



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,

A handwritten signature in cursive script that reads "Brian J. Hartig". The signature is written in black ink and is positioned to the left of the typed name.

Brian Hartig

1. History of the Land

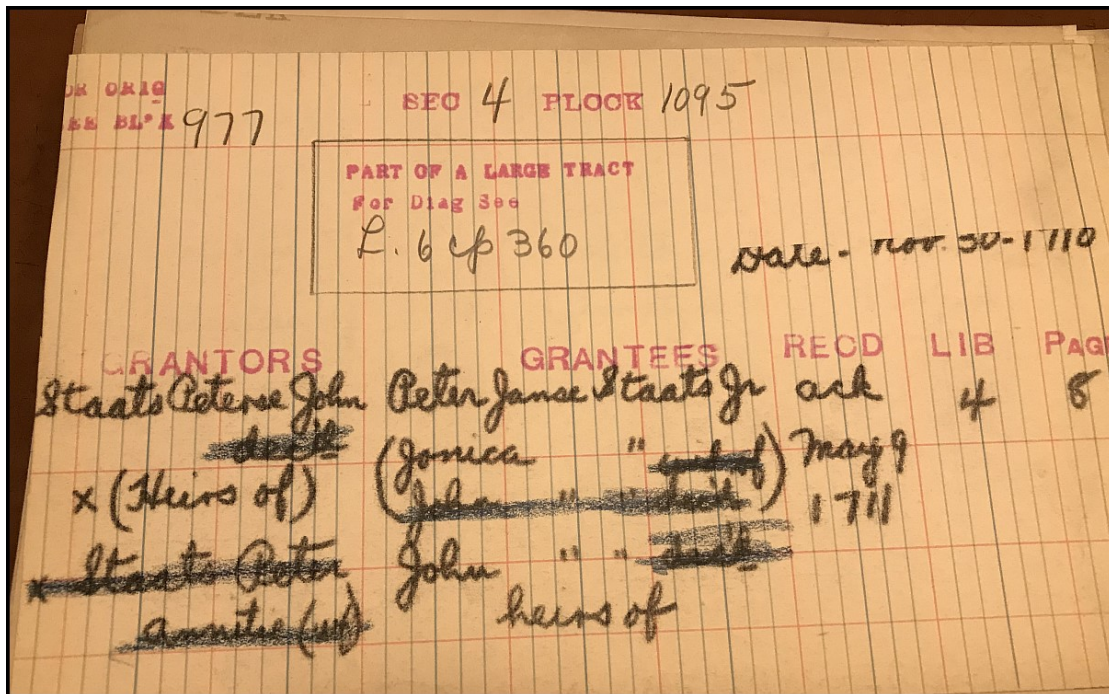
As the properties on Tenth Street between 8th Avenue and Prospect Park West are comprised of two separate numbered blocks, we have separated out the land ownership lineage by the North Side and the South Side.

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)

FOR ORIG,
SEE BLOCK 977

REC 4 BLOCK 1093

PART OF A LARGE TRACT
For Diag See
6/360 ①

Date 4/29/1786

GRANTORS	GRANTEES	RECD LIB	PAGE
Staats John	Cornelius Van Brunt	10/12	6 360
" 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)

SECTION 4 BLOCK 1095

WARD see
BLOCK BL
LOT 977

PART OF A
large tract

TITLE OF MAP.
See orig. liber 241 p. 177

DATE Oct. 9 1830

GRANTORS	GRANTEES	WHEN RECORDED	CONVEYANCE	
			LIBER	PAGE
Van Brunt Albert C		Apr		
legatee of Cornelius		1	241	
Van Brunt Cornelius	Adriaance Van Brunt	1851		177
(legatee of)				

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 Adriaance Van Brunt on 9 October 1830 (Center for Brooklyn History).

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

Form A. 65-2007-20-B

SECTION 4 BLOCK 1095
10" Pr

WARD
BLOCK
LOT

8" Ave 9th Ave

TITLE OF MAP. 11" Pr

DATE Nov. 1. 1853

GRANTORS	GRANTEES	WHEN RECORDED	CONVEYANCE	
			LIBER	PAGE
Van Brunt Adriance & Taretta	John Poag & Oliver H. Stanton	Nov 1 1853	361	59

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)

65-2007-20-B

SECTION 4 BLOCK 1095
10th St.

WARD
BLOCK
LOT

8th Ave 9th Ave

TITLE OF MAP. 11th St.

DATE Oct. 27. 1855

GRANTORS	GRANTEES	WHEN RECORDED	CONVEYANCE	
			LIBER	PAGE
Rent Henry A. Van Brunt James Harcourt James (Van Brunt) Stanton Oliver H. " Emma M. Poag John (w/o) " Eliza A.	Theodore Perry	Nov 1 1855	408	55

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)

65-2007-20-13

for Origl
See Bk 1012

SECTION 4 BLOCK 1095
10⁺ ac

NOTE DEFECTS.

WARD
BLOCK
LOT

part of large parcel
for dia see Origl Bk

11⁺ ac

TITLE OF MAP.

DATE Nov 25-1856

GRANTORS	GRANTEES	WHEN RECORDED	CONVEYANCE	
			LIBER	PAGE
Perry Theodore " Margaret A Wife	William H Newman Edward Franks	1856 Nov 27	436	448
		Same as	488	483

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)

SECTION 4 BLOCK 1095
10⁺ ac

NOTE DEFECTS.

part of large parcel
for dia
See Origl Bk

11⁺ ac

Grantors	Grantees	Date Recorded	Conveyance	
			Libr	Page
Newman William H " Gertrude W Wife	Agatha B Mayer	1858 Nov 30	488	483
Franks Edward " Cornelia M Wife				

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)

68-2007-20-11

SECTION 4 BLOCK 1095
10th St

WARD
BLOCK
LOT

8th Ave
11th St
Chin 9 Ave

Part of a large tract

TITLE OF MAP.

DATE May 10 1859

GRANTORS	GRANTEES	WHEN RECORDED	CONVEYANCE	
			LIBER	PAGE
Mayer Agatha B Edward	William H Newman	May 20 1859	1701	550

Abstract of a conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from Agatha B. Mayer to William H. Newman on 10 May 1859 (Center for Brooklyn History).

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

68-2007-20-11

SECTION 4 BLOCK 1095
10th St

WARD
BLOCK
LOT

8th Ave
11th St
Chin 9 Ave

Part of large parcel
for chas see Orig Bk

TITLE OF MAP.

DATE Jan 6-1862

GRANTORS	GRANTEES	WHEN RECORDED	CONVEYANCE	
			LIBER	PAGE
Newman William H (Atty of)	Agatha B Mayer	1862 Feb 14	568	408
			655	453

Abstract of a conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from (attorney of) William H. Newman to Agatha B. Mayer on 6 January 1862 (Center for Brooklyn History).

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

68-2007-19-21

Form A.
CITY MAP.

WARD *742*
BLOCK
LOT

SECTION *4* BLOCK. *1093*

NOTE DEFECTS.

TITLE OF MAP. *Brooklyn*

DATE *Feb 7* 1867

GRANTORS.	GRANTEES.	WHEN RECORDED.	CONVEYANCE	
			LIBER	PAGE
<i>Mayer Agatha (wife)</i>	<i>Henry E. Howland</i>	<i>Feb 7 1867</i>	<i>742</i>	<i>415</i>
<i>Edmond</i>		<i>Feb 19 1867</i>		

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

WARD *1017*
BLOCK
LOT

SECTION *4* BLOCK *1093*

NOTE DEFECTS.

TITLE OF MAP.

DATE *Mar 4* 1869

GRANTORS	GRANTEES	WHEN RECORDED	CONVEYANCE	
			LIBER	PAGE
<i>Howland Henry E</i>	<i>Isaac Henderson</i>	<i>Mar 4 1869</i>	<i>881</i>	<i>216</i>
<i>Louise M</i>				
<i>1017</i>				

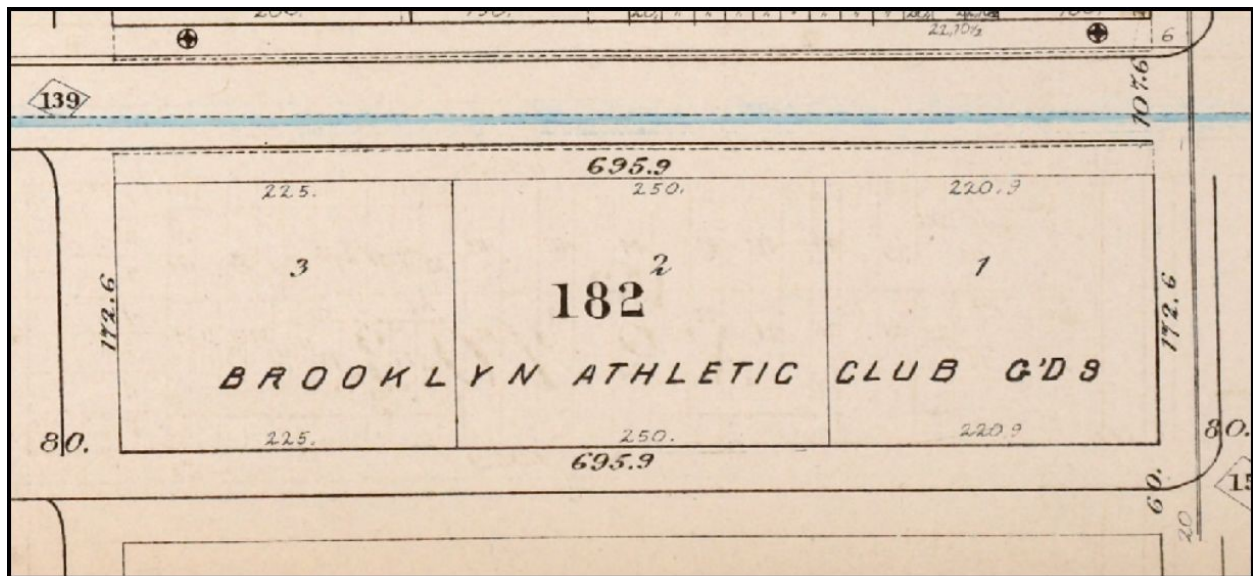
Abstract of a conveyance for a large tract of land inclusive of the future block Nos. 1093 & 1095 from Henry E. Howland to Isaac Henderson on 4 March 1869 (Center for Brooklyn History).

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

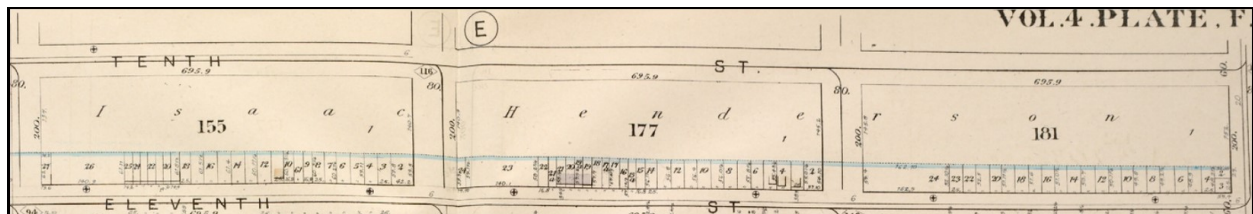
Henderson was the publisher of the *Evening Post*, a New York City newspaper.

2. History of the Development of the Block/Neighborhood

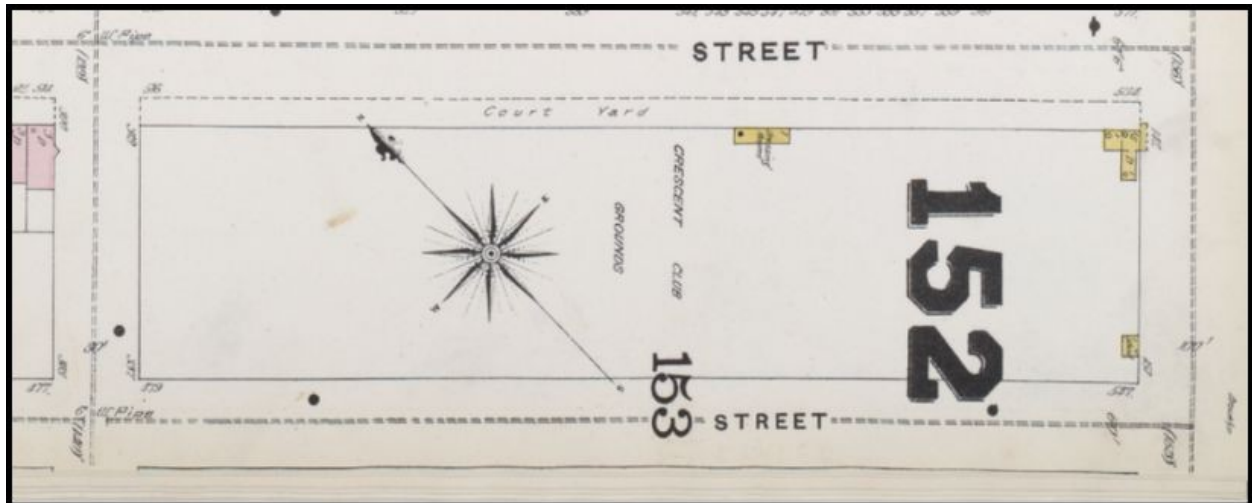
The north block was used as the Brooklyn Athletic Club Grounds from some point in the 1870s to the late 1880s.



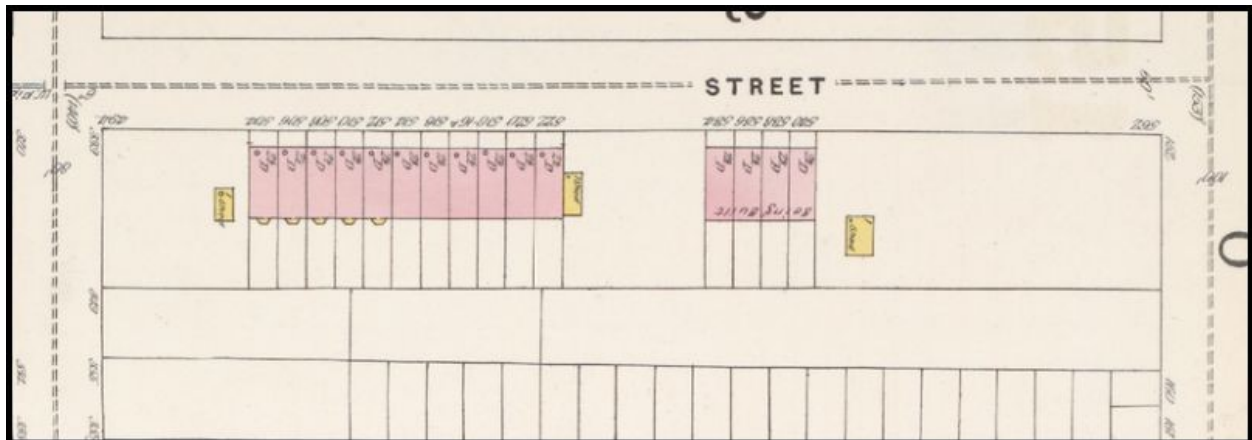
Northern block of Tenth Street between 8th & 9th Avenues (1880 Hopkins Map of the City of Brooklyn)



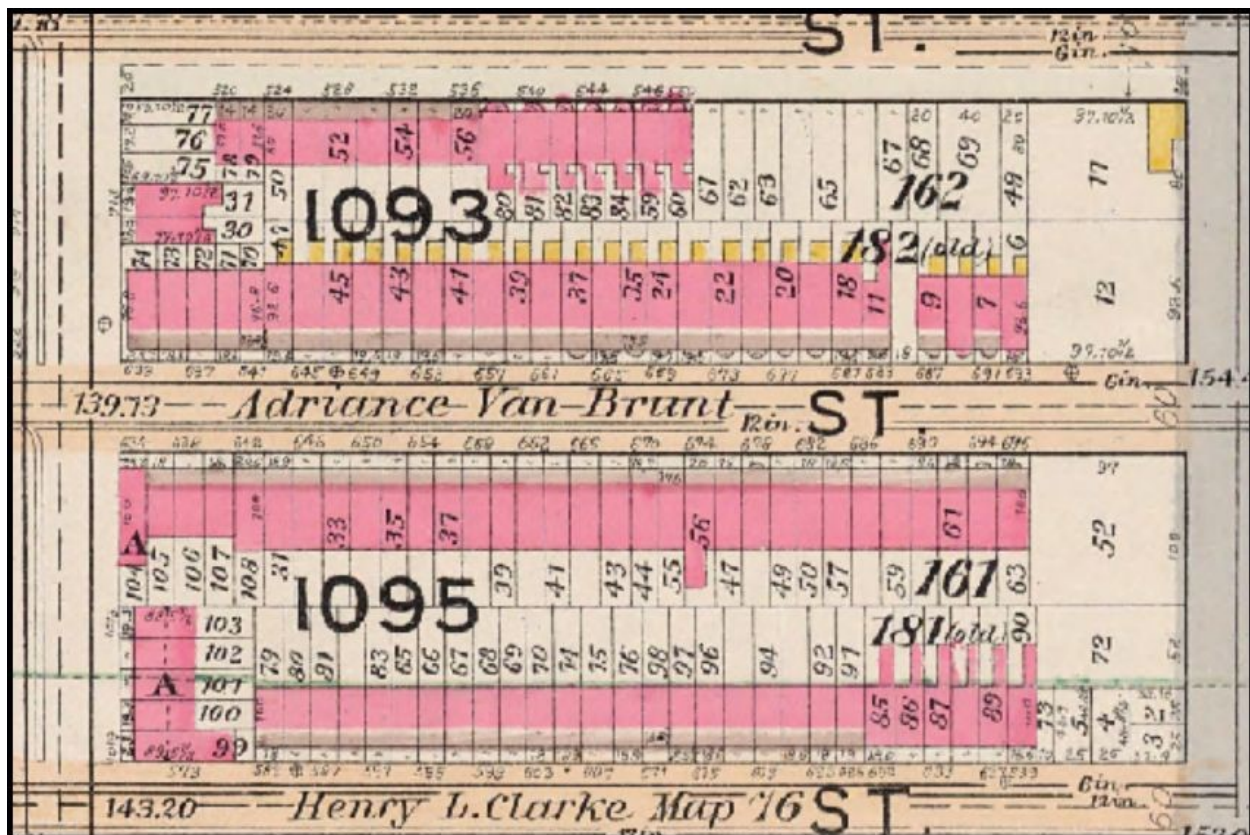
Southern block of Tenth Street between 6th & 9th Avenues, showing it to be the property of Isaac Henderson (1880 Hopkins Map of the City of Brooklyn)



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



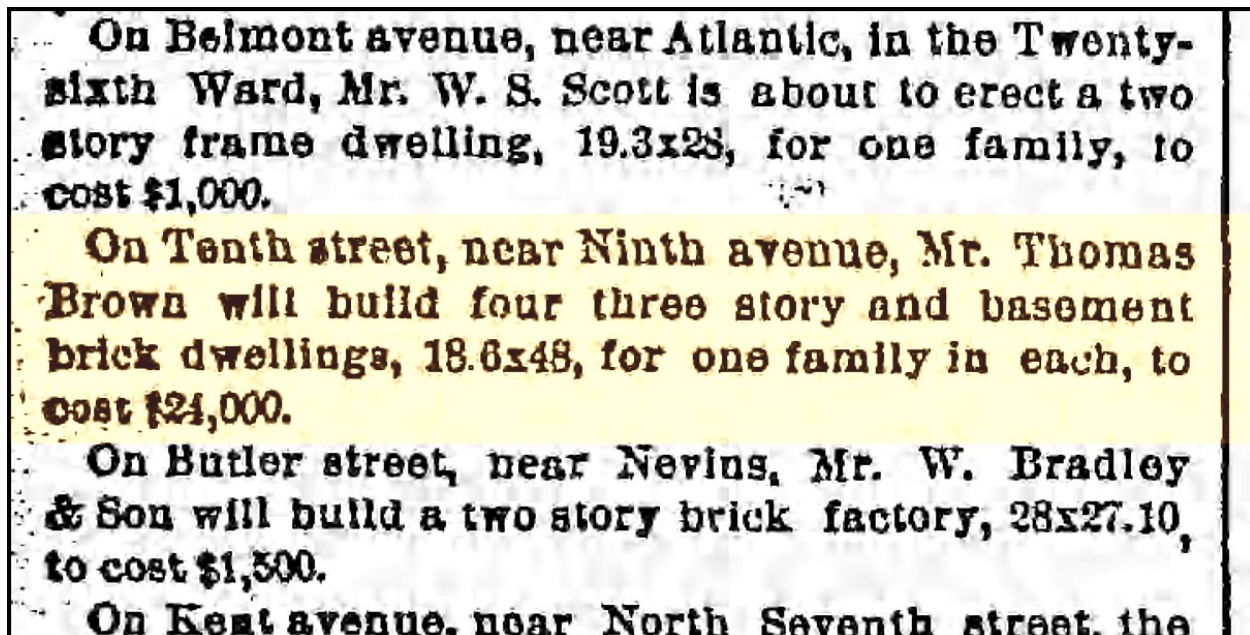
Southern block of Tenth Street between 8th & 9th Avenues, the first buildings on the block have been constructed (1888 Sanborn Map of the City of Brooklyn)



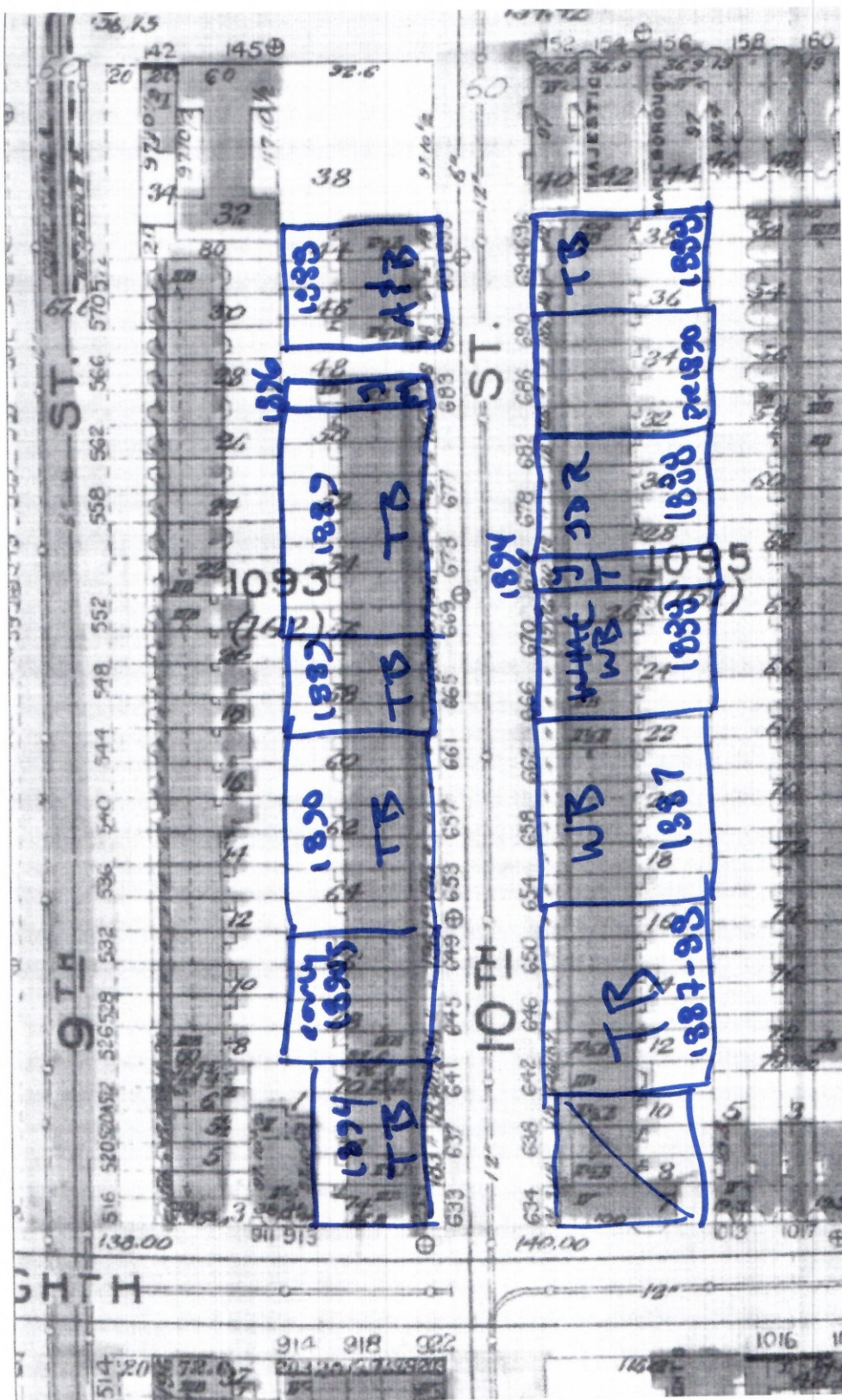
The block was totally built up within a matter of a few years, from 1887 to approx. 1894 (1898-999 Hyde Map of the City of Brooklyn).

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.



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



4. History of the Individual Properties/Owners/Residents

To be determined at a later date.