils
exposed stucco-covered party wall at south

Site: concrete sidewalk
one-story rear addition topped by wood deck

This brick, three-story house with ground floor storefront was apparently constructed between 1828, when the block was first subdivided into building lots, and 1841, when occupants are first listed in Leslie's Brooklyn directory. The property was owned from 1781 to 1840 by John Jackson and his heirs, and by Valentine G. Hall from 1840 to 1852. See *"Vinegar Hill in the First Half of the Nineteenth Century"* for information about Hall. The 1841 directory lists the following occupants: Mrs. M. Dougherty, grocery, and laborers Dennis Garvey and Patrick McCall. It then was purchased along with several other of Hall's properties by Frederick Morris, who sold No. 54 Hudson Avenue to John Ford, a carman for a horse car company, in 1860. See *"Vinegar Hill in the First Half of the Nineteenth Century"* for information about Morris. The Fords are listed by the city directories as its occupants from 1876 to 1890. According the 1880 census, there were 13 people in five households living in the building, including the owners. Ford's widow, Mary, sold the building in 1893. The south party wall was rebuilt during demolition of the adjacent building in 1979. The storefront modifications may have been made at that time.

Significant References

Brooklyn Alphabetical and Street Directory and Yearly Advisor for 1841-2 (Brooklyn: Thomas Leslie and John W. Leslie, 1841).

Kings County, Office of the Register, Deeds Liber 91, p.195; Liber 292, p.375; Liber 539, p.256; Liber 2175, p.468.

New York City, Department of Buildings, Brooklyn, BN 1260-1979.

United States Census, 1880.

61 to 79 Hudson Avenue (EAST SIDE) between Evans Street and Navy Yard Wall

61-63 Hudson Avenue a/k/a 2-10 Evans Street
Borough of Brooklyn Tax Map Block/Lot: 44/31

Type: vacant lot

This corner lot was once occupied by two buildings, a wood dwelling at No. 61 and a brick three-story row house with ground story storefront at No. 63. No. 61 was demolished sometime between 1886 and 1903, while No. 63 was demolished sometime between 1929 and 1977.

65 Hudson Avenue
Borough of Brooklyn Tax Map Block/Lot: 44/30

Type: vacant lot

Located near the northern end of the block, this vacant lot was originally occupied by a three-story brick dwelling with storefront and two rear outbuildings. All were demolished sometime between 1929 and 1977. It is currently a private garden.

67 to 71 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lots: 44/29, 28, & 27

Date: 1817 (deed)

Owner/Developer: John Jackson (1781-1818)

Type: Row House with ground floor store

Style/Ornament: Greek Revival

Stories: 3

67 Hudson Avenue

Features:

Facade: brick (painted) above a bluestone water table
historic wood storefront (modified), doorway sealed with plywood (painted),
wood cornice
doorway approached by brick steps, wrought-iron railings, wooden replacement
door
window openings with brownstone lintels and sills (patched and painted),
replacement sash
wood roof cornice with dentils
historic wrought-iron fire escape
exposed brick party wall at north

Site: concrete sidewalk
bluestone platform at the storefront

69 Hudson Avenue

Features:

Facade: brick (painted) above a bluestone water table
historic wood storefront (modified), display windows sealed with plywood, wood
cornice
doorway approached by bluestone steps, wrought-iron railings, wooden
replacement door
window openings with brownstone lintels and sills (patched and painted),
replacement sash
wood roof cornice with dentils
wrought-iron fire escape

Site: concrete sidewalk
bluestone platform at the storefront

71 Hudson Avenue

Features:

Facade: brick above a bluestone water table
wood storefront (modified), historic cast-iron columns visible behind display windows, wood cornice
doorway approached by bluestone and concrete steps, wrought-iron railings, wooden replacement door
window openings with brownstone lintels and sills (modified), replacement sash
roof cornice with dentils
wrought-iron fire escape
exposed stucco-covered side wall at south

Site: concrete sidewalk
bluestone platform at the storefront

These brick, three-story row houses with ground floor storefronts were constructed in 1817, along with No. 65 (now demolished) for John Jackson. The following year, Jackson sold the entire block to Samuel Evans, who filed a subdivision map that same year. The Evans estate owned the properties until 1845. Next, the houses were owned as rental properties by Valentine G. Hall (1845-52), Frederick Morris (1852-56), and Brooklyn lawyer Harris Wilson (1856-64). See *"Vinegar Hill in the First Half of the Nineteenth Century"* for information about Evans, Hall and Morris.

- No. 67: Brooklyn directories list its residents in 1831 as grocer Ann Hughes and laborer James Smith, who was of African descent, and in 1841, laborer Hugh O'Brien. The storefront was replaced in 1910 by owner/occupant Giuseppe Traino to the designs of architect Robert A. Austin of Brooklyn [ALT 4911-1910]. Interior plumbing was installed in 1936 [ALT 1962-1936].
- No. 69: The Brooklyn directories list its residents in 1831 as wheelwright Earl Grogan, and in 1841, wheelwright Farrell Grogan and carpet weaver Thomas McCall. The cement-block garage was added on rear of lot facing Harrison's Alley in 1927 [NB 11210-1927].
- No. 71: The Brooklyn directories list its residents in 1831 as James Dawson and William Kelly, no professions given, and in 1841, cartman John Mansfield and carpenter John Linen. Interior plumbing was installed in 1921 [ALT 2441-1921]. A concrete-block storage garage was built at the rear of lot facing Harrison's Alley in 1921 by owner/occupant Constantino Buttacavola to the designs of architects Salvali & Le Quornik

of Brooklyn [ALT 4460-1921]. The fire escape was installed in 1937 [ALT 13101-1937].

Significant References

Brooklyn Alphabetical and Street Directory and Yearly Advisor for 1841-2 (Brooklyn: Thomas Leslie and John W. Leslie, 1841).

Spooner's Brooklyn Directory for the Year 1831-2, published by Alden Spooner, 1831.

Kings County, Office of the Register, Deeds Liber 28, p.87; Liber 136, p.142; Liber 292, p.375; Liber 413, p.2.

Information provided to the Landmarks Preservation Commission by Ana Rosa M.M. Pocius of the Vinegar Hill History and Preservation League, Inc.

73 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 44/26

Type: vacant lot

This vacant lot located near the middle of the block was occupied by a three-story row house with ground floor storefront and two rear outbuildings. All were demolished sometime between 1929 and 1977.

75 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 44/25

Date: c. 1817-46 [deeds, directories]

Owner/Developer: John Jackson (1718-1818), Samuel Evans (d.1824) or heirs [1818-47]

Architect: Unknown

Type: Row House with ground floor store

Style/Ornament: Greek Revival

Stories: 3

Features:

Facade: brick

original storefront removed, replaced with brick, new doorway, and double-hung sash

doorway approached by concrete steps, steel replacement door

window openings with brownstone lintels and sills (modified), replacement sash

wood roof cornice with brick dentils

exposed north sidewall rebuilt with cinder blocks

Site: concrete sidewalk

This brick, three-story row house with ground floor storefront, was apparently constructed sometime between 1817, when John Jackson built several other houses on this block, and 1846, when the Brooklyn directory first lists an occupant. In 1818, Samuel Evans purchased this entire block from John Jackson and subdivided it into lots. See *"Vinegar Hill in the First Half of the Nineteenth Century"* for information about Evans. This building and the adjacent lot at No. 77 Hudson Avenue were sold by the Evans estate to Patrick Casey in 1847. Casey subsequently constructed a wood-frame, one-story commercial building on the lot. Casey manufactured and sold shoes in the two buildings from 1846 until his death in 1856. His estate sold the buildings the following year. The buildings changed hands eleven times between 1857 and 1877. A brick water closet, which may still exist, was constructed in the rear yard in 1908. In 1968, the storefront was removed and replaced with brick infill containing a central door, flanked by undersized windows (ALT 520-1968).

Significant References

Brooklyn Directory and Yearly Advisor for 1846&7, compiled and published by William J. Hearne and Edwin Van Nostrand, 1846.

Kings County, Office of the Register, Deeds Liber 28, p.87; Liber 159, p.307.

New York City, Department of Buildings, Brooklyn, NB 571-1908; ALT 520-1968.

Information provided to the Landmarks Preservation Commission by Ana Rosa M.M. Pocius of the Vinegar Hill History and Preservation League, Inc.

77 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 44/24

Date: c.1852-55 [maps]; altered c.1903-23 [maps, NB 12380-1923]

Owner/Developer: Patrick Casey [1847-1857]

Architect: Unknown

Type: Row House with ground floor store

Style: Neo-Classical

Stories: 2

Features:

Facade: brick
original storefront replaced with masonry and glass, original metal cornice intact
doorway approached by concrete steps, replacement door
window openings with graystone lintels and sills, replacement sash
metal roof cornice

Site: concrete sidewalk

This brick, two-story house with ground floor storefront first appears on the 1855 Perris map as a one-story commercial building. The property had been owned since 1847 by Patrick Casey, who also owned the adjacent building at No. 75 Hudson Avenue. Casey manufactured and sold shoes in the two buildings from 1846 to 1856. The buildings changed hands eleven times

between 1857 and 1877. Between 1903 and 1923, the second story and a new brick facade were constructed. The architect and the owner at the time of the alteration have not been determined. In 1923, a concrete block garage was constructed at the rear of the lot facing Harrison's Alley; it was enlarged four years later.

Significant References

Atlas of the Borough of Brooklyn, City of New York (Brooklyn: E. Belcher Hyde, 1903), Vol.1. *Brooklyn, 1855*, surveyed and published by William Perris, civil engineer.

Kings County, Office of the Register, Deeds Liber 159, p.307.

New York City, Department of Buildings, Brooklyn, ALT 12380-1923; ALT 9157-1927.

79 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 44/23

Date: c. 1852-55 [maps]

Owner/Developer: Gardiner Sherman [1847-54] or Daniel Hennessey [1854-60]

Architect: Unknown

Type: Row House with ground floor store

Style: Greek Revival

Number of Stories: 4

Features:

Facade: brick above a brownstone water table
historic early 20th-century storefront (modified), original door, wood cornice
doorway approached by brownstone step, wrought-iron railings, elaborately-carved double wooden door with transom light
window openings with brownstone lintels and sills, replacement sash
wood roof cornice with brick dentils
wrought-iron fire escape
exposed stucco-covered side wall at north
exposed brick side wall at south, tie rods, shadow of adjacent previously demolished building

Site: concrete sidewalk
bluestone platform at storefront

This brick, four-story house with ground floor storefront, which first appeared on the 1855 Perris map, apparently was constructed either by Gardiner Sherman, who owned the property from 1847 to 1854, or by Daniel Hennessey, who owned it from 1854 to 1860. Sherman was a Manhattan produce merchant, whose store was located in the vicinity of the Catherine Street ferry which docked at the foot of Main Street in Brooklyn. Neither the Brooklyn nor the Manhattan city directories list Sherman as ever having occupied No. 79 Hudson Avenue. Hennessey was a grocer who was listed as the building's occupant in 1856. James A. Butler,

also a grocer, purchased the building from Hennessey in 1860 and was listed as its occupant that year. He sold the building in 1865 to John Lee, who retained it until 1878. Lee also operated a grocery there from 1865 to 1876. A new storefront was installed in 1914 by owner/occupant Pasquale DiMarzio to the designs of Brooklyn architects Laspia & Salvati (ALT 4690-1914).

Significant References

Brooklyn, 1855, surveyed and published by William Perris, civil engineer.

Kings County, Office of the Register, Deeds Liber 359, p.155; Liber 526, p.39; Liber 1324, p.175.

New York City, Department of Buildings, Brooklyn, ALT 4690-1914.

**70 to 74 Hudson Avenue (WEST SIDE)
between Water Street and Front Street**

70 Hudson Avenue a/k/a 320 Water Street
Borough of Brooklyn Tax Map Block/Lot: 43/25

Date: c.1828-41 [deeds, directories]

Owner/Developer: John Jackson or heirs [1781-1844]]

Architect: Unknown

Type: Dwelling with ground floor store

Style/Ornament: modified Greek Revival

Number of Stories: 3

Features:

Facade: wood clapboard siding above stucco-covered base
wood storefront (modified), exposed wood column at corner
doorways with wood replacement door (Water Street), steel replacement door
(Hudson Avenue)
window openings with wood enframements (modified), replacement sash
wood roof cornice with brackets and dentils

Site: bluestone and concrete sidewalk (Hudson Avenue)
bluestone sidewalk (Water Street)

This wood, three-story dwelling with ground floor storefront appears to have been constructed sometime between 1828, when this block was subdivided into building lots, and 1841, when residents are first listed by the Brooklyn directory. The developers were John Jackson or his heirs, who owned the property from 1781 to 1844. The 1841 directory list its occupant as Patrick Waters, grocery. The building changed hands five times between 1844 and 1860, when it was purchased, along with the adjacent lot at No. 72 Hudson Avenue, by grocer John Shutte. Between 1869 and 1876, Shutte constructed both the brick apartment house at the rear of the lot

(now 312 Water Street) and the adjoining three-story dwelling with store at 72 Hudson Avenue. He was listed as the occupant of 70 Hudson Avenue in 1870. The 1880 census lists fourteen occupants in three households. In 1912, the first floor was lowered and a new storefront (since modified) was installed by the owners, Societa Co-opertiva degli Italiani in America. This Manhattan-based society of Italian-Americans also owned 72 Hudson Avenue and 312 Water Street at that time. The existing clapboard facing either was exposed or installed after the mid-1970s.

Significant References

Brooklyn Alphabetical and Street Directory and Yearly Advisor for 1841-2 (Brooklyn: Thomas Leslie and John W. Leslie, 1841).

Kings County, Office of the Register, Deeds Liber 80, P.421; Liber 521, p.506.

New York City, Department of Buildings, Brooklyn, ALT 5381-1912.

New York City Landmarks Preservation Commission, photographic file:

72 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 43/26

Date: c.1869-76 [maps, Dept. of Buildings]

Owner/Developer: John Shutte [1863-1900]

Architect: Unknown

Type: Row House with ground floor store

Style/Ornament: Italianate

Number of stories: 3

Features:

Facade: brick above a brownstone water table
historic storefront (modified), cast-iron columns visible behind display windows,
replacement door
doorway with historic wood door and transom light
window openings with brownstone lintels and sills, historic 2/2 wood sash
wood roof cornice with brackets
wrought-iron fire escape

Site: concrete sidewalk

This brick, three-story dwelling with ground floor storefront replaced an earlier wooden stable. It was built c.1869-76 by grocer John Shutte, who owned the property from 1863 to 1900. Shutte also built the neighboring apartment house at 312 Water Street during those same years, and owned the adjoining corner building at 70 Hudson Avenue, which he is listed as having occupied in 1870. This building was occupied by 17 people in five households, according to the 1880 census.

Significant References

Brooklyn, N.Y., 1869, published by M. Dripps.
Kings County, Office of the Register, Deeds Liber 609, p.127.

74 Hudson Avenue

Borough of Brooklyn Tax Map Block/Lot: 43/27

Date: c.1828-41 [deeds, directories]

Owner/Developer: John Jackson or heirs [1781-1846]

Architect: Unknown

Type: Row House with ground floor store

Style/Ornament: Greek Revival

Number of Stories: 3

Features:

Facade: stucco-covered brick facade (deteriorated)
 early 20th-century storefront (modified), replacement doors, wood cornice
 doorway with wooden replacement door
 window openings with modified lintels and sills (painted), replacement sash
 roof cornice boxed-in with aluminum
 wrought-iron fire escape
 exposed brick party wall at south

Site: concrete sidewalk
 brick rear addition with wood deck on roof

This brick, three-story dwelling with ground floor storefront appears to have been constructed sometime between 1828, when this block was subdivided into building lots, and 1841, when residents are first listed in the Brooklyn directory. The developers were John Jackson or his heirs, who owned the property from 1781 to 1846. The 1841 directory lists its occupants as flagger Michael Caril and grocer John Riley, who purchased No. 49 Hudson Avenue in 1843. Liveryman Michael Donnelly bought this building from Cornelia Jackson in 1846 and is listed as its occupant from 1847 to 1870. According to the 1880 census, 16 people in seven households occupied the building. This included Donnelly's widow, Marcella. A new storefront was installed and rear brick extension was built in 1921 by owner Mike DeMeo of 76 Hudson Avenue (demolished) to the designs of Brooklyn architect Tobias Goldstone (ALT 1253-1921).

Significant References

Brooklyn Alphabetical and Street Directory and Yearly Advisor for 1841-2 (Brooklyn: Thomas Leslie and John W. Leslie, 1841).

Kings County, Office of the Register, Deeds Liber 80, p.421; Liber 88, P.154.

New York City, Department of Buildings, Brooklyn, ALT 1253-1921.

308 Plymouth Street (SOUTH SIDE)
between Gold Street and Hudson Avenue

308 Plymouth Street *See: 50 Hudson Avenue*

314 to 320 Plymouth Street (SOUTH SIDE)
between Hudson Avenue and Little Street

314-320 Plymouth Street *See: 49 Hudson Avenue*

312 to 320 Water Street (SOUTH SIDE)
between Gold Street and Hudson Avenue

312 Water Street
Borough of Brooklyn Tax Map Block/Lot: 43/24

Date: c.1869-76 [maps, Dept. of Buildings]
Owner/Developer: John Shutte [1860-c.1900]
Architect: Unknown
Type: Apartment House
Style/Ornament: Italianate
Number of Stories: 4

Features:

Facade: brick above a brownstone water table
relocated doorway with replacement door, original doorway modified with brick and small window
original window openings with brownstone sills and segmental lintels (modified and painted), later window openings with flat lintels, replacement sash, security grilles at first story
wood roof cornice with brackets
wrought-iron fire escape
stucco-covered side walls at east and west
Site: bluestone sidewalk
historic cast-iron fence, modified with brick corner posts

This brick, four-story apartment house, was built between 1869 and 1876 by grocer John Shutte, who owned the property from 1860 to c.1900. Shutte also built the neighboring brick dwelling with store at 72 Hudson Avenue during those same years, and owned the adjoining corner building at 70 Hudson Avenue, which he is listed as having occupied in 1870. Small bathroom windows were installed on the facade along with interior plumbing in 1916 by the owner, the Societa Co-opertiva degli Italiani in America. The front door was also relocated as part of that alteration, which was designed by architects DeRose & Cavalieri of Manhattan. The Manhattan-based Society of Italian-Americans also owned 70 and 72 Hudson Avenue at that time.

Significant References

Brooklyn, N.Y., 1869, published by M. Dripps.

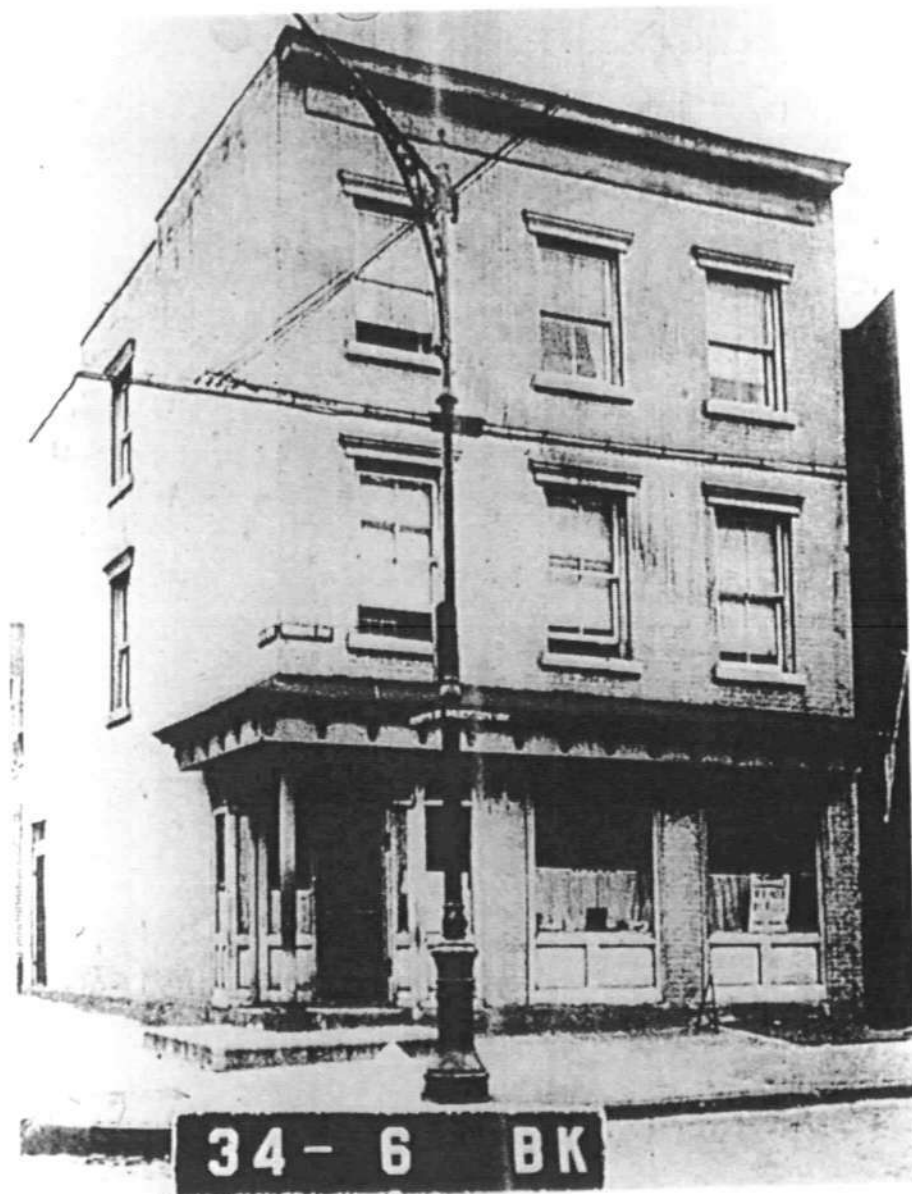
Kings County, Office of the Register, Deeds Liber 521, p.506.

New York City, Department of Buildings, Brooklyn, ALT 2198-1916.

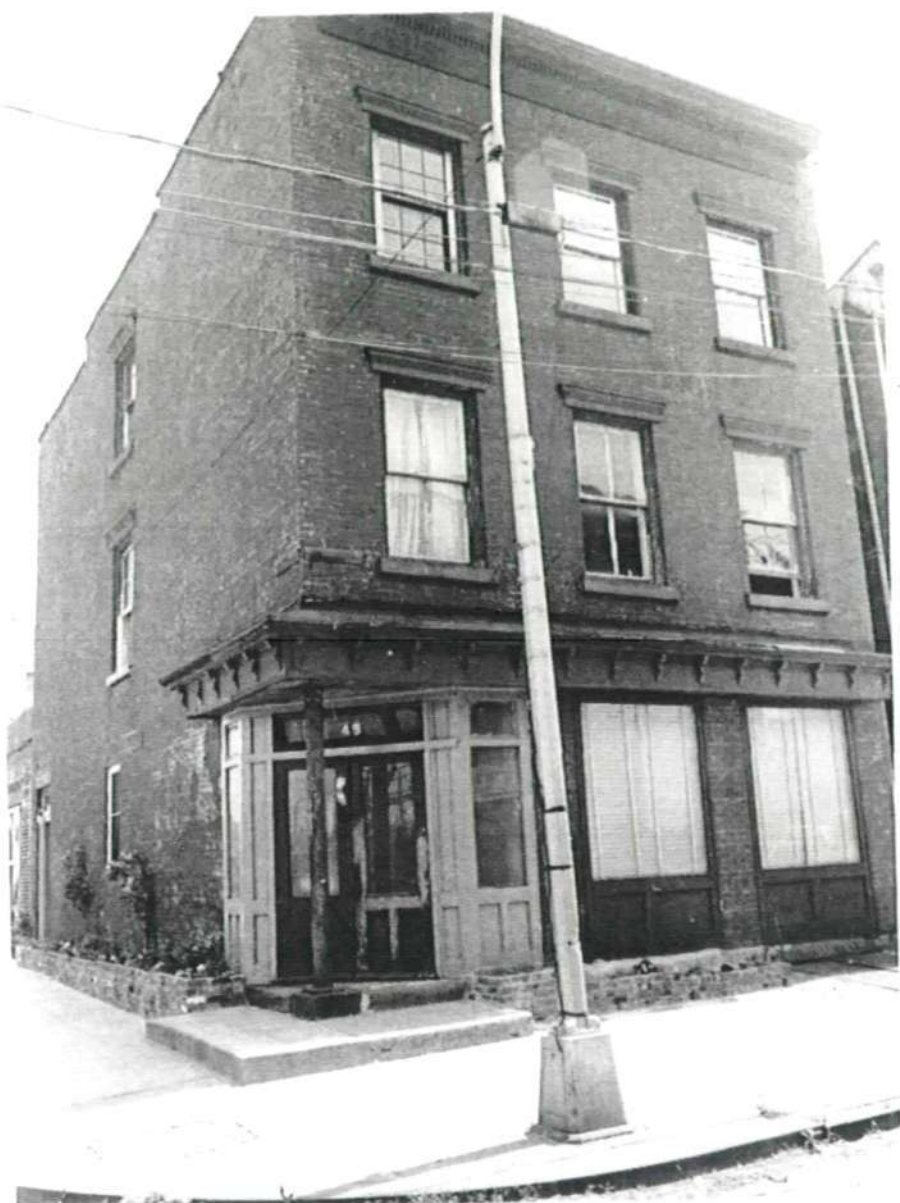
320 Water Street *See: 70 Hudson Avenue*



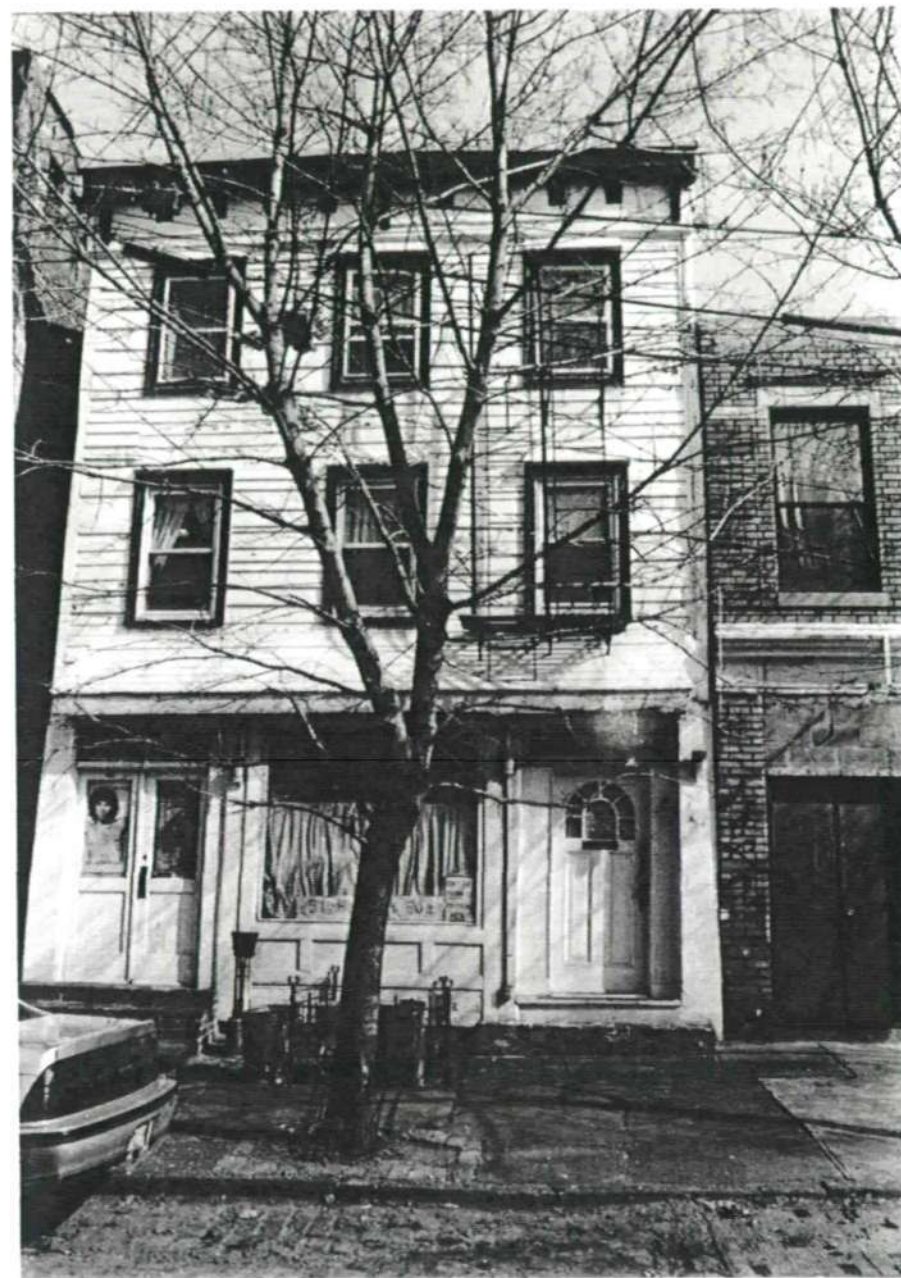
No. 49 Hudson Avenue
Photo: Donald G. Presa, 1996



No. 49 Hudson Avenue
N.Y.C. Dept of Taxes, c.1938



No. 49 Hudson Avenue, c.1977
Photo: Landmarks Preservation Commission



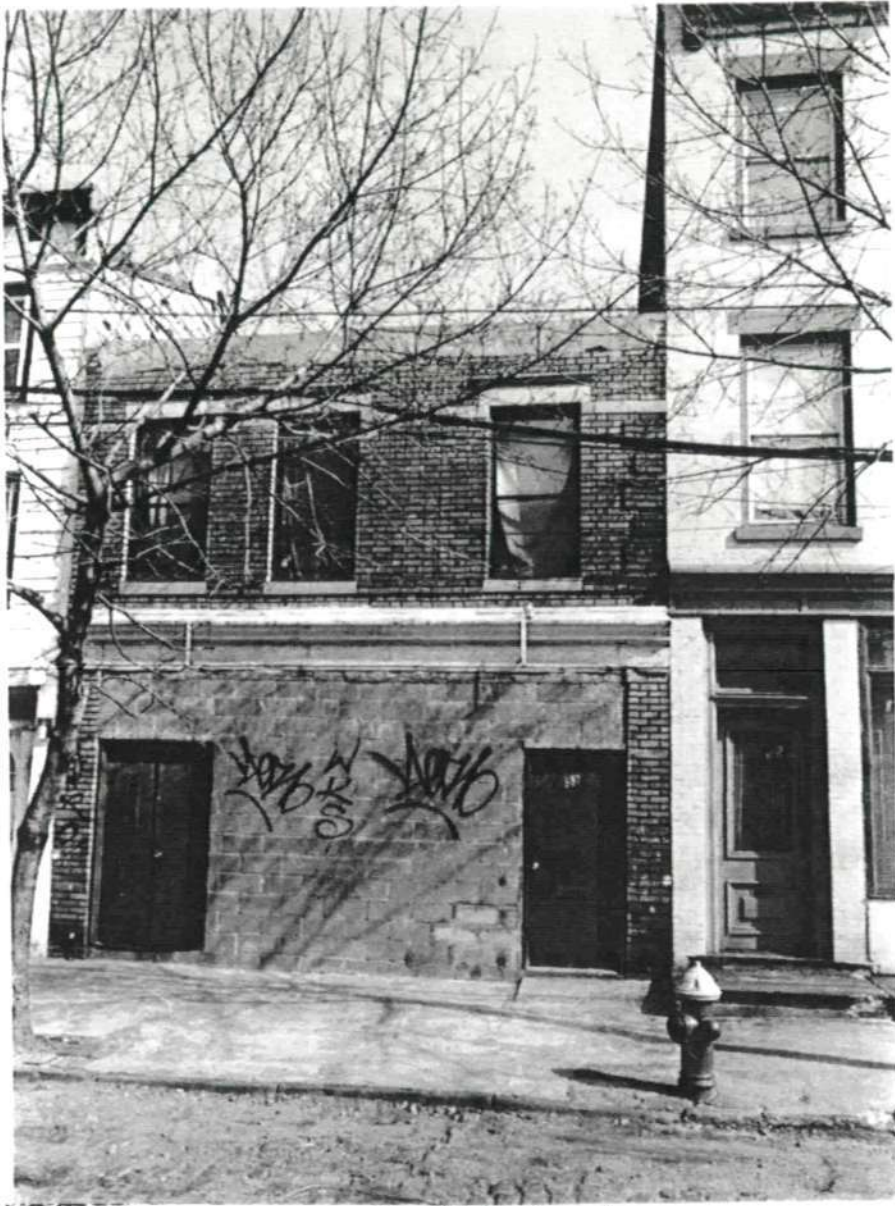
No. 51 Hudson Avenue
Photo: Donald G. Presa, 1996



No. 51 Hudson Avenue
N.Y.C. Dept. of Taxes, c.1938



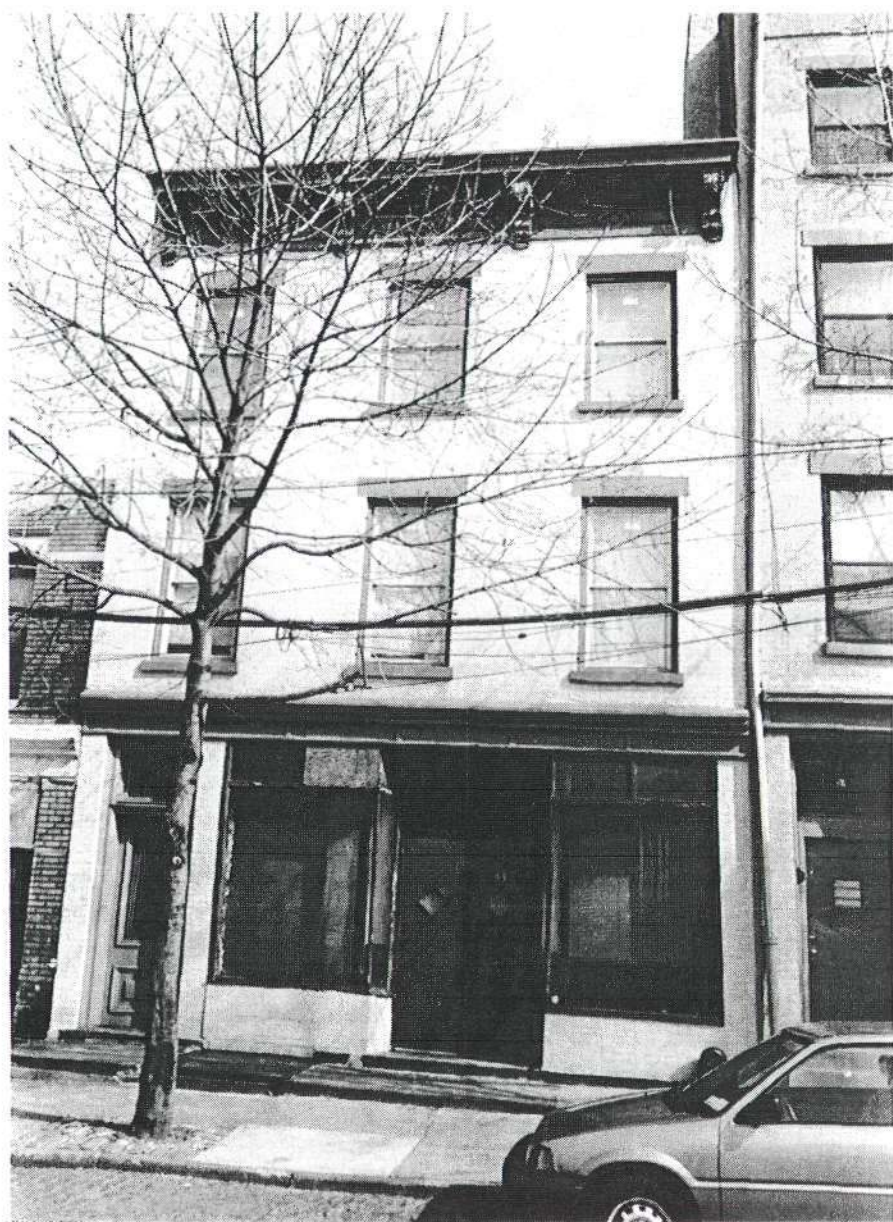
No. 51 Hudson Avenue, c. 1977
Photo: Landmarks Preservation Commission



No. 53 Hudson Avenue
Photo: Donald G. Presa, 1996



No. 53 Hudson Avenue
N.Y.C. Dept. of Taxes, c.1938



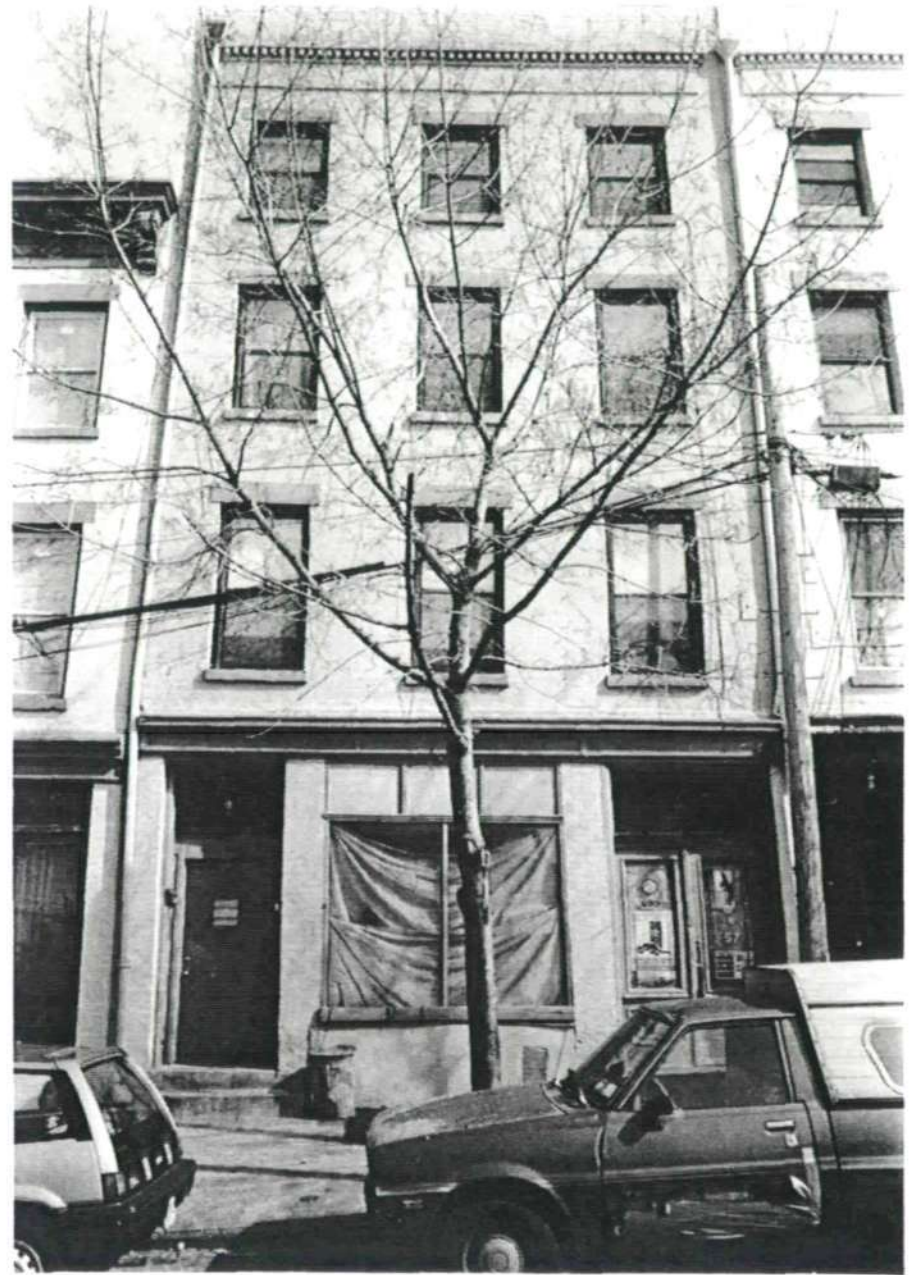
No. 55 Hudson Avenue
Photo: Donald G. Presa, 1996



No. 55 Hudson Avenue
N.Y.C. Dept. of Taxes, c.1938



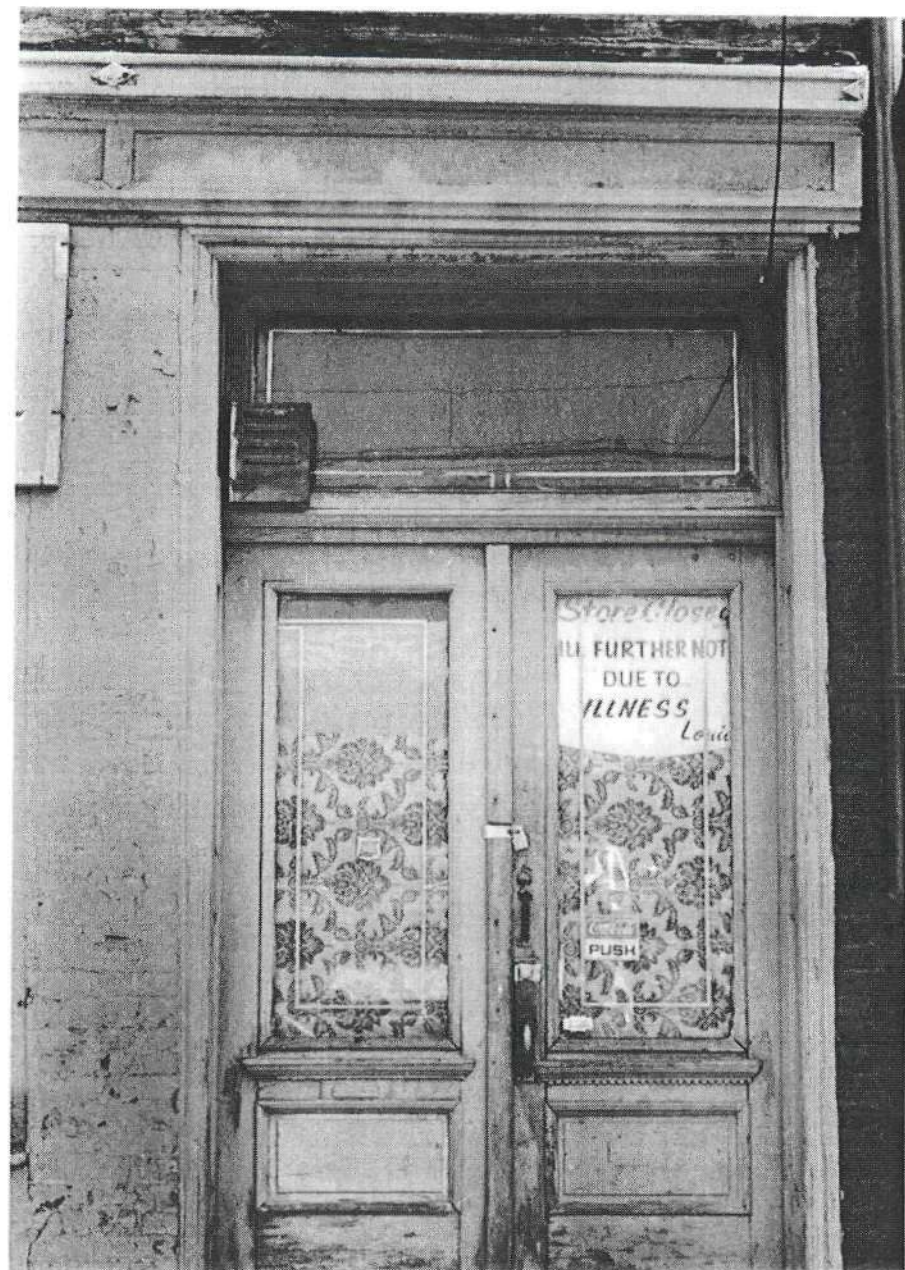
No. 55 Hudson Avenue, c.1977, storefront detail
Photo: Landmarks Preservation Commission



No. 57 Hudson Avenue
Photo: Donald G. Presa, 1996



No. 57 Hudson Avenue
N.Y.C. Dept. of Taxes, c.1938



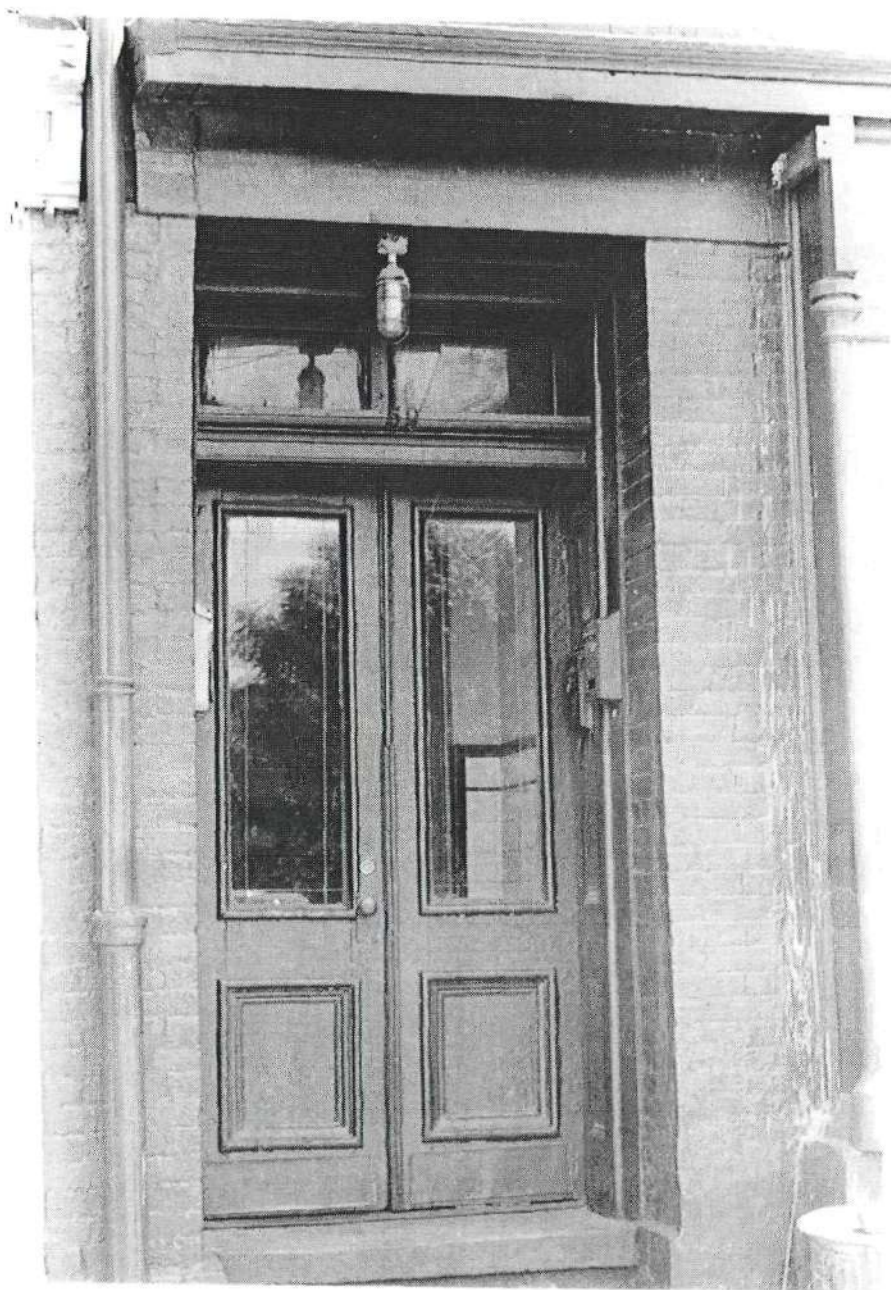
No. 57 Hudson Avenue, c.1977, door detail
Photo: Landmarks Preservation Commission



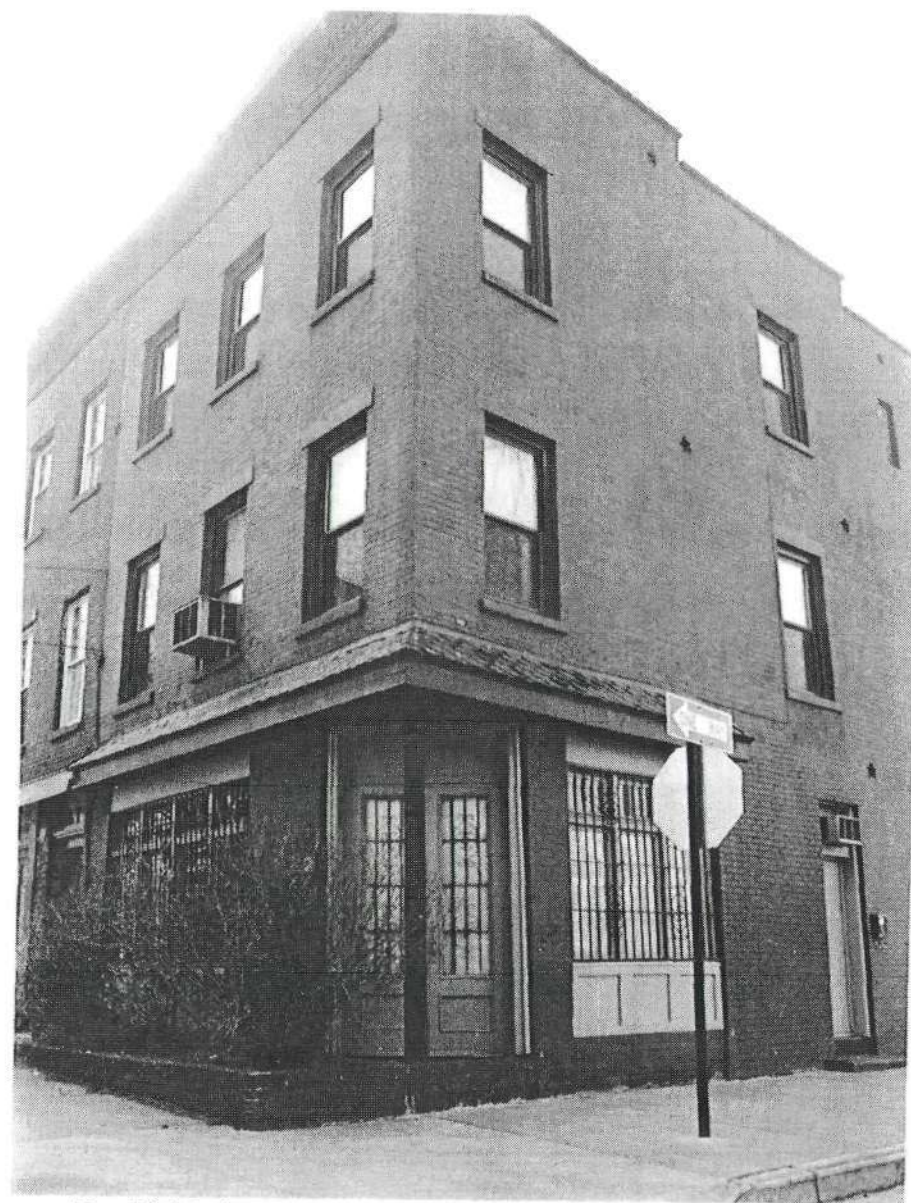
No. 59 Hudson Avenue, aka 1-7 Evans Street
Photo: Donald G. Presa, 1996



No. 59 Hudson Avenue, aka 1-7 Evans Street
N.Y.C. Dept. of Taxes, c.1938



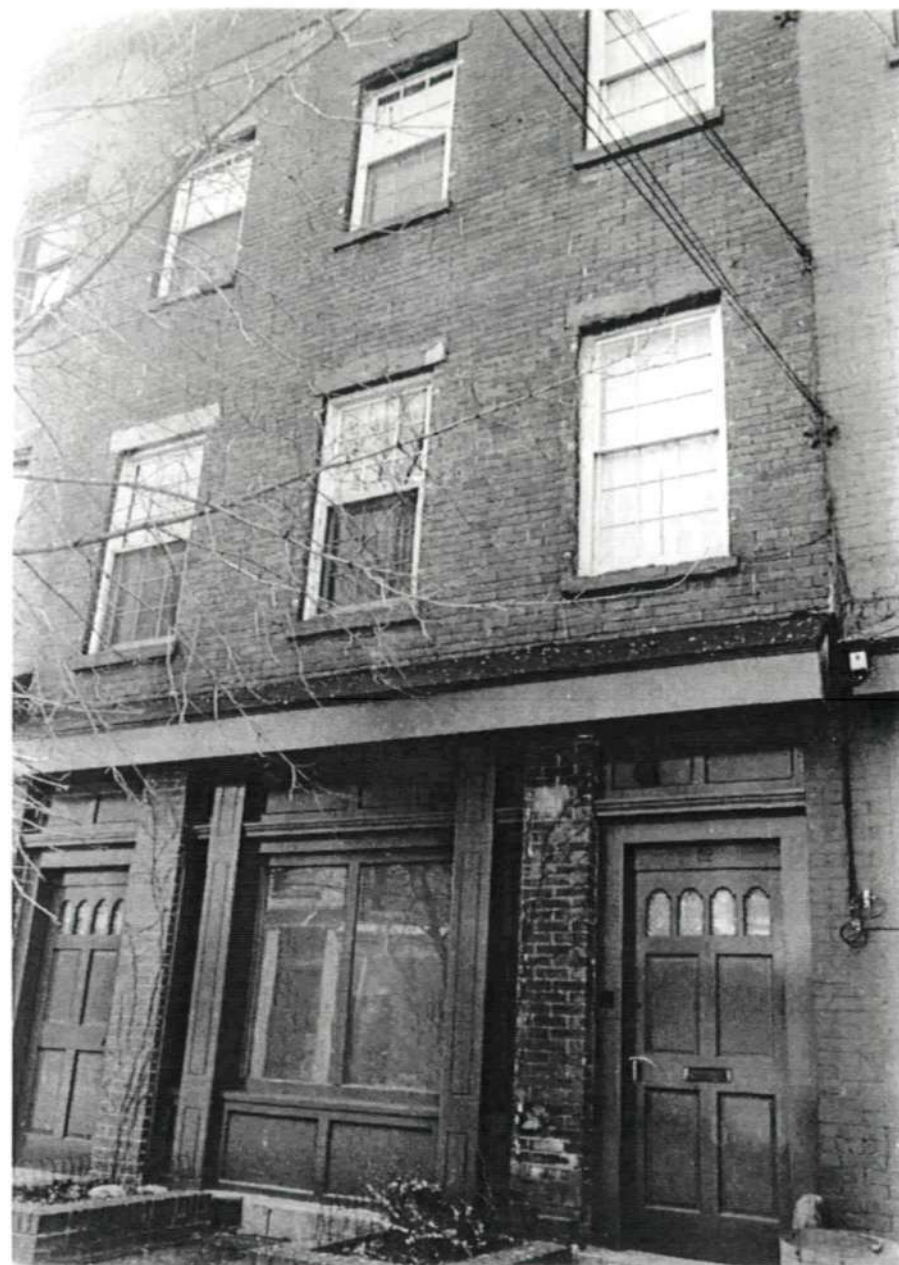
No. 59 Hudson Avenue, c. 1977, door detail
Photo: Landmarks Preservation Commission



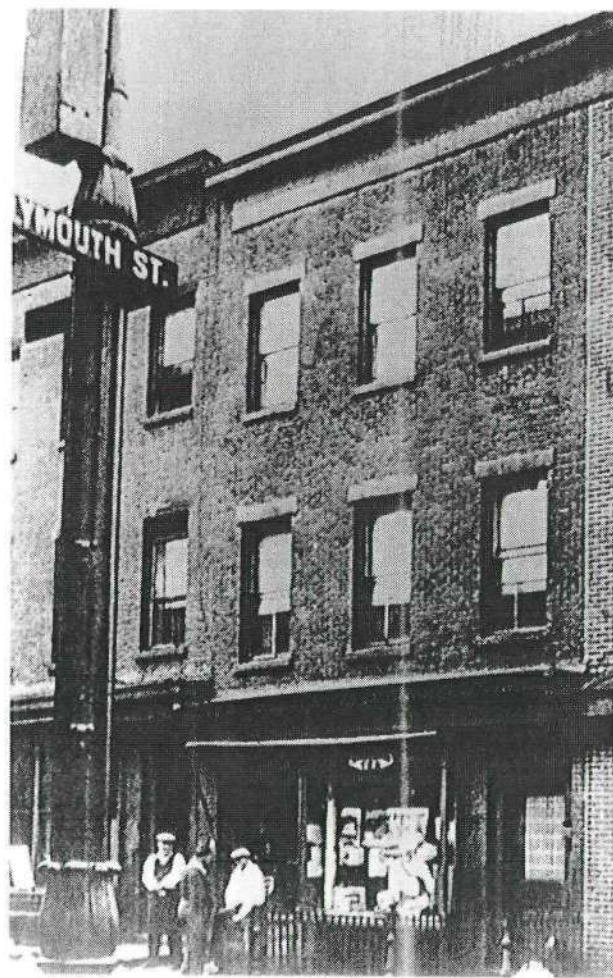
No. 50 Hudson Avenue, aka 308 Plymouth Street
Photo: Donald G. Presa, 1996



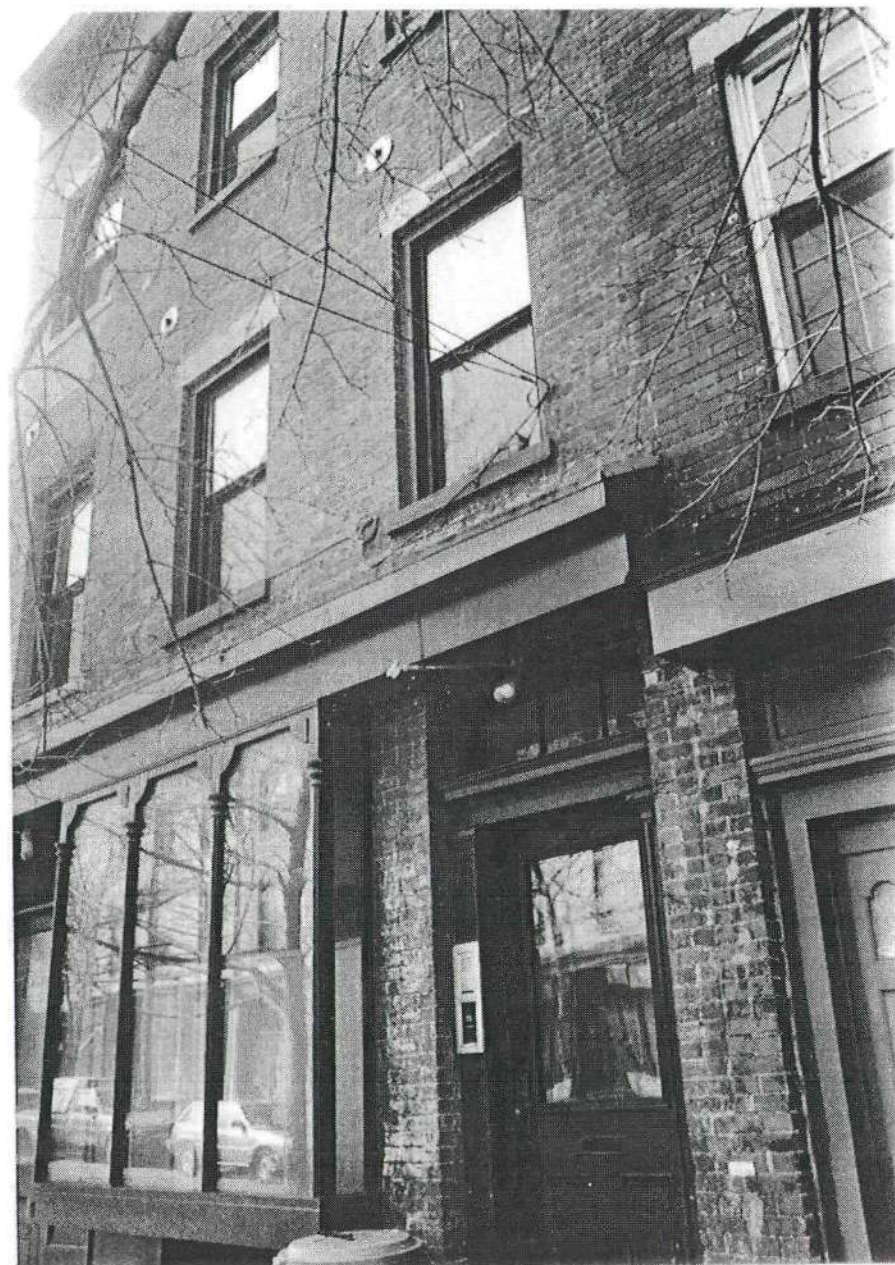
No. 50 Hudson Avenue, aka 308 Plymouth Street
N.Y.C. Dept. of Taxes, c.1938



No. 52 Hudson Avenue
Photo: Donald G. Presa, 1996



No. 52 Hudson Avenue
N.Y.C. Dept. of Taxes, c.1938



No. 54 Hudson Avenue
Photo: Donald G. Presa, 1996



No. 54 Hudson Avenue
N.Y.C. Department of Taxes, c.1938



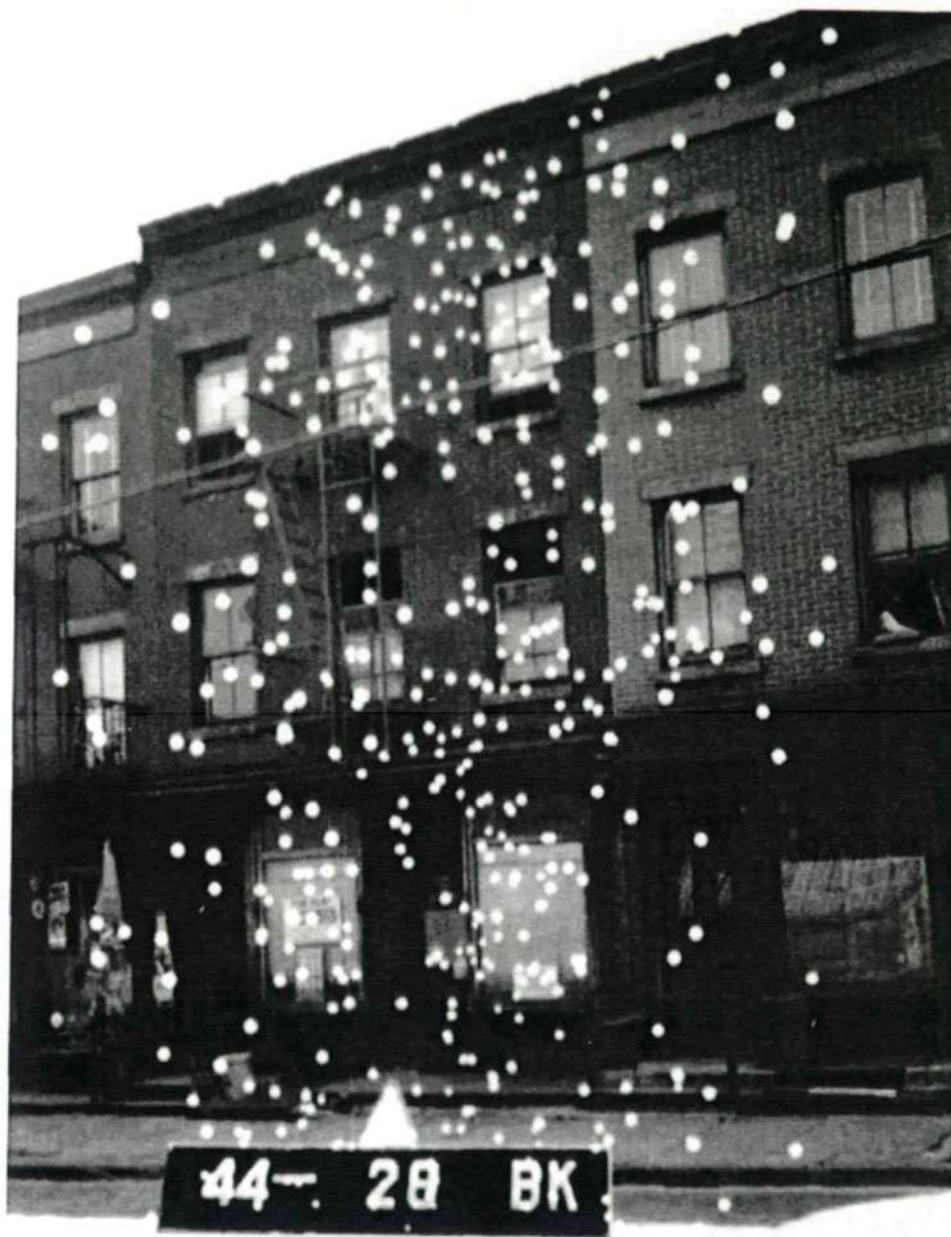
No. 67 Hudson Avenue
Photo: Donald G. Presa, 1996



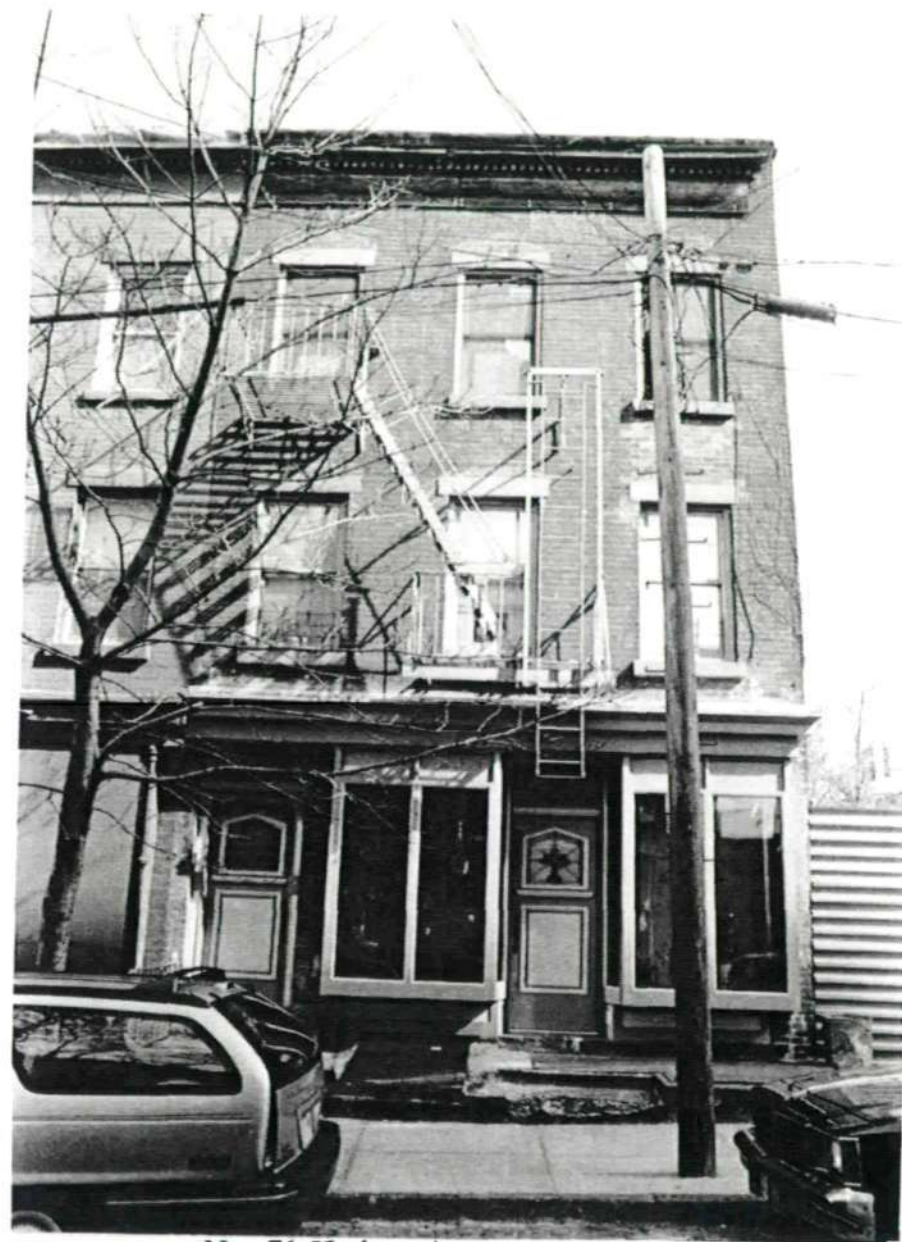
No. 67 Hudson Avenue
N.Y.C. Dept. of Taxes, c.1938



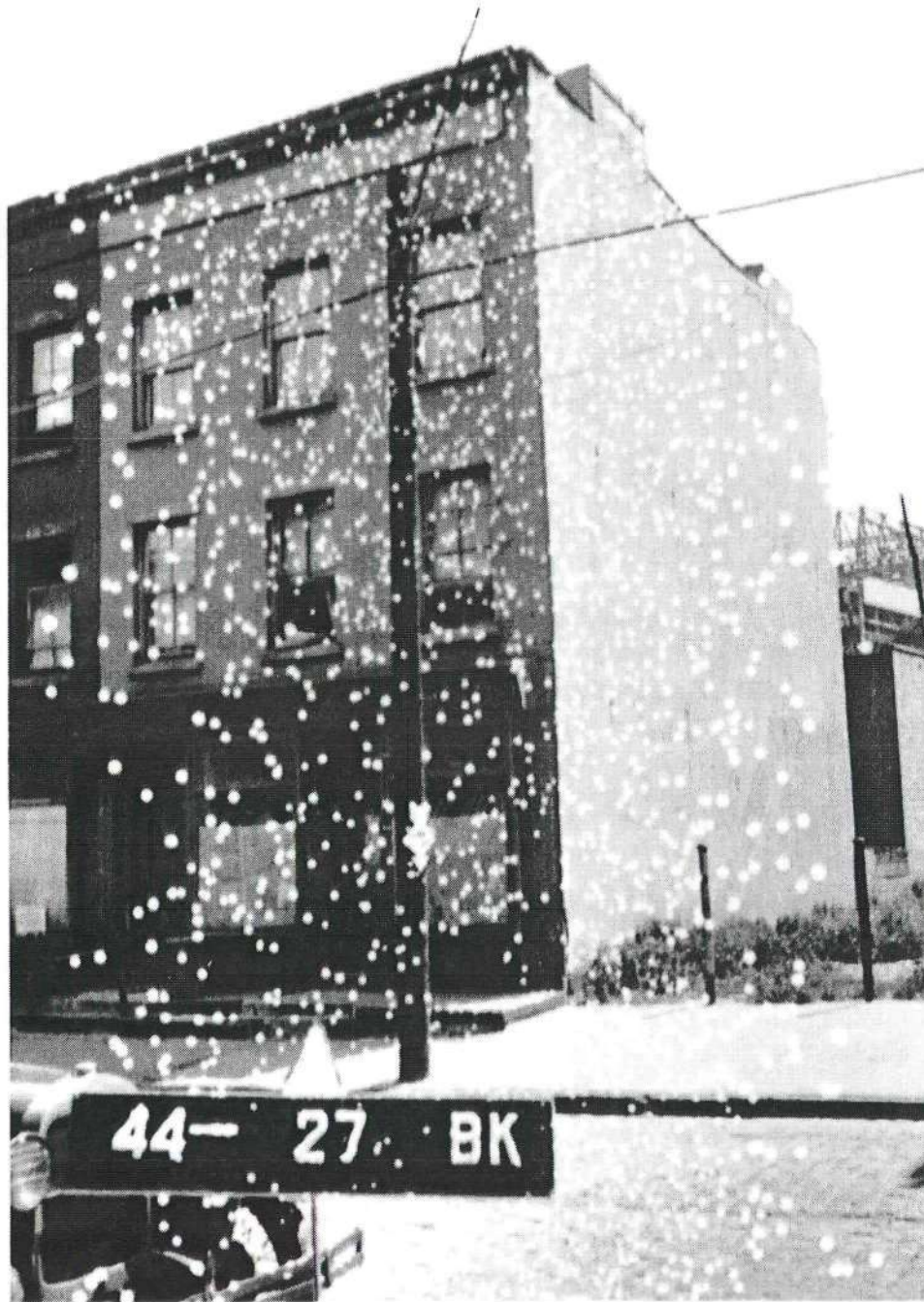
No. 69 Hudson Avenue
Photo: Donald G. Presa, 1996



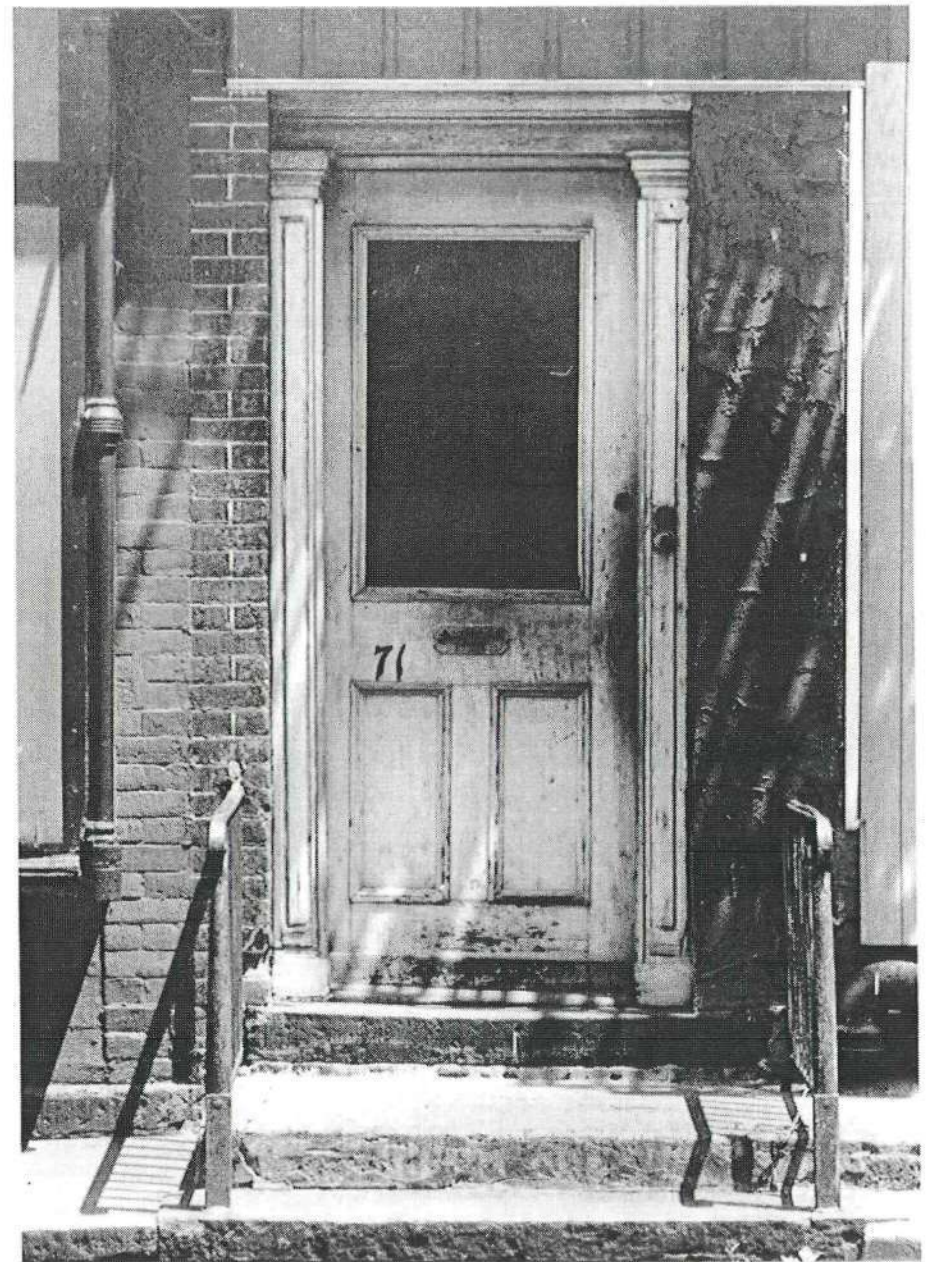
No. 69 Hudson Avenue
N.Y.C. Dept. of Taxes, c. 1938



No. 71 Hudson Avenue
Photo: Donald G. Presa, 1996



No. 71 Hudson Avenue
N.Y.C. Dept. of Taxes, c.1938



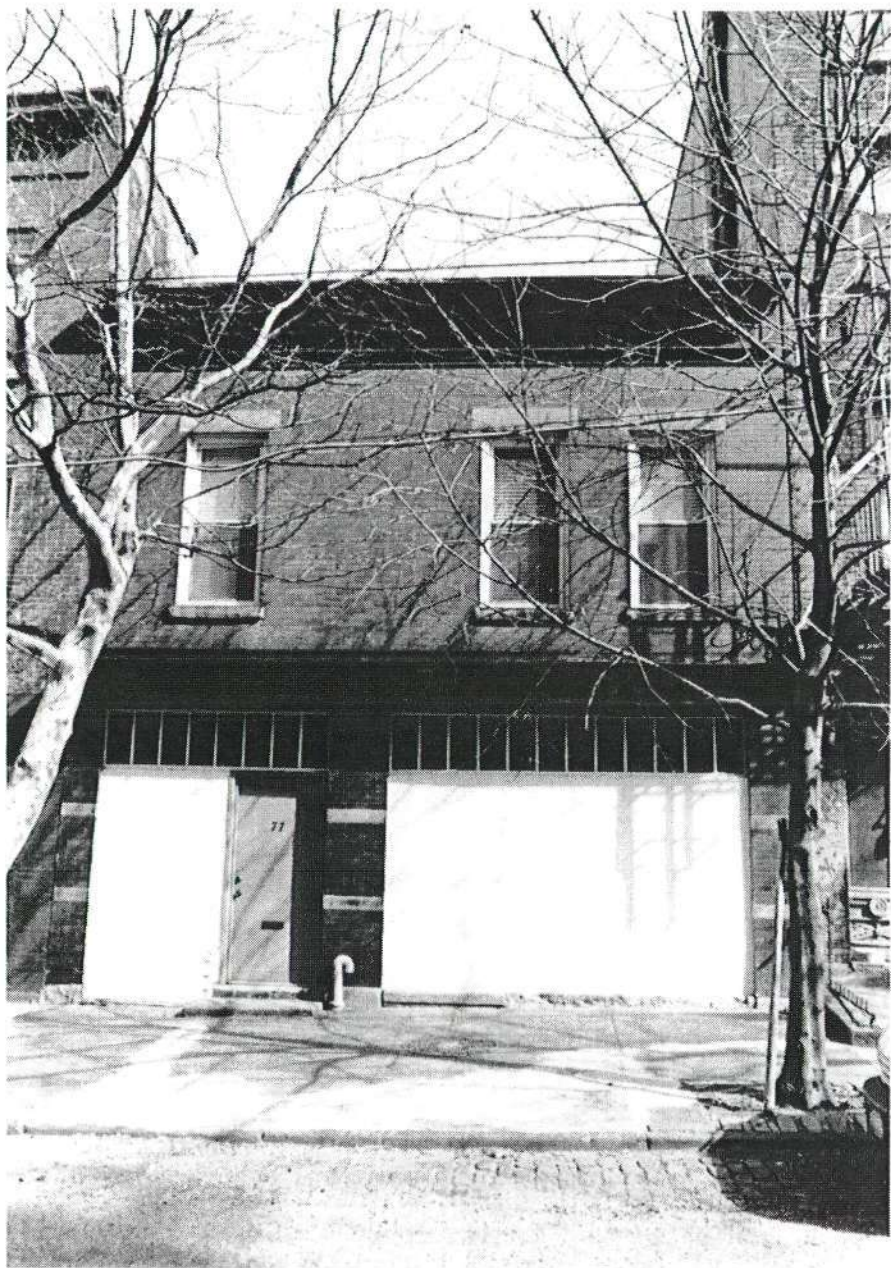
No. 71 Hudson Avenue, c.1977, door detail
Photo: Landmarks Preservation Commission



No. 75 Hudson Avenue
Photo: Donald G. Presa, 1996



No. 75 Hudson Avenue
N.Y.C. Dept. of Taxes. c.1938



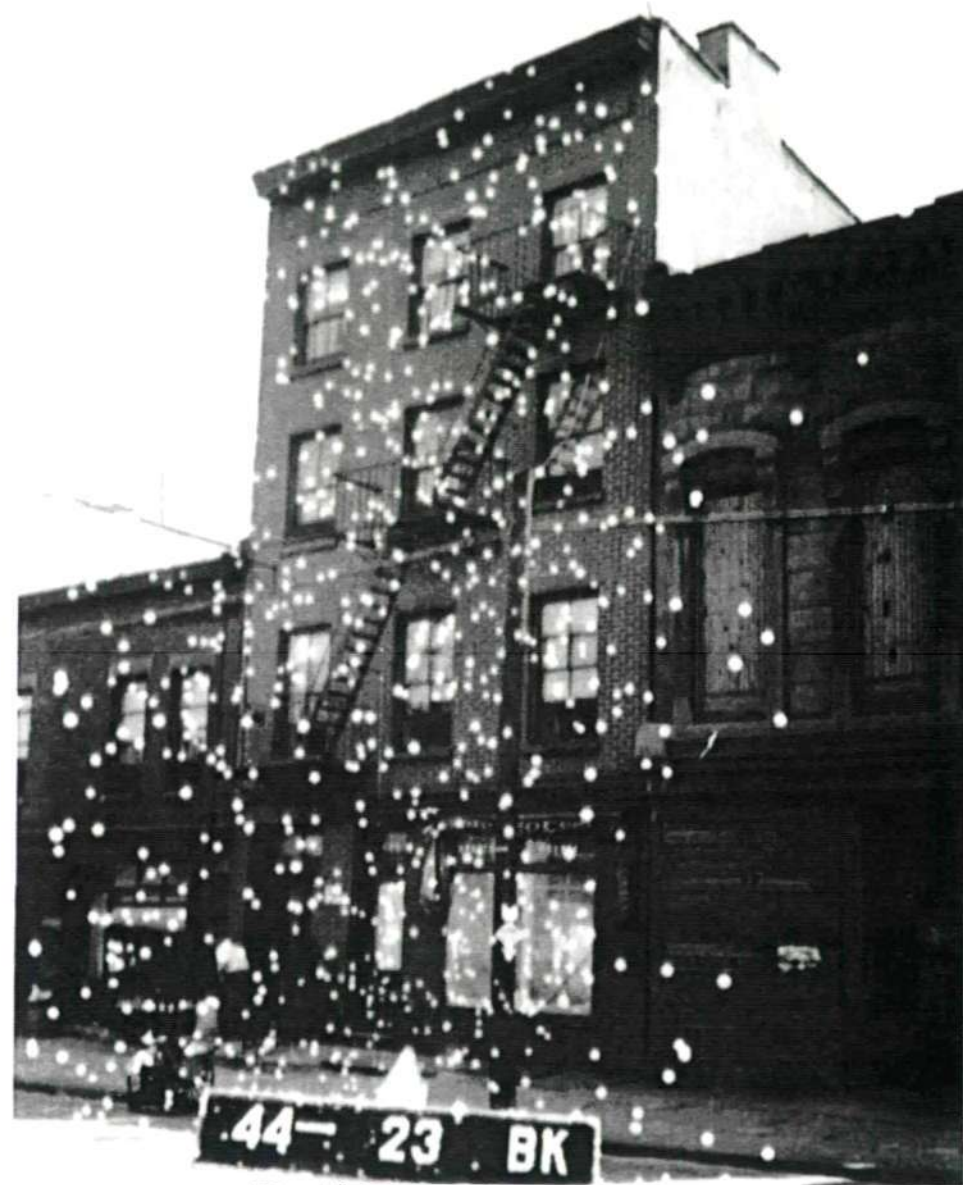
No. 77 Hudson Avenue
Photo: Donald G. Presa, 1996



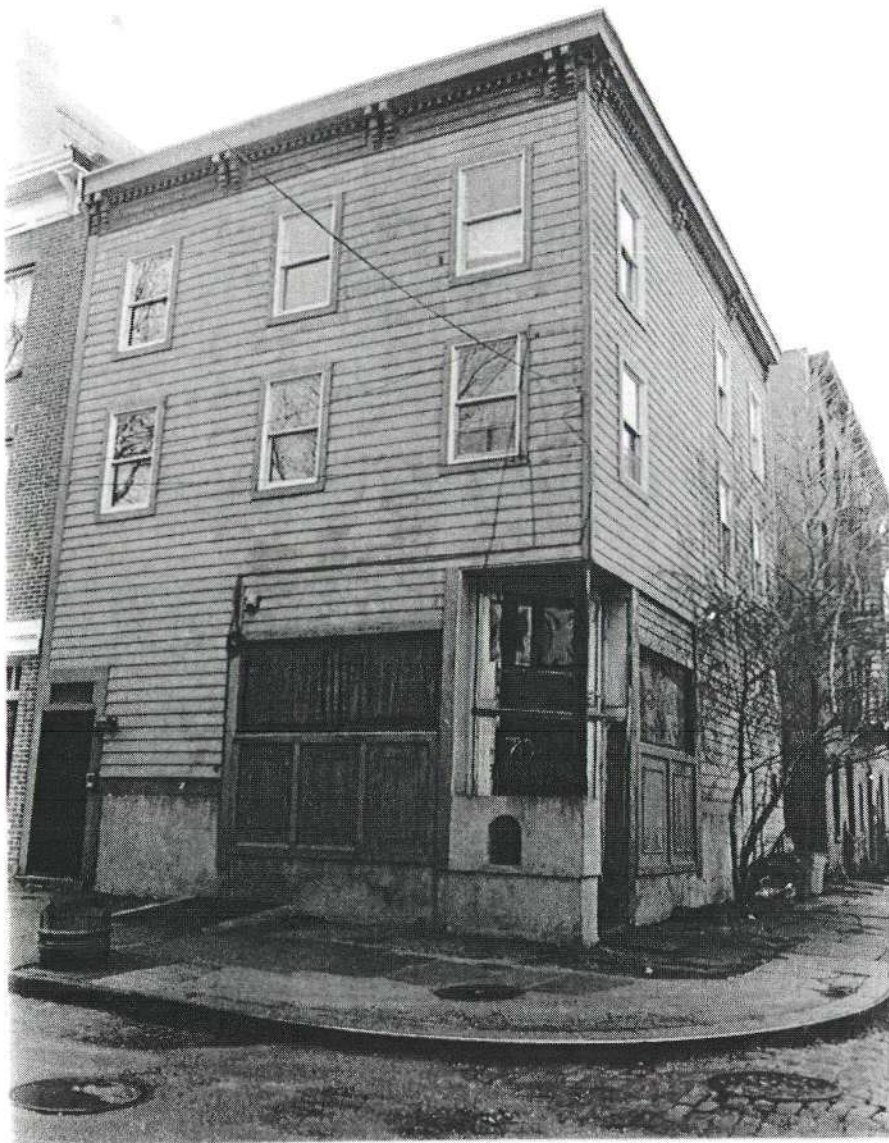
No. 77 Hudson Avenue
N.Y.C. Dept. of Taxes, c.1938



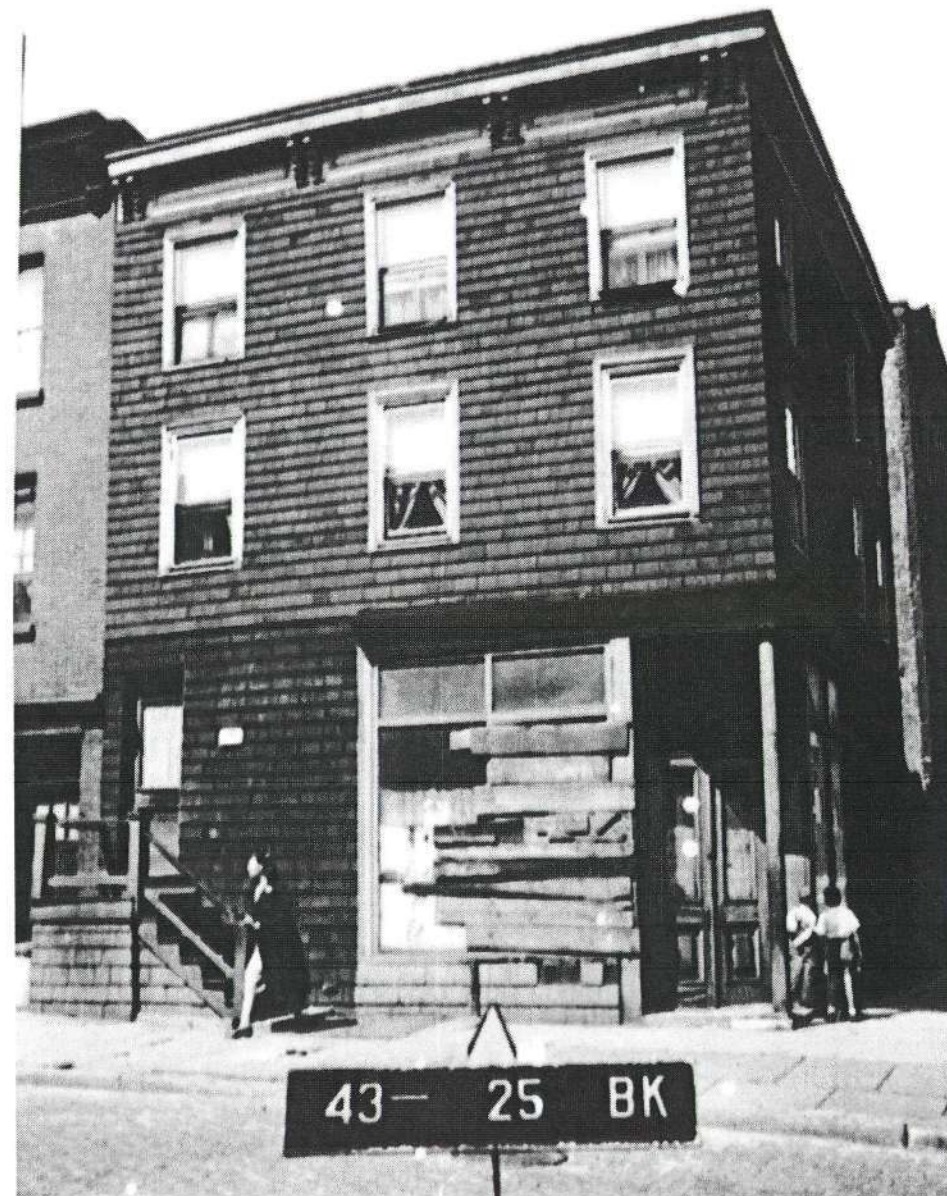
No. 79 Hudson Avenue
Photo: Donald G. Presa, 1996



No. 79 Hudson Avenue
N.Y.C. Dept. of Taxes, c.1938



No. 70 Hudson Avenue, aka 320 Water Street
Photo: Donald G. Presa, 1996



No. 70 Hudson Avenue, aka 320 Water Street
N.Y.C. Dept. of Taxes, c.1938

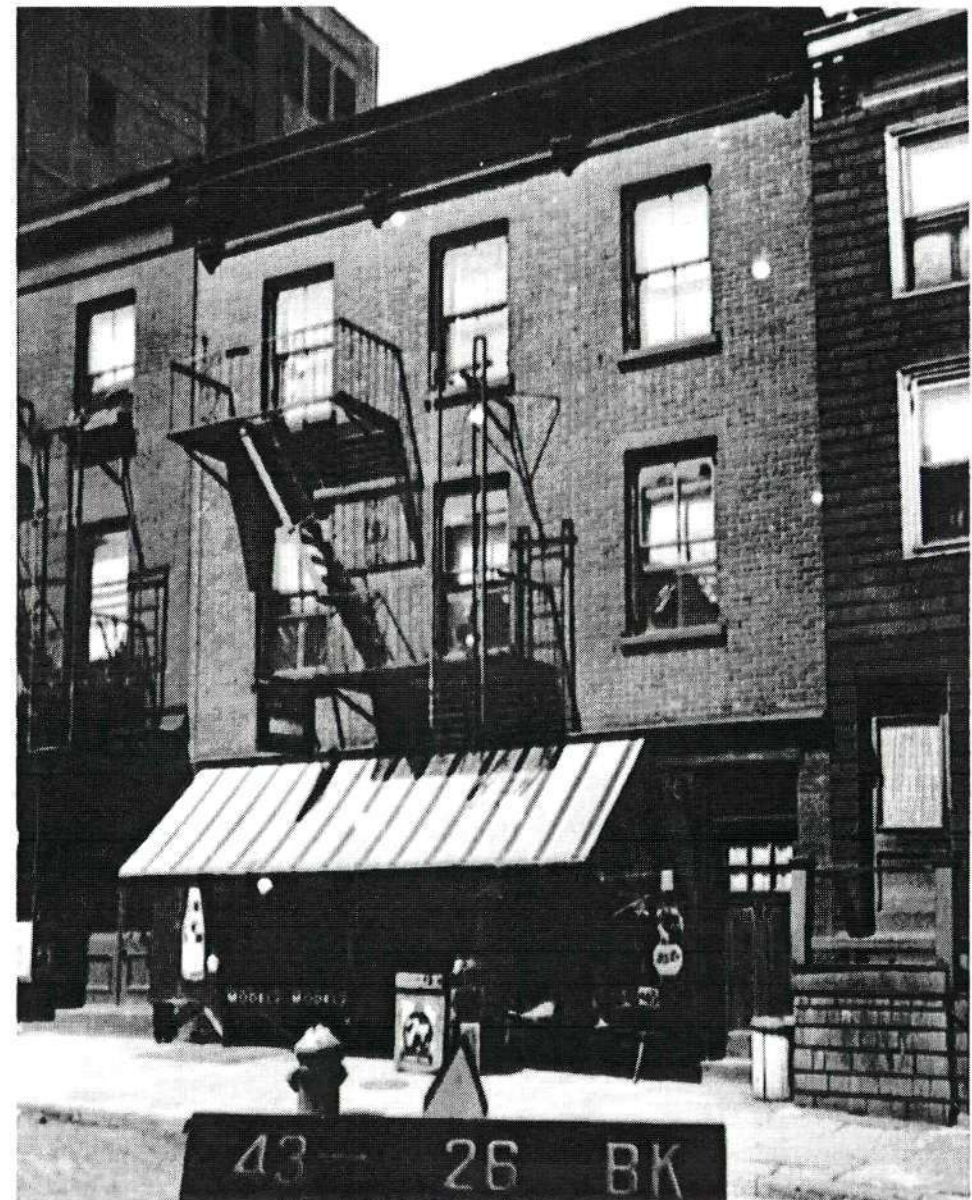


View of Water Street, west from Hudson Avenue, c.1977;
No.70 Hudson Avenue on left.

Photo: Landmarks Preservation Commission



No. 72 Hudson Avenue
Photo: Donald G. Presa, 1996



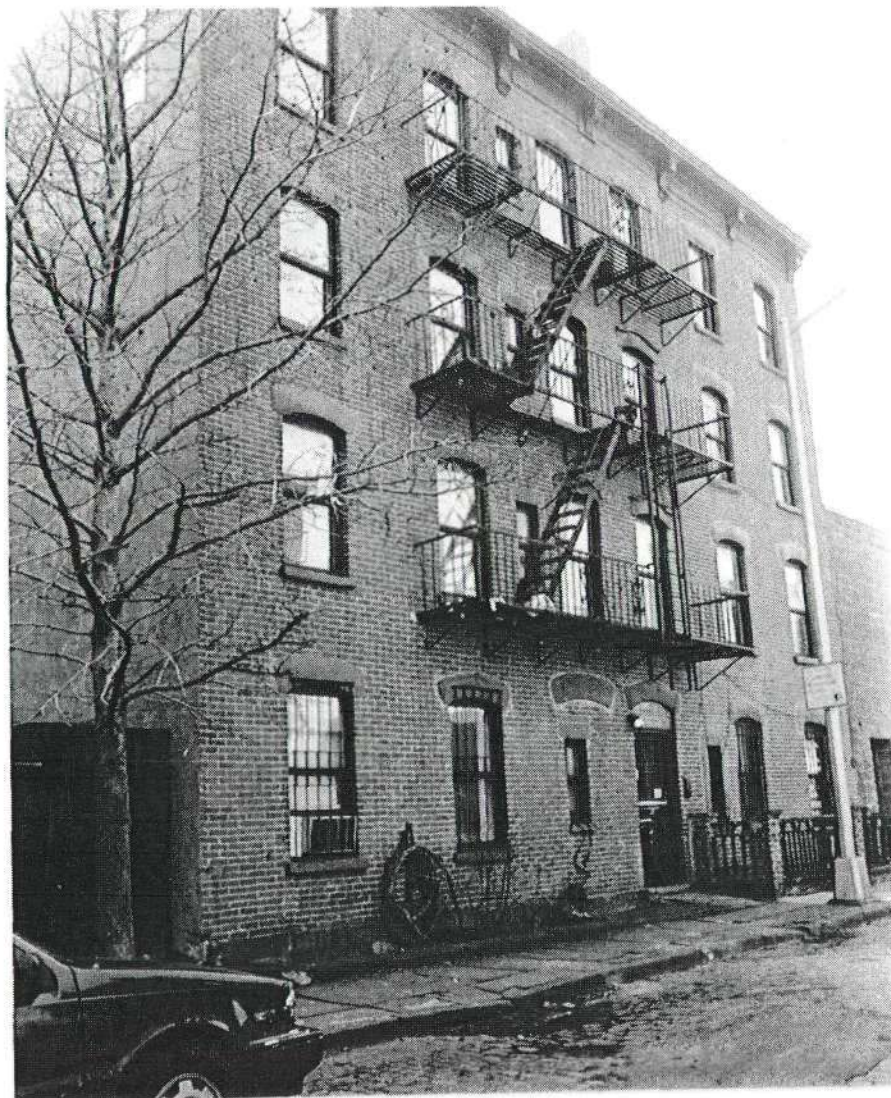
No. 72 Hudson Avenue
N.Y.C. Dept. of Taxes, c.1938



No. 74 Hudson Avenue
Photo: Donald G. Presa, 1996



No. 74 Hudson Avenue
N.Y.C. Dept. of Taxes, c.1938



No. 312 Water Street
Photo: Donald G. Presa, 1996



No. 312 Water Street, c.1977
Photo: Landmarks Preservation Commission

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this area, the Vinegar Hill Historic District contains buildings and other improvements which have a special character and a special and aesthetic interest and value and which represent one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a district section of the city.

The Commission further finds that, among its important qualities, the Vinegar Hill Historic District is characterized by rows of early and mid-nineteenth century houses, complemented by a mid-nineteenth century firehouse and an early twentieth-century industrial building, whose design and scale contribute to the district's special sense of place; that John Jackson and Comfort and Joshua Sands who purchased land in the area in the late eighteenth century were the impetus for the area's development: that Jackson, a noted ship builder, named the area Vinegar Hill in honor of the last battle of an Irish-English conflict; that the historic district includes a number of houses built by Jackson and his heirs between 1801 and the 1830s which exhibit simplified Federal and Greek Revival elements; that the Sands family lots that are located within the historic district were developed residentially in the mid-1830s to the early 1850s with Greek Revival row houses; that the Jackson estate's remaining lots on Hudson Avenue were developed individually or in small groups in the 1840s and 1850s with houses that have Greek Revival and Italianate characteristics, and further residential construction occurred on a few remaining vacant lots on Hudson Avenue, Water Street, and Front Street in the years following the Civil War; that by the late nineteenth century, Hudson Avenue was a busy commercial strip, as evidenced by surviving ground-story shopfronts; that the large number of residents of Irish descent had given the neighborhood the popular name "Irishtown," although other ethnic groups, including Germans, Norwegians, Swedes, Poles, Italians, and Eastern European Jews, were also present with most of the residents working on the waterfront, in the Brooklyn Navy Yard, or in neighborhood industries; that industrial expansion and transportation improvements in the early twentieth century resulted in the demolition of many of the original structures; that beginning in the early 1970s, an ethnically and professionally diverse group of new residents revived the historic name of Vinegar Hill for the area while seeking to protect its distinctive qualities; and that the groups of houses and related buildings that survive within the Vinegar Hill Historic District retain their historic architectural character and create a distinct sense of place, recalling a significant era in Brooklyn's history.

Accordingly, pursuant to Chapter 21, Section 534 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the Vinegar Hill Historic District, consisting of **Area I**: the property bounded by a line beginning at the intersection of the southern and eastern property lines of 204 Front Street, then extending westerly along the southern property line of 204 Front Street, northerly along the western property line of 204 Front Street, westerly along the southern property line of 202 Front Street, northerly along the western property line of 202 Front Street, westerly along the southern curb line of Front Street, northerly across Front Street, northerly along the western property line of 225-227 Front Street, easterly along the northern property line of 225-227 Front Street to the western property line of

231-235 Front Street, northerly along the western property line of 231-235 Front Street approximately 10 feet to the northern party wall of 231-235 Front Street, easterly, southerly, and easterly along the line of said northern party wall and continuing easterly along a line meeting the northern property line of 237 Front Street, easterly along the northern property lines of 237 through 249 Front Street, southerly along the eastern property line of 249 Front Street, southerly across Front Street to the southern curb line of Front Street, westerly along the southern curb line of Front Street to a line extending northerly from the eastern property line of 204 Front Street, southerly along said line and southerly along the eastern property line of 204 Front Street to the point of beginning.

Area II: the property bounded by a line beginning at the intersection of the eastern curb line of Gold Street and the southern curb line of Water Street, then extending easterly along the southern curb line of Water Street to a line extending northerly from the eastern property line of 69 Gold Street/280-286 Water Street, southerly along said line, southerly along the eastern property lines of 69 Gold Street/280-286 Water Street through 75 Gold Street, easterly and southerly along the northern and eastern property lines of 77 Gold Street, westerly along the southern property line of 77 Gold Street and continuing westerly to the eastern curb line of Gold Street, northerly along the eastern curb line of Gold Street to the point of beginning.

Area III: the property bounded by a line beginning at the intersection of the western curb line of Hudson Avenue and a line extending westerly from the southern property line of 79 Hudson Avenue, then extending northerly along the western curb line of Hudson Avenue to a line extending easterly from the southern property line of 74 Hudson Avenue, westerly along said line, westerly along the southern property line of 74 Hudson Avenue, northerly along the western property lines of 74 and 72 Hudson Avenue, northerly along the western property line of 312 Water Street and northerly along the extension of said property line, northerly across Water Street, easterly along the northern curb line of Water Street, northerly along the western curb line of Hudson Avenue to a line extending easterly from the southern property line of 54 Hudson Avenue, westerly along said line, westerly along the southern property line of 54 Hudson Avenue, northerly along the western property lines of 54 through 50 Hudson Avenue/302 Plymouth Street, northerly along the extension of the western property line of 50 Hudson Avenue/302 Plymouth Street to the southern curb line of Plymouth Street, easterly along the southern curb line of Plymouth Street to a line extending northerly from the eastern property line of 49 Hudson Avenue/320 Plymouth Street, southerly along said line, then southerly along the eastern property lines of 49 Hudson Avenue/314-320 Plymouth Street through 59 Hudson Avenue/1-7 Evans Street, southerly across Evans Street to the southern curb line of Evans Street, southerly along a line extending northerly from the eastern property line of 61-63 Hudson Avenue/2-10 Evans Street, southerly along the eastern property lines of 61-63 Hudson Avenue/2-10 Evans Street through 75 Hudson Avenue, easterly along the northern property line of 77 Hudson Avenue, southerly along the eastern property lines of 77 and 79 Hudson Avenue, westerly along the southern property line of 79 Hudson Avenue and across Hudson Avenue to the point of beginning.

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