



**738 Macon Street
Brooklyn, N.Y. 11233
718-484-7607**

DATE
31 October 2022

HOUSE HISTORY REPORTS

CLIENT

Betsey McGee
Tenth Street Working Group
New York, N.Y.

**SUBJ.: RESEARCHING THE HISTORY OF THE BLOCK OF TENTH STREET
BETWEEN EIGHTH AVENUE AND PROSPECT PARK WEST, BROOKLYN**

Dear Bestey,

Following our proposal to you of 13 October 2022, we are providing you with the results of our research to date, re: the block of Tenth Street between Eighth Avenue and Prospect Park West.

The first section, "History of the Land (1a)" is primarily complete in terms of the chain of title to the land. Both blocks to the north and to the south of Tenth Street between 8th Avenue and Prospect Park West were owned – for the most part – by the same people throughout its history. The last owner, Isaac Henderson, we will likely find – in the 1880s – selling sets of lots to builders. That information can be gleaned from records as we move forward, if this specificity is desired. The remaining work to be done for this part (1b) would involve researching what brief bios we can compile on these land owners.

The second section, "History of the Development of the Block/Neighborhood" requires more work that can be completed within the next week or so. What we have right now are insurance maps available for the period showing which rows of houses had been built at the times of the maps. What is left to research is the development of the block in preparation for the construction of rowhouses (i.e., the installation of utilities,

opening/paving the street, laying flagstone sidewalks, &c.). This can be done within the coming weeks.

The third section, "History of the Individual Rows of Houses Developed by Builders," is mostly complete. We've constructed a base map showing when certain rows of houses were constructed and by whom. There are some gaps that we will try to fill in—in the coming weeks—as we move along.

The fourth section involves individual property lineages/histories, which, as we discussed, will be determined at a later date, possibly in concert with the individual homeowners, themselves.

Please let me know if you have any questions or direction on completing/adding to this work.

Respectfully,

Brian J. Hartig

Brian Hartig

1. History of the Land

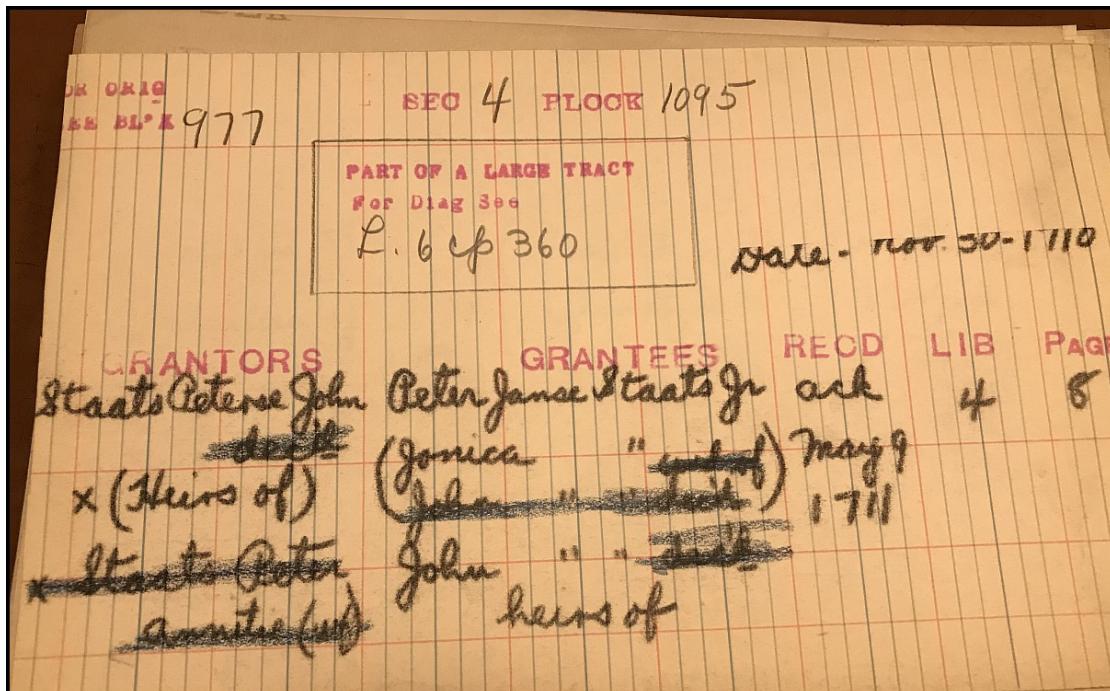
As the properties on Tenth Street between 8th Avenue and Prospect Park West are comprised of two separate numbered blocks, we have separated out the land ownership lineage by the North Side and the South Side.

For the earlier years both sides were owned by the same persons/families, and so they are listed together. At some point, however, the land ownership of the two blocks are conveyed into disparate parties, at which point we separate out the lineage by north side and south side blocks.

TENTH STREET (NORTH [B1 1093] & SOUTH [B1 1095])

For conveyances on both side of the street we primarily use conveyance abstract records for block No. 1095.

John Peterse Staats (????- 30 Nov 1710)



Abstract of conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from the heirs & legatees of John Peterse Staats to Peter Janse Staats, Jr & the legatees of John Janse Staats on 30 November 1719 (Center for Brooklyn History).

John & Peter Staats (30 Nov 1710 - 29 Apr 1786)

see orig. 1786

FOR ORIG,
SEE BLOCK 977

SEE 4 BLOCK 1093

PART OF A LARGE TRACT
Per Ding See
6/360

Date 4/29/1786

GRANTORS	GRANTEE	RECD LIB	PAGE
Staats John	Cornelius Van Brunt 1093	6	360
11 Peter		1786	
Heirs & Legatees of			

Abstract of conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from the heirs & legatees of John & Peter Staats to Cornelius Van Brunt on 29 April 1786 (Center for Brooklyn History).

Cornelius Van Brunt (29 Apr 1786 - 9 Oct 1830)

68-2007-20-13

SECTION 4 BLOCK 1095

NOTE DEFECTS.

WARD see
BLOCK BL
LOT 977

TITLE OF MAP.

Part of a large tract

See orig. Liber 241 p. 177

DATE Oct. 9 1830

GRANTORS	GRANTEE	WHEN RECORDED	CONVEYANCE
Cornelius Van Brunt legatee of Cornelius	Adriance Van Brunt	Apr 1	Liber 241 Page 177
Cornelius Van Brunt (legatee of)	Adriance Van Brunt	1851	

Abstract of conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from the legatees of Cornelius Van Brunt to Adriance Van Brunt on 9 October 1830 (Center for Brooklyn History).

Adriance & Taretta Van Brunt (9 Oct 1830 - 1 Nov 1853)

Form A.

68-2007-20-B

WARD	SECTION	BLOCK	1095	NOTE DEFECTS.
BLOCK	10 th	4 th	1095	
LOT	9 th Ave			
TITLE OF MAP. 11 th Av				
DATE Nov 1, 1853				
GRANTORS	GRANTEE	WHEN RECORDED	CONVEYANCE	
Van Brunt Adriance & Taretta m/sf	John Poag & Oliver H. Stanton	May 1 1854	Liber	561 59

442 1095
442 1095

Abstract of a conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from Adriance Van Brunt to John Poag & Oliver H. Stanton on 1 November 1853 (Center for Brooklyn History).

Poag & Stanton (1 Nov 1853 - 27 Oct 1855)

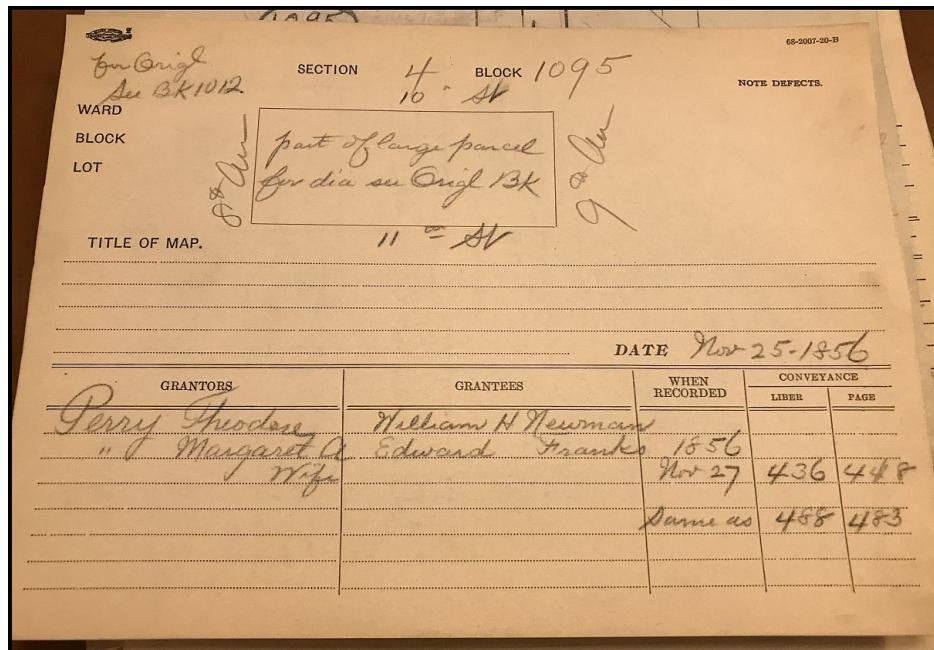
Form A.

68-2007-20-B

WARD	SECTION	BLOCK	1095	NOTE DEFECTS.
BLOCK	10 th	4 th	1095	
LOT	Part of a large tract			
TITLE OF MAP. 11 th St.				
DATE Oct. 27-1855				
GRANTORS	GRANTEE	WHEN RECORDED	CONVEYANCE	
Rent Henry C McBride James Newman James (See Minutes)	Theodore Perry	Nov 1 1855	Liber	408 55
Stanton Oliver H. " Emma M. Poag John (w/s) " Eliza A				

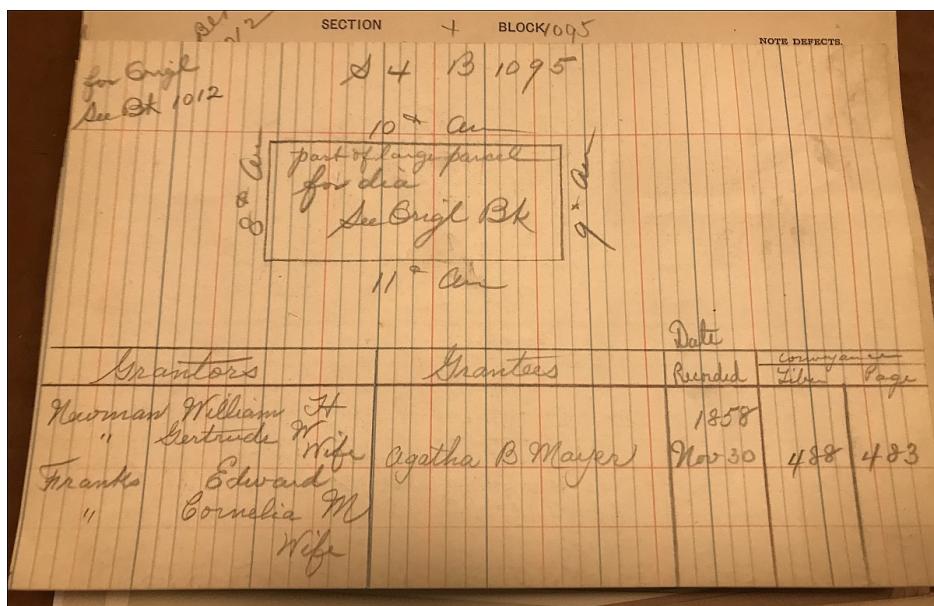
Abstract of a conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from John Poag & Oliver H. Stanton to Theodore Perry on 27 October 1855 (Center for Brooklyn History).

Theodore & Margaret A. Perry (27 Oct 1855 - 25 Nov 1856)



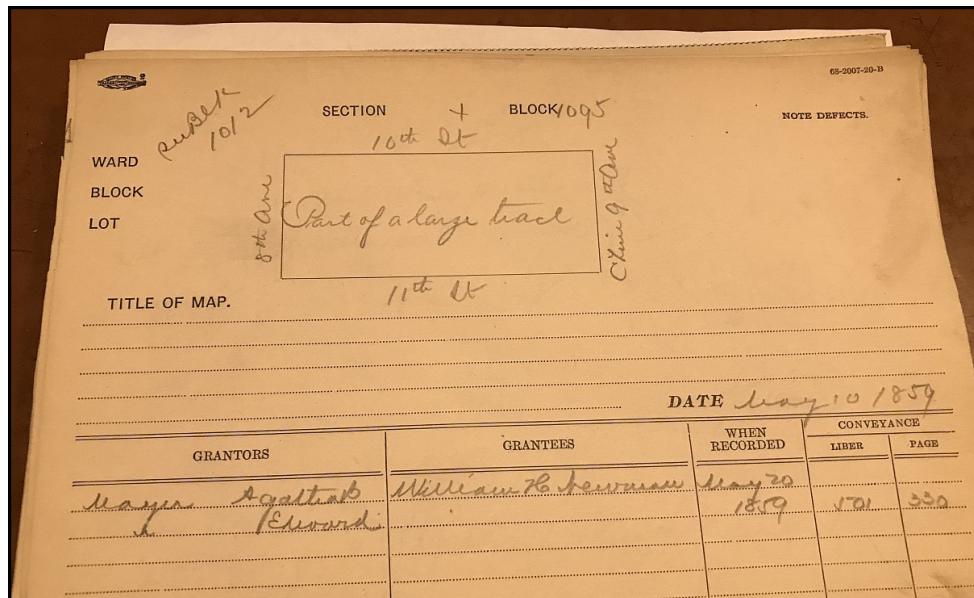
Abstract of a conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from Theodore Perry to William H. Newman & Edward Franks on 25 November 1856 (Center for Brooklyn History).

William H & Gertrude W. Newman / Edward & Cornelia M. Franks (25 Nov 1856 - 21 Nov 1858)

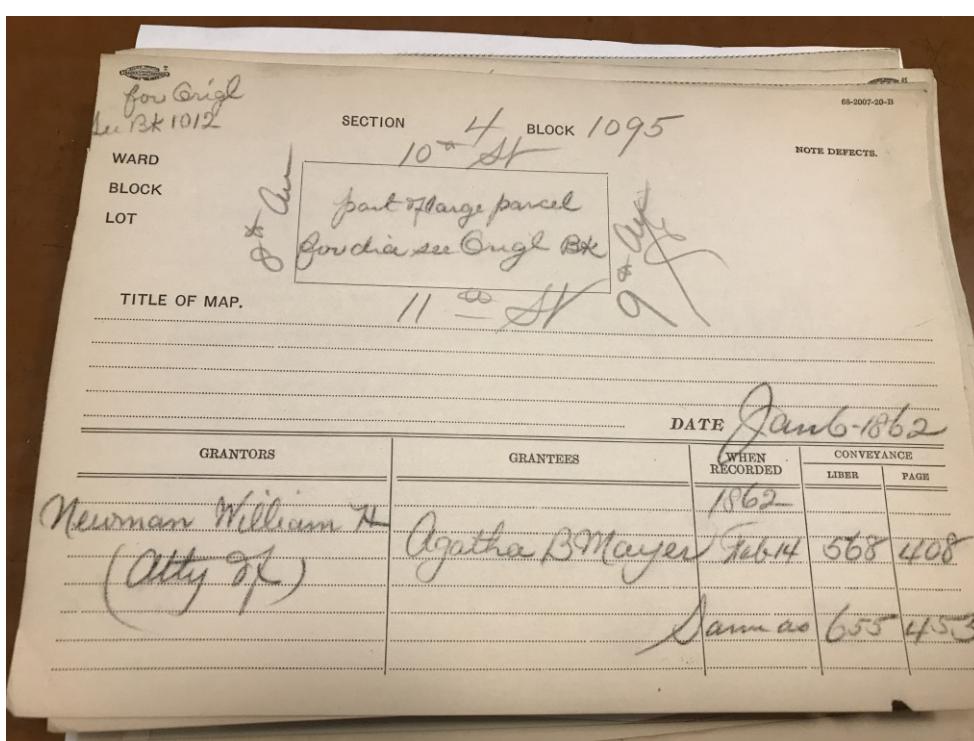


Abstract of a conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from William H. Newman & Edward Franks to Agatha B. Mayer on 30 November 1858 (Center for Brooklyn History).

Agatha B & Edward Mayer (30 Nov 1858 – 10 May 1859)



William H. Newman (10 May 1859 - 6 Jan 1862)



Agatha B. Mayer (6 Jan 1862 - 7 Feb 1867)

68-2007-19-CK

Form A. CITY MAP.	SECTION 4	BLOCK. 1093	NOTE DEFECTS.	
WARD BLOCK LOT	8th Ave 2044- 695.9 2044- 9th Ave			
TITLE OF MAP. Brooklyn				
DATE Feb 7 1867				
GRANTORS	GRANTEE	WHEN RECORDED	CONVEYANCE LIBER	PAGE
Mayer Agatha (wife) Howland	Henry E. Howland	7/19/67	742	410
		Feb 19 1867		

Abstract of a conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from Agatha B. Mayer to Henry E. Howland on 7 February 1867 (Center for Brooklyn History).

Henry E. Howland (7 Feb 1867- 4 March 1869)

68-2007-19-CK

Form A. CITY MAP.	SECTION 4	BLOCK 1093	NOTE DEFECTS.	
WARD BLOCK LOT	9th St 695.9 Dec 1093 10th St			
TITLE OF MAP.				
DATE Mar 4 1869				
GRANTORS	GRANTEE	WHEN RECORDED	CONVEYANCE LIBER	PAGE
Howland Henry E. Louise J.W. wife	Isaac Henderson	1869	742	881 218

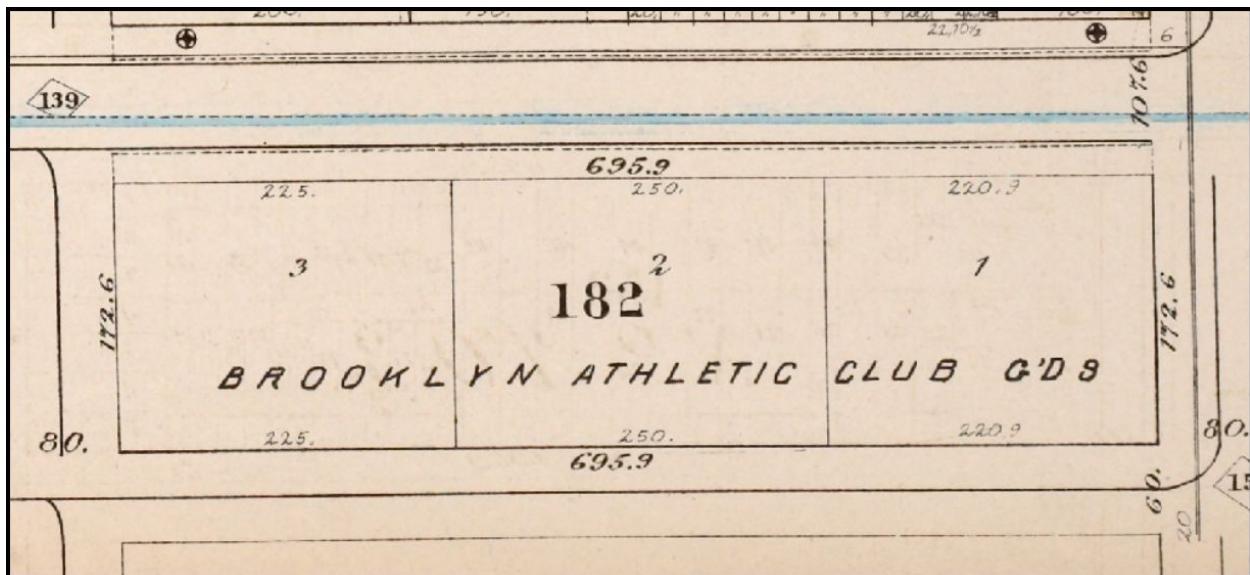
Abstract of a conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from Henry E. Howland to Isaac Henderson on 4 March 1869 (Center for Brooklyn History).

Isaac O. Henderson (4 March 1869 – likely to the mid-1880s)

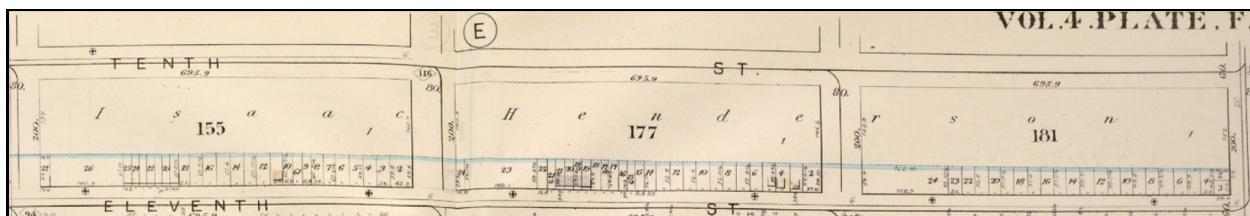
Henderson was the publisher of the *Evening Post*, a New York City newspaper.

2. History of the Development of the Block/Neighborhood

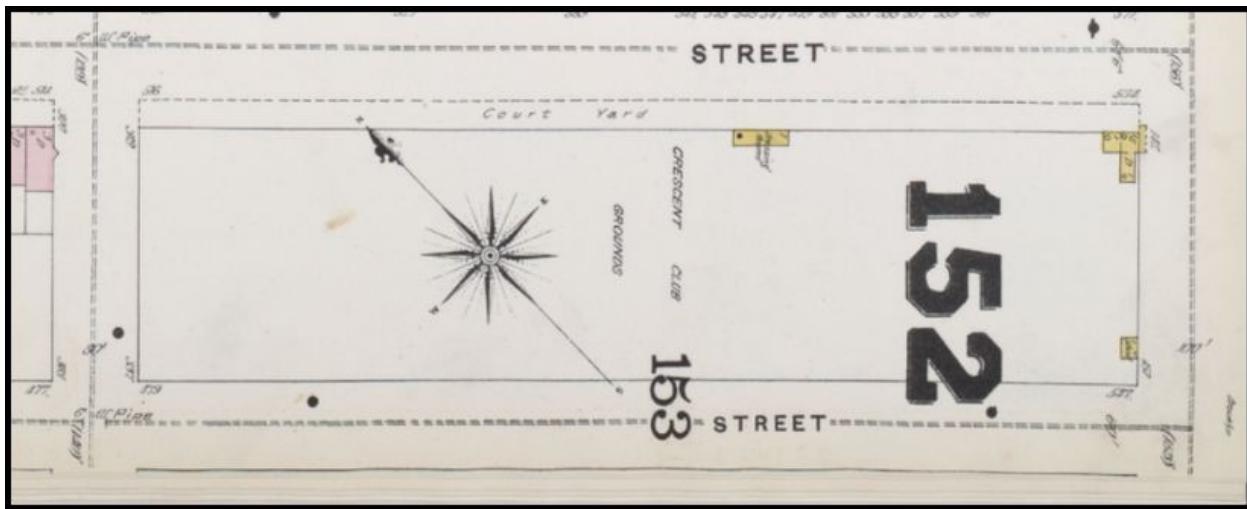
The north block was used as the Brooklyn Athletic Club Grounds from some point in the 1870s to the late 1880s.



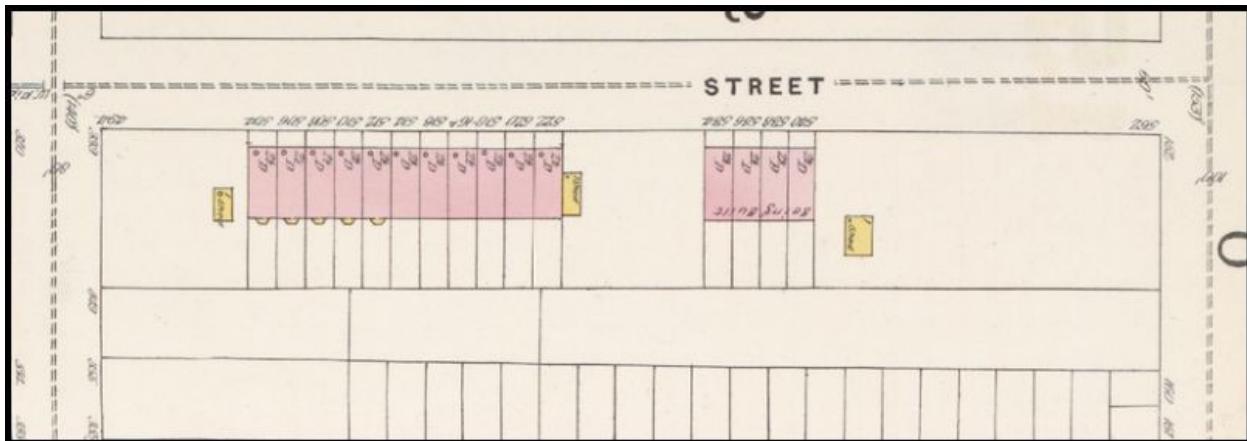
Northern block of Tenth Street between 8th & 9th Avenues (1880 Hopkins Map of the City of Brooklyn)



Southern block of Tenth Street between 6th & 9th Avenues, showing it to be the property of Isaac Henderson (1880 Hopkins Map of the City of Brooklyn)



Northern block of Tenth Street between 8th & 9th Avenues (1888 Sanborn Map of the City of Brooklyn).



Southern block of Tenth Street between 8th & 9th Avenues, the first buildings on the block have been constructed (1888 Sanborn Map of the City of Brooklyn)

139.73	Adriance	Van-Brunst	ST
1093			
143.20	Henry L. Clarke	Map 76	ST

The bock was totally built up within a matter of a few years, from 1887 to approx. 1894 (1898-999
Hyde Map of the City of Brooklyn).

3. History of the Individual Rows of Houses Developed by Builders

See the map on the following page, delineating which rows of houses were built, when, and, in some cases, by whom.

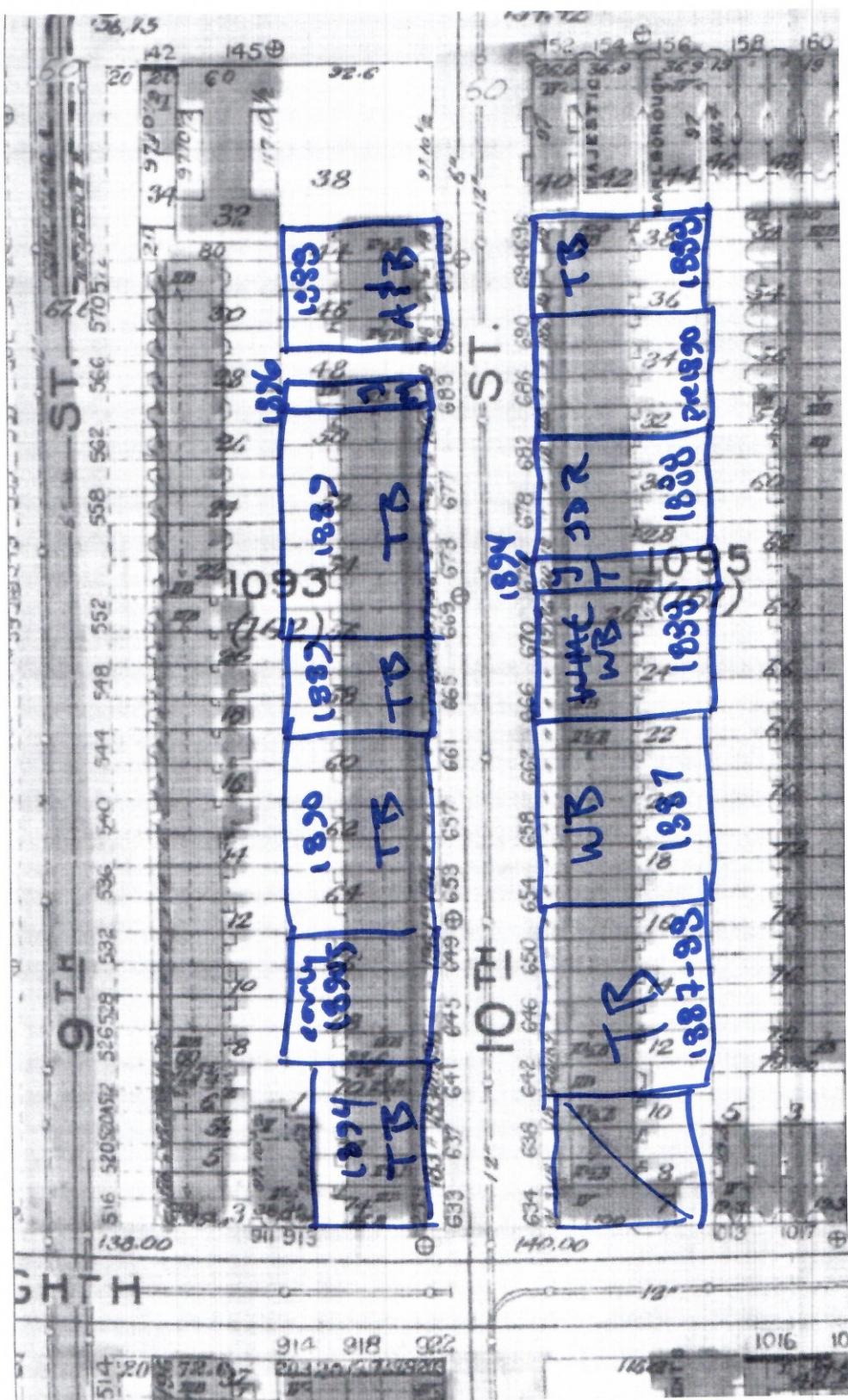
On Belmont avenue, near Atlantic, in the Twenty-sixth Ward, Mr. W. S. Scott is about to erect a two story frame dwelling, 19.3x28, for one family, to cost \$1,000.

On Tenth street, near Ninth avenue, Mr. Thomas Brown will build four three story and basement brick dwellings, 18.6x48, for one family in each, to cost \$24,000.

On Butler street, near Nevius, Mr. W. Bradley & Son will build a two story brick factory, 28x27.10, to cost \$1,500.

On Kent avenue, near North Seventh street, the

The type of announcements in local newspapers re: the building of rows of brownstones on Tenth street (Brooklyn Daily Eagle, Sat., 2 June 1888).



A map of Tenth Street (btwn 8th Ave & PPW) rowhouses with legend to their builders.

TB = Thomas Brown
WB = William Brown
JT = John Trotter
CCR = C. C. Reynolds

4. History of the Individual Properties/Owners/Residents

To be determined at a later date.