

FILLMORE PLACE HISTORIC DISTRICT Designation Report



New York City Landmarks Preservation Commission
May 12, 2009

Cover: 28-10 Fillmore Place (left) and 15-23 Fillmore Place (right).
(*Christopher D. Brazee, 2008*)

Fillmore Place Historic District
Designation Report

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
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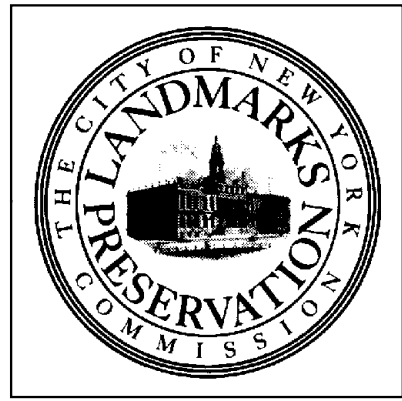
Fillmore Place Historic District



Fillmore Place Historic District
 Borough of Brooklyn, NY
 Landmarks Preservation Commission

Calendared: January 13, 2009
 Public Hearing: March 24, 2009
 Designated: May 12, 2009

 Boundary of Historic District
 Tax Map Lots in Historic District



Graphic Source: MapPLUTO, Edition 06C, 2006. May 12, 2009. JM.

TESTIMONY AT THE PUBLIC HEARING

On March 24, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Fillmore Place Historic District (Public Hearing Item No. 8). The hearing had been duly advertised in accordance with the provisions of law. Ten witnesses spoke in favor of designation, including a representative for Councilmember Diana Reyna, four property owners, and representatives of the Society for the Architecture of the City, the Municipal Art Society of New York, the New York Landmarks Conservancy, the Williamsburg Greenpoint Preservation Alliance (formerly known as the Waterfront Preservation Alliance of Greenpoint and Williamsburg), and the Historic Districts Council. A letter in support of the designation from the Metropolitan Chapter of the Victorian Society in America was also presented to the Commission at the hearing. No one spoke in opposition to designation. The Commission has received several letters—including a number from property owners—and other statements in support of designation.

FILLMORE PLACE HISTORIC DISTRICT BOUNDARIES

The Fillmore Place Historic District consists of the property bounded by a line beginning at the intersection of the northern curbline of Fillmore Place and the western curbline of Roebling Street, continuing southerly across the roadbed of Fillmore Place and along the western curbline of Roebling Street to a point formed by its intersection with a line extending easterly from the southern property line of 168 Roebling Street, westerly along said line and the southern property line of 168 Roebling Street, southerly along a portion of the eastern property line of 30 Fillmore Place, westerly along the southern property lines of 30 through 18 Fillmore Place, southerly along a portion of the eastern property line of 16 Fillmore Place, westerly along the southern property lines of 16 through 10 Fillmore Place, northerly along a portion of the western property line of 10 Fillmore Place, westerly along the southern property line of 675 Driggs Avenue to the eastern curbline of Driggs Avenue, northerly along said curbline to a point formed by its intersection with a line extending easterly from the northern curbline of North 1st Street, westerly across the roadbed of Driggs Avenue and along the northern curbline of North 1st Street to a point formed by its intersection with a line extending southerly from the western property line of 676 Driggs Avenue, northerly along the western property lines of 676 through 662 Driggs Avenue, easterly along the northern property line of 662 Driggs Avenue to the western curbline of Driggs Avenue, southerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 667 Driggs Avenue, easterly along said line across the roadbed of Driggs Avenue and along the northern property lines of 667 Driggs Avenue and 7 Fillmore Place, northerly along a portion of the western property line of 9 Fillmore Place, easterly along the northern property lines of 9 through 21 Fillmore Place, southerly along a portion of the eastern property line of 21 Fillmore Place, easterly along the northern property line of 23 Fillmore Place, southerly along the eastern property line of 23 Fillmore Place to the northern curbline of Fillmore Place, easterly along said curbline to the point of the beginning.

SUMMARY

The Fillmore Place Historic District—located in the Williamsburg neighborhood of Brooklyn—is a small and intact enclave of 29 properties, mostly multi-family flats buildings erected in the mid-nineteenth century during a period of rapid urbanization in the area. Williamsburg had remained rural farmland into the early nineteenth century. Real estate speculators, lead by Richard Woodhull and Thomas Morrell, began in 1802 to acquire large tracts of land that they divided up into urban building lots. While their efforts were largely unsuccessful, a second generation of developers did succeed in attracting new residents and the population of the area began to grow rapidly by the late 1820s. The Village of Williamsburgh was chartered in 1827; its boundaries were greatly expanded in 1835; and in 1840 it became the Town of Williamsburgh, politically independent from Bushwick. The area's population continued to increase at an astounding pace, doubling between 1840-45 and at an even faster rate in the late 1840s and 1850s as a large number of German immigrants began to settle in the area. Williamsburgh officially became a city in 1852—just 25 years after it had been recognized as a village—and was the twentieth largest urban area in the country. It soon consolidated with Brooklyn in 1855, at which time it lost the “h” at the end of its name, becoming the neighborhood of Williamsburg.

It was during this period of rapid urban growth that Ephraim Miller and Alfred Clock began to invest in real estate in Williamsburg. In the late 1840s and early 1850s they acquired several contiguous parcels of land on a large block in the center of town and hired a surveyor to map out 37 individual building lots facing onto a new street they created in the middle of the property. Fillmore Place, as the street came to be named, was soon built up with a number of three-story multi-family flats buildings. Those on the north side of the street were likely erected for individual property owners, perhaps with Clock and Miller's assistance. The south side of Fillmore Place, however, was developed as a contiguous row by the pair. They commissioned masons Jacob Sheppard and John Rourke to construct the nine houses now known as 12 to 28 Fillmore Place. Clock and Miller also sold a number of lots facing onto the busier thoroughfares of Roebling Street and Driggs Avenue. These parcels were developed with structures similar in many ways to those on Fillmore Place but incorporating ground floor storefronts. A few of the lots on Fillmore Place that had not been improved during the 1850s were developed in subsequent decades. 10 and 30 Fillmore Place were constructed in the early 1870s and serve as effective bookends to the earlier row of nine houses, while 11 Fillmore Place was erected in 1881 for owner Samuel W. Woolsey. The Fillmore Place Historic District also includes several properties—notably the short row at 672 to 676 Driggs Avenue and the individual structure at no. 662—that were not part of Clock and Miller's plan of 37 lots but that were built at about the same time and are similar architecturally to the structures on Fillmore Place.

Most of the buildings within the Fillmore Place Historic District were designed in a restrained Italianate style. The austere planar brick façades are ornamented primarily by projecting stone door hoods, molded stone lintels and projecting sills, and bracketed wood cornices. Several retain their original iron areaway fences and stoop railings. While the buildings were erected as multi-family dwellings for working class tenants, their architecture has more in common with fashionable middle- and upper-class single-family row houses than substandard tenements. The exterior design of the structures on Fillmore Place is in fact quite similar to that of buildings erected in elegant neighborhoods such as Chelsea in Manhattan.

The buildings within the Fillmore Place Historic District have a history of long-term ownership and occupancy. It was not unusual for families to retain possession of their buildings for several decades, and many of the houses were owner-occupied. This stability in ownership and occupancy patterns on Fillmore Place meant that the street saw few significant changes in later decades, even as the neighborhood around it was undergoing major transformations. Even the opening of the Williamsburg Bridge in 1903, which brought a huge influx of new residents to the area, had little impact on the physical fabric of the street and it remains perhaps the most intact enclave of buildings erected during Williamsburg's initial period of urban development. The most famous resident to have lived within the Fillmore Place Historic District—author Henry Miller—moved into the house at 662 Driggs Avenue in 1891, just before the opening of the Williamsburg Bridge. His description of Fillmore Place in his novel *The Tropic of Capricorn* continues to reflect many people's sentiment of the little block: “[it was] the most enchanting street I have ever seen in all my life. It was the ideal street—for a boy, a lover, a maniac, a drunkard, a crook, a lecher, a thug, an astronomer, a musician, a poet, a tailor, a shoemaker, a politician.”

THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE FILLMORE PLACE HISTORIC DISTRICT

*Early History and Development of Williamsburg*¹

The first inhabitants of western Long Island were the Canarsee, the indigenous people of Brooklyn who were members of the Algonquin linguistic group that occupied the Atlantic seaboard from Canada to North Carolina.² The Canarsees were an autonomous band of Delaware (Leni Lenape) Native Americans. They lived communally in several settlements in west Brooklyn, hunting and fishing in the low-lying marshes of Wallabout Bay (now the site of the Brooklyn Navy Yard). Europeans—at first primarily fur traders from England, the Netherlands, and Sweden—arrived in the early seventeenth century and began conducting business with the region’s indigenous population. By the 1630s, Dutch settlers began taking control of the western end of Long Island from the Canarsee.³ In 1638, West India Company Director-General Willem Kieft “purchased” the large tract of land between Wallabout Bay and Newtown Creek for the sum of “eight fathoms of duffels, eight fathoms of wampum, twelve kettles, eight adzes...and eight axes, with some knives, beads, [and] awl-blades.”⁴ Troubled relations between Dutch colonists and Native Americans, however, prevented organized settlement of the area for several decades.⁵ Even after the village of Boswijck (later anglicized to Bushwick) was established in 1660, the land that now comprises the neighborhood of Williamsburg remained sparsely

¹ Portions of this section are adapted from: Landmarks Preservation Commission (LPC), *Brooklyn Public Library, Williamsburgh Branch Designation Report* (LP-1995) (New York: City of New York, 1999), prepared by Virginia Kurshan. Information in this section is based on the following sources: Ancestry.com, *1790 United States Federal Census* [database online] (Provo, UT: Generations Network, 2000); Ancestry.com, *1800 United States Federal Census* [database online] (Provo, UT: Generations Network, 2004); Eugene L. Armbruster, *The Eastern District of Brooklyn* (New York, 1912); Armbruster, *Brooklyn’s Eastern District* (Brooklyn, NY, 1942); Reginald Pelham Bolton, *New York City in Indian Possession*, 2d ed. (New York: Museum of the American Indian, Heye Foundation, 1920; reprint 1975); Edwin F. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (New York: Oxford University Press, 1999); Harry W. Havermeyer, *Merchants of Williamsburgh, Frederick C. Hevemeyer, Jr., William Dick, John Mollenhauer, Henry O. Havemeyer* (New York, 1989); LPC, *Vinegar Hill Historic District Designation Report* (LP-1952) (New York: City of New York, 1997), prepared by Donald Presa; LPC, *Williamsburgh Savings Bank Interior Designation Report* (LP-1910) (New York: City of New York, 1996), prepared by Gale Harris; Nathaniel S. Prime, *A History of Long Island From its First Settlement by Europeans to the Year 1845* (New York: Robert Carter, 1845); Samuel Reynolds, *A History of Williamsburgh* (Williamsburgh, NY: Joseph C. Gandor, 1852); Henry R. Stiles, ed. *History of the County of Kings and the City of Brooklyn* (New York: W.W. Munsell & Co., 1884).

² This section on the Native American occupants of Brooklyn was adapted from LPC, *Vinegar Hill Historic District Designation Report*.

³ The Dutch West India Company’s Charter of Freedoms and Exemptions of 1629 (also known as the Charter of Liberties) gave official sanction to the colonization of New Netherland; previously the Company had limited wholesale settlement of the area in favor of maintaining a few minimally populated trading posts. The first three large tracts of land on Long Island were acquired between 1636 and 1638 by William Adriaense Bennett and Jacques Bentyn in the Gowanus area, Joris Jansen Rapalje around Wallabout Bay, and Wouter van Twiller, Jacob van Corlear, Andries Hudde, and Wolphert Gerritsen near Jamaica Bay. Burrow and Wallace, 2829.

⁴ The full deed is transcribed in Armbruster (1912), 129-30. The Native American “system of land tenure was that of occupancy for the needs of a group” and those sales that the Europeans deemed outright transfers of property were to the Native Americans closer to leases or joint tenancy contracts where they still had rights to the property. Bolton, 7.

⁵ A number of individuals had established homesteads on western Long Island even before Kieft’s purchase, but they were widely spaced across the region and had no official government of any sort (see Armbruster [1912], 18-19 for a list of these early residents).

inhabited by only a handful of individual farmsteads throughout the seventeenth and eighteenth centuries.⁶

One of these homesteads was what came to be known as the Meserole or Keikout Farm. Initially patented by the West India Company to Reyer Lambertsen in 1646, the plot encompassed the land now roughly bounded by South Sixth Street and North First Street from the East River to Roebling Street—including most of property within the boundaries of the Fillmore Place Historic District.⁷ The parcel was eventually acquired by Jean Mesurolle (Jan Meserole), a French immigrant who arrived in New York in 1663. Meserole's decedents continued to occupy the farm through the first half of the seventeenth century. Following the death of Jan Meserole III in 1756, portions of the farm were partitioned and sold off. Twelve acres near the foot of Grand Street were purchased by Francis Titus, who accumulated substantial land holdings in area during his life.⁸ Much of this property was later conveyed to his son, Charles Titus, who continued to maintain a farm there into the early nineteenth century. Census records from the period indicate that many of the families living in what is now Williamsburg—including both the Meserole and Titus households—owned slaves.⁹

At the turn of the century, business people from around the metropolitan region began to take notice of the Williamsburg area.¹⁰ The location offered a number of enticements for real estate developers—most notably its proximity to Manhattan, whose urban boundary had by this point extended northwards and now lay directly across the East River from the old Meserole Farm. One of the first speculators was Richard M. Woodhull, a prosperous Manhattan merchant who purchased a thirteen-acre tract at the foot of present-day North 2nd Street (Metropolitan Avenue) from Charles Titus in 1802.¹¹ After having it surveyed by his friend Colonel Jonathan Williams, Woodhull named the area Williamsburgh in his honor and began to sell lots there. He also started a ferry service to Rivington Street in New York from the foot of North 2nd Street, which he called the Williamsburgh Ferry. A rival development was soon established just to the south by Thomas Morrell, who acquired 23 acres at the foot of Grand Street from Folkert Titus (Charles Titus's son). Morrell and his partner James Hazard mapped out their own set of city lots and named the settlement Yorktown. They also opened a ferry running from Grand Street in Yorktown to Grand Street, Manhattan. Neither development, however, met with much initial success. Woodhull's operation failed around 1812; his real estate venture was taken over by his father-in-law James H. Maxwell, while his ferry was subsumed by his rival Morrell. Maxwell was later able to sell off some of the Williamsburgh settlement, but mostly to other speculators rather than individual property owners. James Conklin, for example, purchased a substantial number of parcels in 1815, including much of land within the boundaries of the Fillmore Place Historic District. The slow market for urban building lots in the area eventually caused Maxwell to fail as well and his stake in the remainder of the Williamsburgh development was sold at a

⁶ Boswijck—chartered and named by Director-General Peter Stuyvesant—originally consisted of 22 house lots surrounded by a protective palisade stockade.

⁷ Stiles, 308.

⁸ Stiles, 314.

⁹ *1790 United States Federal Census*, New York State, Kings County, Bushwick, 18; *1800 United States Federal Census*, New York State, Kings County, Bushwick, 19.

¹⁰ The area was at this time known as the Bushwick Shore or the Strand.

¹¹ Not wanting to alert the local residents of his real estate aspirations, Woodhull apparently employed Samuel Titus as an intermediary in the purchase of the land. Stiles, 379. Woodhull later acquired an additional five acres from Francis Titus in 1805.

Sheriff's auction in 1818.¹² The name Williamsburgh, however, remained in popular use and eventually came to denote the entire area between Wallabout Bay and the Bushwick Creek.

The urban development of Williamsburgh, while initially slow, proved to be inexorable. General Jeremiah Johnson helped the process along when he opened the first public road from Brooklyn to Bushwick through Williamsburgh.¹³ A second generation of speculators benefitted from the renewed interest in the area and additional farmsteads were acquired and mapped into city lots by people such as Noah Waturbury (often called the “Father of Williamsburgh”), David Dunham, and Garret and Grover C. Furman.¹⁴ By 1827 development of the area had progressed sufficiently that local residents successfully petitioned the state legislature for village status. The Village of Williamsburgh was then incorporated on April 14, 1827 with a population of 1,007. The original limits encompassed the area now bound roughly by Division Avenue on the south, Keap Street and Union Avenue on the west, and Bushwick Creek (approximately North 13th Street) on the north. Growth was steady in the following years and in 1835 the village again petitioned the state legislature, this time to extend the boundaries of the village eastward to Bushwick Avenue.

The Panic of 1837 slowed Williamsburgh's growth, but only briefly. In 1840 the village was set off from Bushwick as its own township. At this time it could claim six churches, several schools, two shipyards, and numerous factories. It supported by a population of 5,094 people and several ferry lines ran between this part of Kings County and Manhattan, providing convenient connections for workers and commercial opportunities for small businesses—and helping the industries that by the 1850s were being established along the East River waterfront.¹⁵ The population of Williamsburgh more than doubled between 1840 and 1845, and grew at an even greater rate during the late 1840s and early 1850s when an influx of German immigrants arrived in the area. When Williamsburgh became a city on January 1, 1852, its population was 35,000 and it was the twentieth largest urban area in America. It remained an independent municipality for only a few years, however, before consolidating with the City of Brooklyn on January 1, 1855. After this, the area lost the “h” at the end of its name and it—along with the adjacent Bushwick and Greenpoint neighborhoods—came to be known as Brooklyn's Eastern District.

¹² David Dunham, Moses Judah, and Samuel Osborn acquired the property following a judgment in favor of James J. Roosevelt.

¹³ Stiles notes that Johnson's efforts to open the road “contributed more, perhaps, than any other similar improvement, to the ultimate growth and prosperity” of Williamsburgh. Stiles, 382.

¹⁴ The Furmans acquired 25 acres of land in Williamsburgh in 1825. Even at this date they were unsure if there was sufficient demand for urban building lots and the pair “hesitated how to commence; whether to continue it awhile for farming purposes, or [survey it into city lots].” They chose the latter and eventually made a brisk business of it. Stiles, 386, quoting Garret Furman in Gent. Rusticus, *Long Island Miscellanies*, 182.

¹⁵ Among the earliest industries in Williamsburgh were distilleries, hat and glue factories, and a carpet factory. By the mid 1850s the sugar industry was beginning to establish itself along the waterfront in Williamsburgh, particularly with the 1856 opening of Havemeyer, Townsend & Company—ultimately the largest sugar refinery in the United States (portions of which have been designated a New York City Landmark). By 1887 seven modern sugar refineries had been established along the Williamsburg waterfront, producing more than half of the sugar consumed in the country.

*Clock & Miller and the Development of Fillmore Place*¹⁶

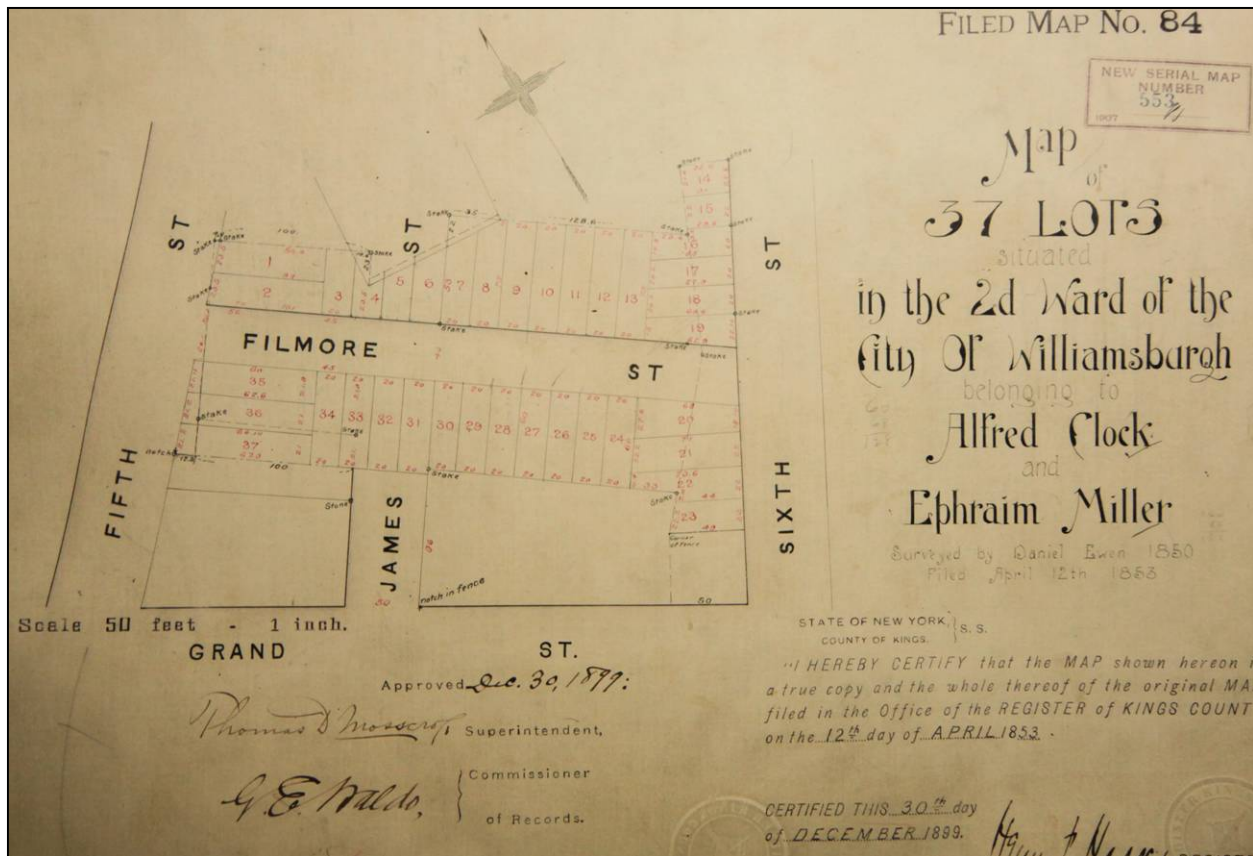
It was during this period of rapid urban growth that a pair of merchant tailors from New York City decided to enter the Williamsburgh real estate business. In 1846, Alfred Clock and Ephraim Miller began acquiring parcels of land on the block bounded by Grand Street, Sixth (Roebling) Street, North Second Street (Metropolitan Avenue), and Fifth Street (Driggs Avenue).¹⁷ They purchased twelve lots from James Conklin, the speculator who bought into the original Williamsburgh development in 1815 and who had been holding onto the land ever since. Clock and Miller also acquired three lots from John Casilear in 1847 and a small strip of the David Van Cott farmstead in 1848. Soon thereafter Josiah Blackwell released to the pair the rights to “part of a certain formerly contemplated street” called James Street that would have run north-south down the middle of the block.¹⁸ Having assembled a contiguous parcel of developable land, Clock and Miller then hired a surveyor in 1850 to lay out a new, more regularized set of city lots on the property. The cumbersome dimensions of the block—each frontage was over 300 feet in length—also lead the pair to cut a narrow road through the middle of their development, which they named Fillmore Street (soon renamed Fillmore Place).¹⁹

¹⁶ Information in this section is based on the following sources: Ancestry.com, *1840 United States Federal Census* [database online] (Provo, UT: Generations Network, 2004); Ancestry.com, *1850 United States Federal Census* [database online] (Provo, UT: Generations Network, 2005); Ancestry.com, *1860 United States Federal Census* [database online] (Provo, UT: Generations Network, 2004); Ancestry.com, *1870 United States Federal Census* [database online] (Provo, UT: Generations Network, 2003); Ancestry.com, *1880 United States Federal Census* [database online] (Provo, UT: Generations Network, 2005); G.W. Bromley & Co., “Atlas of the Entire City of Brooklyn” (New York: G.W. Bromley & E. Robinson, 1880); Joseph H. Colton, “Map of the City of Brooklyn...” (Brooklyn, 1849); Matthew Dripps, “Map of the Village of Williamsburgh” (New York: Matthew Dripps, 1850); Dripps, “Map of the City of Brooklyn; Being the Former Cities of Brooklyn & Williamsburgh and the Town of Bushwick” (New York: Matthew Dripps, 1869); Daneil Ewen, “Map of 37 Lots Situated in the 2^d Ward of the City of Williamsburgh Belonging to Alfred Clock and Ephraim Miller, Surveyed by Daneil Ewen 1850, Filed April 12th 1853,” reprint (Brooklyn: Kings County Clerk’s Office, 1899); G.M. Hopkins, “Farm Line Atlas of Brooklyn” (Brooklyn, 1880); Kings County, Office of the Register, Liber Deeds and Conveyances; New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898; United States Coast Survey, *Map of New-York Bay and Harbor and the Environs* (Washington D.C.: United States of America, 1844); United States Coast Survey, *Map of New-York Bay and Harbor and Environs* (Washington D.C.: United States of America, 1866); Isaac Vieth, “A Map of the Village of Williamsburgh, Kings County, N.Y.” (Williamsburgh, NY, 1845).

¹⁷ Little is known about either Ephraim Miller or Alfred Clock. Census records indicate that both were born in Connecticut around the turn of the century and that both had the occupation of tailor. Their relationship was clearly more than mere business partners, as they remained neighbors throughout the mid nineteenth century, and it is possible that there was a familial connection. Miller died around 1868, leaving most of his Fillmore Place holdings to his son Theodore J. Miller. Clock died in 1887. His obituary confirms that he was born in 1802 in Darien, Connecticut. It also states that Clock, “coming to this city when a young man...soon perceived the growth to which it and Brooklyn were destined, and he invested largely in real estate in both cities.” His estate went to his daughter Evelina Meserole, who had married prominent Williamsburgh resident Jeremiah V. Meserole. *1840 United States Census*, New York State, New York County, Ward 7, 75; *1850 United States Census*, New York State, Kings County, Williamsburgh, 979; *1860 United States Census*, New York State, Kings County, Brooklyn Ward 13 District 2, 163-164; Obituary, *New York Times* (May 2, 1887), 5.

¹⁸ It is notable that Clock and Miller chose to align their street in the opposite orientation, running Fillmore Place in an east-west direction instead. Kings County, Office of the Register, Deed Liber 158, p. 142; Liber 163, p. 425; Liber 174, p. 512; Liber 267, p. 232.

¹⁹ The irregularity of the original lots and the cumbersome dimensions of the block were a consequence of the piecemeal development of Williamsburgh by competing real estate speculators and the lack of a comprehensive master plan such as was adopted in Manhattan under the Commissioner’s Plan of 1811. It was only in 1827—when the Village of Williamsburgh was incorporated—that a complete survey of the area was finally conducted and a



“Map of 37 Lots Situated in the 2^d Ward of the City of Williamsburgh Belonging to Alfred Clock and Ephraim Miller, Surveyed by Daniel Ewen 1850, Filed April 12th 1853.” (Courtesy Kings County Clerk’s Office)

Daniel Ewen, a surveyor from New York, filed a “Map of 37 Lots Situated in the 2^d Ward of the City of Williamsburgh Belonging to Alfred Clock and Ephraim Miller” with the Kings County Register’s Office.²⁰ In 1852 an advertisement in the *New York Times* proclaimed, “Messers. Clock and Miller have commenced opening, at their own expense, a new street, from South [Sixth] and Fifth-Street, between Grand and North First. It will be built up with magnificent dwellings.”²¹ Within a couple years, many of the lots on the north side of Fillmore Place had been sold to individual property owners. Samuel G. Baxter, for example, purchased lot 10 (later known by the street address of 21 Fillmore Place) on September 30, 1853 for the sum of \$725. Five years later he sold the same property for \$4,000. These prices indicate that—at least for the parcels on the north side of the street—Clock and Miller were selling unimproved lots. The relative variety in the design of the buildings erected on these properties also seems to reflect a history of owner-built structures. The north side of Fillmore Place initially had several

street pattern canonized. Even then, the plan for Williamsburgh was not the strictly rectilinear gridiron that Manhattan had adopted sixteen years earlier. Instead, many of the existing streets were allowed to remain, with the consequence that several of the blocks—including that of Clock and Miller—were erratically shaped. An early historian of the area lamented, “although there is a great deal of regularity in the plat, it will be a matter of lasting regret, that the streets were not laid out in exact parallels and perpendiculars; and it is difficult to imagine, on what principle, so many veering and converging streets could have been laid down, on a tract of land, that presented no obstacles to a perfectly regular plan.” Prime, 349.

²⁰ Ewen was also responsible for creating the first map of the Village of Williamsburgh in 1827.

²¹ “Williamsburg City,” *New York Times* (June 25, 1852), 2.

distinct models of three-story brick residences (small groups at nos. 15-17 and 19-23 Fillmore Place), a two-story wood-framed house (no. 13), and a couple of vacant lots (nos. 9 and 11).²² The south side of Fillmore Place, on the other hand, was speculatively built for Clock and Miller as a cohesive development. Conveyance records show that the pair retained possession of most of the lots on that part of the street into the late 1850s and early 1860s, several years after they had sold off the properties on the north side. It appears that by 1854 they had hired mason Jacob Sheppard to erect eight houses on the property, while Sheppard's associate John Rourke likely constructed a ninth.²³ The finished row, comprising the buildings at 12-28 Fillmore Place, was almost perfectly uniform and continues to display the cohesion of a group built for a single owner by an individual builder.²⁴

While the residential buildings along Fillmore Place comprised the heart of Clock and Miller's development, a number of their lots fronted on Fifth and Sixth Streets and were developed at the same time with mixed-use buildings that incorporated ground-floor storefronts. Like the north side of Fillmore Place, it appears that these structures were erected for individual owners rather than as a coordinated development by Clock and Miller. Typical of these properties is the one now known by the street address of 667 Driggs Avenue. The lot was sold by Clock and Miller to Charles M. Briggs in 1854 for \$1,300; Briggs subsequently took out a mortgage with Clock and Miller the same day. A year later, Briggs sold the property to the Kipling family for \$6,500. The sale prices and the mortgage both indicate that the building was erected for Briggs while he was the owner.²⁵ Other mixed-use buildings erected during the same period within the boundaries of the district included 673 and 675 Driggs Avenue (the former subsequently demolished) and 168 Roebling Street.

By the early 1860s, the urban development of Fillmore Place had largely been completed. Notices posted in the *Brooklyn Daily Eagle* record that gas lights were ordered for the street in 1854, that sewers were installed and sidewalks flagged in 1859, and that the roadway itself was paved in 1861.²⁶ A few of the original Clock and Miller parcels, however, remained undeveloped for a number of years. The lot at 30 Fillmore Place, for example, passed through several hands during the 1850s and 1860s before being acquired in 1867 by Jacob Sheppard and John Rourke. The masons had apparently kept an eye on Fillmore Place and—seeing an opportunity to add to the row they had built for Clock and Miller in the 1850s—erected a new three-story residence on

²² 25 and 27 Fillmore Place were also built up with brick houses at this time but were demolished c. 1930.

²³ Several parcels were conveyed back and forth between Clock and Miller and Rebecca Sheppard (Jacob's wife) during the second half of the 1850s, possibly as part of the financing for the construction of the houses. Rourke also owned one of the lots for a brief period. A notice of unpaid taxes for the year 1854 appeared in the *Brooklyn Daily Eagle* confirming that Jacob Sheppard controlled eight lots and houses on the south side of Fillmore Place, while another lot without house was owned by John Rourke. "Corporation Notice," *Brooklyn Daily Eagle* (June 26, 1856), 8-9.

²⁴ Little is known about the builders. An obituary for Jacob Sheppard's daughter in the *New York Times* calls Sheppard a "well-known builder in Brooklyn." Obituary, *New York Times* (April 3, 1930), 25. Census records from 1860 indicate that the two lived in the same building—either on Fillmore Place or in the immediate vicinity—and it is clear that they maintained at least a professional relationship if not a familial one. *1860 United States Census*, New York State, Kings County, Ward 14, District 1, 156.

²⁵ Kings County, Office of the Register, Deed Liber 402, p. 224; Liber 401, p. 393. Clock and Miller's involvement as mortgage holders—as well as the similarities in appearance with the houses erected for the pair on the south side of Fillmore Place—may suggest that they had some influence in the design of the structures on lots they had already sold.

²⁶ "Williamsburgh News," *Brooklyn Daily Eagle* (October 3, 1854), 2; "Corporation Notices," *Brooklyn Daily Eagle* (April 12, 1859), 2; "Sewerage," *Brooklyn Daily Eagle* (September 9, 1859), 3; "Corporation Notice Assessments," *Brooklyn Daily Eagle* (March 25, 1861), 4.

the property in 1870.²⁷ A similar building went up at 10 Fillmore Place a few years later in 1873. While it is unclear if Sheppard and Rourke were involved in its construction, its design was almost identical to 30 Fillmore Place and the two structures serve as effective book ends to the nine earlier houses. On the north side of the street, the vacant lot at 11 Fillmore Place was finally built upon in 1881 when Samuel W. Woolsey commissioned a three-story brick residence of his own. The remaining structures on Fillmore Place, the garages at nos. 7 and 9, were both built in the twentieth century well after the period of major development in the area.

The Fillmore Place Historic District also includes several properties that were not part of Clock and Miller's plan of 37 lots. Their holdings extended only to the east side of Driggs Avenue and the lots on the west side of that street were therefore developed separately (and slightly later) than those on Fillmore Place. Contractor Edward A. Wooley constructed a row of three mixed-use buildings at 672-676 Driggs Avenue around 1868. They were likely built as a speculative venture—the Wooley family retained possession of the properties for several decades but do not appear to have ever occupied them. A similar building was constructed at 662 Driggs Avenue at about the same time for local shoemaker Joseph A. Goller.²⁸

*Architecture of the Fillmore Place Historic District*²⁹

Most of the buildings within the Fillmore Place Historic District were designed in a restrained Italianate style, with symmetrical three-bay wide brick façades ornamented primarily with projecting stone door hoods, molded stone lintels and projecting sills, and bracketed wood cornices. In many ways the houses erected along Fillmore Place represent a transition from the Greek Revival style that had prevailed in the 1830s into the 1840s, and the high-style Italianate that would become ubiquitous throughout Brooklyn and New York City during the 1860s.³⁰ The most obvious influence from the earlier mode of architecture is the austere planar brick façade, laid in English bond and interrupted only with rhythmically placed rectangular window and entrance openings. Elements of the latter style consist primarily of the applied ornament, particularly the more deeply projecting window lintels and sills, the bracketed cornice, the projecting door hoods (some pedimented), and the use of dark brownstone for these decorative components. The ironwork along the stoops and areaways, characterized by oblong patterns and round-arched shapes, is also typical of the Italianate style and was an integral part of the design of the buildings.

²⁷ They soon lost the house in a foreclosure suit.

²⁸ A three-story brick structure and a pair of two-story wood-framed buildings were also erected at about the same time on the parcels between 662 and 672 Driggs Avenue. They were subsequently demolished and the property remains a vacant lot known by the street address of 664 Driggs Avenue.

²⁹ Information in this section is based on the following sources: Charles Lockwood, *Bricks and Brownstone: The New York Row House 1783-1929*, 2nd ed. (New York: Rizzoli International Publications, 2003); LPC, *Rowhouse Manual* (New York: City of New York); New York City Department of Housing and Buildings, Historical Occupancy Records, Initial Inspection Cards ("I-Cards").

³⁰ In his history of the New York row house, Lockwood notes, "no New York row house style had a precise beginning or end, and the row houses of the late 1840s and early 1850s reflected a transition between the Greek Revival and Italianate styles...by the mid-1840s the influence of the Romantic movement, which led to the Italianate style, appeared in a preference for dark brownstone over the customary limestone or marble in doorway enframements and window details and in a breaking of the façade's planar unity with somewhat heavier sills and lintels." Lockwood, 128. The chapter also contains a full discussion of the origins of the Italianate style in New York City.

While the buildings within the Fillmore Place Historic District were erected as multi-family dwellings and were occupied by working-class tenants, their architecture has more in common with the fashionable middle- and upper-class single-family row houses of the period than with the substandard tenements that were becoming more common in the poorer sections of the city. The residences at 465-473 West 21st Street in Manhattan (designated New York City Landmarks within the Chelsea Historic District), for example, are very nearly identical in exterior appearance to the buildings on Fillmore Place but were erected for wealthy owners in a neighborhood known for its elegant houses.³¹ On the interior, the buildings erected in Clock and Miller's developer were certainly less ostentatious than their single-family counterparts but were still quite comfortable. It appears that each floor originally contained just a single apartment and the relatively shallow depth of the buildings—most extend just 30 feet deep—meant that each room had at least one proper window facing either the street or a generously-sized rear yard.³²

The domestic character of the houses along Fillmore Place is underscored by the presence of mid-height stoops leading to deeply recessed entrances embellished with stone door hoods and ornamental wood door frames. Some have rusticated brownstone bases while others have plain brownstone beltcourses separating the basement level from the upper floors. All of these buildings originally had elaborate wrought- and cast-iron fences enclosing sunken areaways, some of which remain intact. Many retain their original decorative iron stoop railings, newels, and newel posts. The nine houses erected by Jacob Sheppard and John Rourke for Clock and Miller along the south side of Fillmore Place in the 1850s are nearly identical in design, although there are a number of subtle variations that distinguish two basic models. The most notable differences are seen in the treatment of the entrances. Nos. 12-16 and 28 all have elaborate pedimented stone door hoods and wood door frames with heavy dentiled transom bars below full-width transom lights. Each of these houses also likely had double-leaf doors (preserved at nos. 14 and 28). The buildings at 18-26 Fillmore Place, on the other hand, have simpler molded stone door hoods and wood door frames with pilasters flanking single-leaf doors, plain molded transom bars, and narrower transom lights. There are also very slight differences in the wood cornices—mostly in the weight of the brackets—although the basic form is the same, with five regularly spaced scrolled brackets with foliate pendants separating simple molded frieze panels.

The buildings dating from the 1850s on the north side of Fillmore Place, erected for individual owners after Clock and Miller had sold the lots, show greater variety in design but are still very similar to those across the street. No. 17 in particular is nearly identical to the houses on the south side of Fillmore Place, most notably in the treatment of the wood cornice and other applied ornament.³³ The general composition of the short row at 19-23 Fillmore Place is basically the same as the other buildings on the block, but they have a number of distinctive decorative touches. The cornices, for example, have four pairs of delicately scroll-sawn brackets and employ a dentil course instead of molded frieze panels. The wood door frames of these buildings are also more ornate, with flanking pilasters supporting heavy molded transom bars and full-width transom lights. 21 Fillmore Place is especially distinctive, having received new

³¹ The houses in Chelsea were built in 1853, approximately the same time as those on Fillmore Place.

³² The upper floors each had a parlor and bedroom towards the front of the house and a kitchen and second bedroom at the rear, while the ground floor had an entrance vestibule and parlor at the front, two bedrooms at the rear, and kitchen, dining, and sitting rooms in the basement. New York City Department of Housing and Buildings, Historical Occupancy Records.

³³ It also once had the same plain molded stone door hood (now shaved off) as its counterparts at nos. 18-26. 15 Fillmore Place was originally identical to no. 17 but has been heavily altered.

cast-iron ornament—including bracketed window lintels, sills, and door hood, and a prominent frontispiece above the cornice—sometime after its construction.

The mixed-use buildings on the busier thoroughfares of Driggs Avenue and Roebling Street share many of the same building elements as those on residential Fillmore Place, but were erected with ground-floor storefronts at street level instead of with raised basements and high stoops. A mid-building cornice usually separated the residential upper stories and is preserved on a couple of the structures. 168 Roebling Street and 667 and 675 Driggs Avenue were all constructed on lots within Clock and Miller’s development, although they appear to have been built for individual owners after the lots had been sold off. The latter two buildings show clear similarities in detailing with the Sheppard- and Rourke-erected houses on Fillmore Place. They retain historic wood cornices typical of the Clock and Miller buildings—with scrolled brackets, foliate pendants, and molded frieze panels—and have similar window treatments with rectangular openings, straight molded lintels, and projecting stone sills. 168 Roebling Street, however, introduces a number of new elements more typical of high-style Italianate design, particularly the segmental-arched window openings and lintels. The buildings on the west side of Driggs Avenue, outside of the boundaries of the land once owned by Clock and Miller and erected more than a decade after those on Fillmore Place, share this last architectural detail and evidence the development of the Italianate style within the historic district.

A few of the buildings within the boundaries of the Fillmore Place Historic District were constructed well after the initial wave of development in the 1850s. Two of these—the houses at 10 and 30 Fillmore Place, erected in 1873 and 1870, respectively—show the continuing influence of the Italianate style. The latter was likely built by the same masons who constructed the nine neighboring buildings for Clock and Miller, and it is possible that it was specifically designed to compliment the existing structures.³⁴ Both buildings employ ornament similar to the earlier houses, with rhythmically placed rectangular window openings, projecting stone lintels and sills, and bracketed wood cornices with foliate pendants and molded frieze panels. While neither building had a raised basement or an entrance stoop, each originally had an iron fence around the areaway with the rounded oblong ornament typical of the Italianate style (preserved at no. 10). The final house built on Fillmore Place was no. 11, erected in 1881. While the general plan of the building is similar to those built in prior decades on the street, its decorative detailing is in the newer neo-Grec style that had come to replace the Italianate as the favored mode of architecture by the late 1870s. The weighty cornice is particularly distinctive, with its heavy paired console brackets with incised decoration, dentil course, and block modillions.

*Subsequent History*³⁵

Clock and Miller had sold off most of the properties on the north side of Fillmore Place and along Driggs Avenue and Roebling Street by the mid 1850s. They retained possession of

³⁴ The similarities between 10 and 30 Fillmore Place may indicate that Jacob Sheppard and John Rourke built both structures, but no evidence has been found to confirm this.

³⁵ Portions of this section are adapted from: LPC, *Austin, Nichols & Co. Warehouse Designation Report* (LP-2163) (New York: City of New York, 2005), prepared by Matthew A. Postal. Information in this section is based on the following sources: Kings County, Office of the Register, Liber Deeds and Conveyances; Henry Miller, “A Boyhood View of the Nineties,” *New York Times* (October 17, 1971), A1; Miller, *Black Spring* (Frogmore, Great Britain: Panther Books Ltd, 1974); Miller, *Tropic of Capricorn* (New York: Grove Press, Inc., 1961); New York City, Record of Tax Assesments; Waterfront Preservation Alliance of Greenpoint and Williamsburgh, “Proposal for a Fillmore Place Historic District Designation” (New York, 2007).

several of the buildings on the south side of Fillmore Place for a number of years, apparently renting out apartments as a business venture. After Ephraim Miller's death around 1868, a couple of these houses were inherited by his son, Theodore J. Miller, who promptly sold them off to individual owners. Alfred Clock also divested himself of some of the properties at this time, and by the end of the 1860s all but one of the buildings on Fillmore Place had passed from the hands of Clock and Miller.³⁶ Many of the people who bought property in the district retained possession of their buildings for at least a decade, several for significantly longer—Solomon Thomas and his family owned 26 Fillmore Place for nearly a half century from 1857-1904; Charlotte Letscher and her family occupied no. 12 from 1865-1912; Thomas Coger was in possession of 19 Fillmore Place from 1852-1888; and the Kipling family owned 667 Driggs Avenue from 1855-1906.

Some of the buildings were owned by people who did not live on the premises and were rented out as investments. Aside from Clock and Miller, notable Fillmore Place landlords included Enos J. Baker and his wife Mary, who acquired at least four properties on the street during the 1850s and 1860s; William J. Dailey, who purchased 18 Fillmore Place in 1877 and eventually accumulated at least two neighboring houses in the late nineteenth century; and Herman A. Wagner, who owned three buildings on the street in late nineteenth and early twentieth centuries.³⁷ Census records, however, indicate that most of the houses on Fillmore Place were owner-occupied, often with the owners living in the larger ground floor apartment and renting out the upper floor apartments to tenants.³⁸

The stable ownership and occupancy patterns on Fillmore Place meant that the street saw few significant changes in later decades, even as the neighborhood around it was undergoing major transformations. Most dramatic was the surge in population that accompanied the planning and construction of the Williamsburg Bridge.³⁹ Proposed in 1883, the bridge was opened in 1903 serving all forms of transportation. Many immigrants moved from the Lower East Side to tenements in the area, making Williamsburg, especially the blocks immediately north of the bridge, some of the most crowded in the nation. On many streets, new six-story tenement buildings—and later six-story apartment complexes—replaced existing row houses. Around 1913, Roebling Street was widened in order to accommodate the increase in traffic flowing across the bridge. The lots of the west side of the street were reduced 20 feet in depth and several of the buildings at the northwest corner of the Roebling Street and Fillmore Place were torn down. 168 Roebling Street was spared the wrecking ball, its owners opting instead to move the entire structure 20 feet west onto what had been its rear yard. The houses along Fillmore Place itself, however, were not directly affected by the opening of the bridge and remain perhaps the

³⁶ Clock owned 20 Fillmore Place until 1883, when he conveyed it to his daughter Evelina A. Meserole. She in turn maintained it as a rental property for several decades before selling it in 1905.

³⁷ It should be noted that each of these owners lived in one of their buildings within the historic district. It does not appear that there were many absentee landlords.

³⁸ Tenancies for renters tended to be much shorter than for those who owned the buildings. The apartments in Solomon Thomas's building at 26 Fillmore Place, for example, show continual turn over between each decade that the census was taken. In 1860 the other apartments were occupied by the households of painter Thomas Floyd and mason John Bennet; by the households of store clerk Alexander McGinley and house carpenter John Campbell in 1870; and by the households of George F. Patrick and Garret Springer in 1880. *1860 United States Census*, New York State, Kings County, Brooklyn Ward 14 District 1, 157-158; *1870 United States Census*, New York State, Kings County, Brooklyn Ward 14, 79; *1880 United States Census*, New York State, Kings County, Brooklyn Ward 14, Enumeration District 119, 8-9.

³⁹ This section on the Williamsburg Bridge adapted from LPC, *Austin, Nichols & Co. Warehouse Designation Report*.

most intact enclave of buildings erected during Williamsburg's initial period of urban development.⁴⁰

The most famous resident to have lived within the Fillmore Place Historic District moved into the house at 662 Driggs Avenue just before the opening of the Williamsburg Bridge. Henry Miller—who later made a name for himself as an author with such works as *Black Spring*, *Tropic of Cancer*, and *Tropic of Capricorn*—lived on Driggs Avenue for less than a decade as a young child from 1891-99, but the time proved to be powerful memory. Reflecting on his life in a *New York Times* article from 1971, Miller recalled, “I began my sojourn in Paradise in the first year of my life at 662 Driggs Avenue, Brooklyn, and I remained there until 1899...these few years are ineradicably engraved in my mind.”⁴¹ Many of Miller's published works contain autobiographical elements and the Fillmore Place neighborhood is referenced in several of them. In *Black Spring*, Miller writes that “there were three streets—North First, Fillmore Place and Driggs Avenue. These marked the boundaries of the known world.”⁴² His description of Fillmore Place in *The Tropic of Capricorn* continues to reflect many people's sentiment of the historic little block: “[it was] the most enchanting street I have ever seen in all my life. It was the ideal street—for a boy, a lover, a maniac, a drunkard, a crook, a lecher, a thug, an astronomer, a musician, a poet, a tailor, a shoemaker, a politician.”⁴³

⁴⁰ The construction of the garage at 7 Fillmore Place in 1912 is the greatest physical evidence of the rising influence of the automobile within the limits of the historic district.

⁴¹ Miller (1971).

⁴² Miller (1974), 175.

⁴³ Miller (1961), 215.

FINDINGS AND DESIGNATION

On the basis of careful consideration of the history, the architecture, and other features of this area, the Landmarks Preservation Commission finds that the Fillmore Place Historic District contains buildings and other improvements that have a special character and a special historic 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 distinct section of the city.

The Commission further finds that, among its important qualities, the Fillmore Place Historic District is a small and intact enclave of 29 properties consisting mostly of multi-family flats buildings erected in the mid-nineteenth century during a period of rapid urbanization in the area; that the Williamsburg neighborhood remained rural farmland into the early nineteenth century when real estate speculators began to acquire large tracts of land that they divided up into urban building lots; that later speculators succeeded in attracting new residents to the area; that the Village of Williamsburgh was chartered in 1827, its boundaries expanded in 1835, and it became the independent Town of Williamsburgh in 1840; that the area's population grew rapidly during the 1840s and 1850s so that it became the City of Williamsburgh in 1852 and merged into the City of Brooklyn in 1855; that Ephraim Miller and Alfred Clock began investing in real estate in Williamsburg during this period of rapid urban growth; that they acquired most of the land within the boundaries of the Fillmore Place Historic District in the late 1840s and early 1850s; that they hired a surveyor to lay out 37 buildings lots centered around a new street that came to be known as Fillmore Place; that some of the lots were purchased by individual owners who subsequently erected dwellings; that Clock and Miller were directly responsible for developing a row of nine buildings on the south side of the street; that while most of lots had been improved by the mid 1850s, a few of the buildings within the district were constructed in subsequent decades; that many of the buildings were erected as three-story multi-family flats buildings with raised basements and high stoops; that those along the busier thoroughfares of Driggs Avenue and Roebling Street were designed with ground floor storefronts with apartments above; that most of the buildings were designed in a restrained Italianate style with austere planar brick façades ornamented primarily by projecting stone door hoods, molded stone lintels and projecting sills, and bracketed wood cornices; that several retain their original iron areaway fences and stoop railings; that while the buildings were erected as multi-family dwellings for working class tenants, their architecture is similar to fashionable middle- and upper-class single family row houses erected in fashionable residential neighborhoods such as Chelsea in Manhattan; that stable ownership and occupancy patterns on Fillmore Place meant the street saw few significant changes in later decades even as the neighborhood around it was undergoing major transformations; that even the opening the of the Williamsburg Bridge in 1903 had little impact on the physical fabric of Fillmore Place; and that the Fillmore Place Historic District remains one of the most intact enclave of buildings erected during Williamsburg's initial period of urban development.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 (formerly Section 534 of Chapter 21) 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 Fillmore Place Historic District, consisting of the property bounded by a line beginning at the intersection of the northern curblin of Fillmore Place and the western curblin of Roebling Street, continuing southerly across the roadbed of Fillmore Place

and along the western curblineline of Roebing Street to a point formed by its intersection with a line extending easterly from the southern property line of 168 Roebing Street, westerly along said line and the southern property line of 168 Roebing Street, southerly along a portion of the eastern property line of 30 Fillmore Place, westerly along the southern property lines of 30 through 18 Fillmore Place, southerly along a portion of the eastern property line of 16 Fillmore Place, westerly along the southern property lines of 16 through 10 Fillmore Place, northerly along a portion of the western property line of 10 Fillmore Place, westerly along the southern property line of 675 Driggs Avenue to the eastern curblineline of Driggs Avenue, northerly along said curblineline to a point formed by its intersection with a line extending easterly from the northern curblineline of North 1st Street, westerly across the roadbed of Driggs Avenue and along the northern curblineline of North 1st Street to a point formed by its intersection with a line extending southerly from the western property line of 676 Driggs Avenue, northerly along the western property lines of 676 through 662 Driggs Avenue, easterly along the northern property line of 662 Driggs Avenue to the western curblineline of Driggs Avenue, southerly along said curblineline to a point formed by its intersection with a line extending westerly from the northern property line of 667 Driggs Avenue, easterly along said line across the roadbed of Driggs Avenue and along the northern property lines of 667 Driggs Avenue and 7 Fillmore Place, northerly along a portion of the western property line of 9 Fillmore Place, easterly along the northern property lines of 9 through 21 Fillmore Place, southerly along a portion of the eastern property line of 21 Fillmore Place, easterly along the northern property line of 23 Fillmore Place, southerly along the eastern property line of 23 Fillmore Place to the northern curblineline of Fillmore Place, easterly along said curblineline to the point of the beginning.

Robert B. Tierney, Chair

Pablo E. Vengoechea, Vice Chair

Frederick Bland, Stephen F. Byrns, Diana Chapin, Roberta Brandes Gratz, Christopher Moore, Margery Perlmutter, Elizabeth Ryan, Roberta Washington, Commissioners

BUILDING PROFILES

DRIGGS AVENUE, NOS. 662-676 (WEST SIDE, BETWEEN NORTH 1ST STREET AND METROPOLITAN AVENUE)

662 Driggs Avenue

Borough of Brooklyn Tax Map Block 2366 Lot 24

Date of Construction: c. 1867

Builder: Not Determined

Original Owner: Joseph A. Goeller

Type: Flats with store

Style: Italianate

Stories: Three

Material: Brick with stone trim

Ownership History to 1950:

1864 Joseph A. Goeller

1868 Michael Gesser

1869 Andrew Steinmuller and Ernst Boencke

1871 Ernst Boencke

1872 Valentine Nieting

History: This property was not part of Clock & Miller's plan but was developed at about the same period. It appears that the three-story brick flats building was erected in the late 1860s as an investment property for Joseph A. Goeller, a shoemaker who lived and worked in a adjacent building (now demolished) at 664 Driggs Avenue. The property subsequently passed through several owners until Valentine Nieting acquired the building in 1872. Nieting—listed in directories as a tailor—and his family resided in an apartment in this building for several decades. In the early 1890s his daughter and son-in-law, Louise Marie Nieting and Heinrich Miller, moved to a flat on the upper floor with their young son, the eventually famous author Henry Miller, Jr. The elder Miller also worked as a tailor and was apparently employed as a cutter with his father-in-law. The Millers lived at 662 Driggs Avenue for less than a decade, but the time proved to be a powerful memory for young Henry. Reflecting on his life in a *New York Times* article from 1971, Miller recalled, "I began my sojourn in Paradise in the first year of my life at 662 Driggs Avenue, Brooklyn, and I remained there until 1899...these few years are ineradicably engraved in my mind." By 1901 the family had moved farther out in Brooklyn to the Bushwick neighborhood. Valentine Nieting and his family appear to have retained ownership of the building at 662 Driggs Avenue for a number of years.

Description: Three-story Italianate-style brick flats building with ground floor storefront. Main (East) Façade: Three bays wide; ground floor has storefront with commercial entrance at center and residential entrance at right; storefront flanked by brownstone pilasters, central entrance with metal security gate recessed between large, single-pane windows, door has single large glass



panel; recessed residential entrance has historic wood door frame with plain reveal, rope molding around frame and on transom bar, and three-pane transom light; ground floor separated from upper floors by pressed metal cornice; upper floors have segmental-arched window openings with stone lintels and sills; replica modillioned cornice supported by four acanthus-leaved brackets with molded panel frieze. Side (North) Façade: Parged brick wall with single square window opening at third story; coped parapet; stairway bulkhead visible above roofline from street. Side (South) Façade: Parged brick wall with a rectangular window opening at second and third stories; two light fixtures with conduit above second floor; coped parapet and two chimneys visible from street. Alterations: Recent building restoration included replacement of cornice, window lintels, and sills with replicas based on historic photographs; entrance door replaced; all historic windows replaced; light installed in door frame soffit; doorbells installed in left door frame reveal.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.
Henry Miller, "A Boyhood View of the Nineties," *New York Times* (October 17, 1971), A1.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

664 Driggs Avenue (aka 664-670 Driggs Avenue)

Borough of Brooklyn Tax Map Block 2366 Lot 25

Date of Construction: N/A
Architect: N/A
Original Owner: N/A
Type: Unimproved Lot
Style: N/A
Stories: N/A
Material: N/A



History: This property—once three individual building lots—was not part of Clock & Miller’s plan but was developed during the same period. A three-story brick building once stood at the northernmost lot, while a pair of two-story frame structures occupied the southern lots. Joseph A. Goeller, a shoemaker, acquired the brick building in 1863 and resided there until his death in 1902. He eventually purchased the adjacent frame structures in 1880, consolidating ownership of the three parcels. Goeller’s obituary in the *Brooklyn Daily Eagle* notes that he was “one of the oldest pioneer German residents of the Eastern District” and “assisted in the development of that section of this borough.” The buildings were demolished c. 1918; the lot has remained unimproved since.

Description: Unimproved lot enclosed with chain link fence.

References:

Obituary, *Brooklyn Daily Eagle* (January 16, 1902), 3.

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

672 Driggs Avenue

Borough of Brooklyn Tax Map Block 2366 Lot 28

Date of Construction: c. 1868

Builder: Edward A. Woolley

Original Owner: Edward A. Woolley

Type: Flats with store

Style: Italianate

Stories: Three

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1866 Edward A. Woolley

1878 John H. Woolley

1880 Sarah E. Stewart

1887 William Ramsey

1912 Solomon Rosenberg

1920 Jacob Epstein

1922 Fannie Epstein

1923 Hannah Pittel

1925 Eva Dirsus

1926 Adele Markunas

1934 John G. and Nellie Mardosa

1940 Joseph M. Creamer

1947 Mary Gambale

1950 Regina Jacina



History: This property was not part of Clock & Miller’s plan but was developed at about the same period. In the 1850s several parcels of land were conveyed by Philp J. Tuska to William B. Foster, who in turn sold the lots to Edward A. Woolley in 1866. Woolley soon began construction on a row of three flats buildings (now known as 672, 674, and 676 Driggs Avenue) designed in the then-popular Italianate style. It appears that Woolley was his own contractor; according to his obituary in the *Brooklyn Daily Eagle*, Woolley “went into the building business in 1864 and since that time had built over two hundred houses” throughout Brooklyn. While the property remained in the Woolley family’s ownership for several decades, passing to Edward’s son John in 1878 and then to his married daughter Sarah E. Stewart in 1880, none of the family ever resided here. Early tenants according to the 1880 United State census included William Ramsey, a truckman (who eventually purchased the building in 1887), Sarah Thompson, a boarder with the Ramseys, and Michael Hewatt, longshoreman.

Description: Three-story Italianate-style brick flats building with ground floor storefront. Main (East) Façade: Three bays wide; ground floor has storefront with commercial entrance at left, residential entrance at right, and storefront window at center; ground floor separated from upper floors by pressed-metal cornice; upper floors have segmental-arched window openings with radiating brick lintels and projecting stone sills; modillioned wood cornice supported by four brackets with segmental-arched molded panel frieze. Side (North) Façade: Parged brick wall; parapet with metal flashing. Site Features: Non-historic metal fence enclosing grade-level areaway; areaway has concrete paving with metal cellar hatch at center. Alterations: Ground floor completely altered, commercial entrance at left altered to plain brick rectangular opening with air-conditioning hole punched through façade above non-historic single-leaf door, residential entrance set within plain brick opening with glass block transom and non-historic single-leaf door, central storefront window replaced with glass block with an air-conditioning unit punched through façade under glass block; original wood cornice above ground floor replaced with pressed-metal version; original cast-iron window lintels on upper floors have been removed; all historic windows replaced; façade has been painted; intercom and key box installed in left door frame reveal of residential entrance, light installed in glass block transom.

References:

Obituary, *Brooklyn Daily Eagle* (June 18, 1899), 7.
Kings County, Office of the Register, Liber Deeds and Conveyances.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

674 Driggs Avenue

Borough of Brooklyn Tax Map Block 2366 Lot 29

Date of Construction: c. 1868
Builder: Edward A. Woolley
Original Owner: Edward A. Woolley
Type: Flats with store
Style: Italianate
Stories: Three
Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1866 Edward A. Woolley
1878 John H. Woolley
1878 Sarah A. Woolley
1887 John Krapp
1893 Paul Sauer
1914 Abraham and Louis Schanman
1921 Morris Kampf
1924 Aaron Friedman
1924 Max Mances



History: This property was not part of Clock & Miller's plan but was developed at about the same period. In the 1850s several parcels of land were conveyed by Philp J. Tuska to William B. Foster, who in turn sold the lots to Edward A. Woolley in 1866. Woolley soon began construction on a row of three flats buildings (now known as 672, 674, and 676 Driggs Avenue) designed in the then-popular Italianate style. It appears that Woolley was his own contractor; according to his obituary in the *Brooklyn Daily Eagle*, Woolley "went into the building business in 1864 and since that time had built over two hundred houses" throughout Brooklyn. While the property remained in the Woolley family's ownership for several decades, passing to Edward's son John in 1878 and then to his daughter Sarah the same year, none of the family ever resided here. Early tenants according to the 1880 United State census included Louis Schwartz, merchant tailor, Ferdinand Wirbarth, night watchman, and August Sieblist, laborer. The property, along with its neighbor at 676 Driggs Avenue, was acquired in 1887 by John Krapp, a local wood worker who owned and lived at 21 Fillmore Place. In the late nineteenth century John Borowski operated a barber shop from the ground floor of the building. His son Stanley Borowski was an intimate friend of author Henry Miller, who lived a few doors up the street at 662 Driggs Avenue as a child.

Description: Three-bay, three-story Italianate-style brick flats building with ground floor storefront; residential entrance at right has historic wood door frame with gridded transom light and wood paneled single-leaf door with nine-pane light; ground floor separated from upper floors by modillioned wood cornice; upper floors have segmental-arched window openings with cast-iron lintels and projecting stone sills; modillioned wood cornice supported by four brackets with segmental-arched molded panel frieze. Alterations: Ground floor storefront altered to angled oriel window; all historic windows replaced; façade has been painted; doorbells installed in left door frame reveal; light installed in underside of ground floor cornice above entrance.

References:

Obituary, *Brooklyn Daily Eagle* (June 18, 1899), 7.
Kings County, Office of the Register, Liber Deeds and Conveyances.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

676 Driggs Avenue (aka 187 North 1st Street)
Borough of Brooklyn Tax Map Block 2366 Lot 30

Date of Construction: c. 1868
Builder: Edward A. Woolley
Original Owner: Edward A. Woolley
Type: Flats with store
Style: Italianate
Stories: Three
Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1866 Edward A. Woolley
1878 John H. Woolley
1878 Sarah A. Woolley
1887 John Krapp
1892 H. Julius Sauer
1910 Mary Matulewicz
1937 George Matulewicz

History: This property was not part of Clock & Miller's plan but was developed at about the same period. In the 1850s several parcels of land were conveyed by Philp J. Tuska to William B. Foster, who in turn sold the lots to Edward A. Woolley in 1866. Woolley soon began construction on a row of three flats buildings (now known as 672, 674, and 676 Driggs Avenue) designed in the then-popular Italianate style. It appears that Woolley was his own contractor; according to his obituary in the *Brooklyn Daily Eagle*, Woolley "went into the building business in 1864 and since that time had built over two hundred houses" throughout Brooklyn. While the property remained in the Woolley family's ownership for several decades, passing to Edward's son John in 1878 and then to his daughter Sarah the same year, none of the family ever resided here. Early tenants according to the 1880 United State census included William Coffey, tailor, Volguard Magnussen, grocer, and Eide Vollers, a grocery clerk who boarded with the Magnussens. The property, along with its neighbor at 674 Driggs Avenue, was acquired in 1887 by John Krapp, a local wood worker who owned and lived at 21 Fillmore Place.

Description: Three-story Italianate-style brick flats building with ground floor storefront. Main (East Façade): Three bays wide; altered ground floor storefront separated from upper floors by cornice; upper floors have segmental-arched window openings with radiating brick lintels and projecting stone sills; modillioned wood cornice supported by four brackets with segmental-arched molded panel frieze. Side (South) Façade: Storefront with cornice above wraps around part of side façade; at ground story a segmental-arched window is located towards the front of the building, a rectangular window with metal security grill is located towards center of the side façade, and a rectangular entrance and a rectangular window with metal security grill are located towards the rear of the building; one-story extension at rear of building has rectangular entrance, rectangular window with metal security grill, and coped parapet; upper floors have three widely spaced bays of segmental-arched window openings with radiating brick lintels and projecting



stone sills; coped parapet; chimney visible from street. Alterations: Ground floor completely altered, now has central segmental-arched entrance flanked by segmental-arched window openings; entrance has non-historic single-leaf door; ground floor has been stuccoed in faux-stone pattern along main façade and part of side façade, remainder of side façade ground floor stuccoed smooth; cornice separating ground floor from upper floors has been covered with asphalt shingles; original cast-iron window lintels on upper floors have been removed; fire escaped added to side façade; all historic windows replaced.

References:

Obituary, *Brooklyn Daily Eagle* (June 18, 1899), 7.

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.

DRIGGS AVENUE, NO. 667 (EAST SIDE, BETWEEN FILLMORE PLACE AND METROPOLITAN AVENUE)

667 Driggs Avenue (aka 1-5 Fillmore Place)

Borough of Brooklyn Tax Map Block 2367 Lot 1

Date of Construction: c. 1855

Builder: Not Determined

Original Owner: Charles M. Briggs

Type: Flats with store

Style: Italianate

Stories: Three

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1854 Charles M. Briggs

1855 James and Henry Kipling

1855 Richard Kipling

1906 Gumberg Realty Co.

1911 Mildred Levy

1917 Bernard Levy

1932 Sarah Levy

1944 Mildred Levy



History: This property was designated lot 2 on Clock and Miller’s “Map of 37 Lots” and was originally known as 206 Fifth Street (later 187 Driggs Avenue). Clock and Miller conveyed the property—along with lot 1, now known as 665 Driggs Avenue—in 1854 to Charles M. Briggs. The deed from that sale notes that a brick stable already stood on the eastern end of the property, on the section of the lot that is now part of the separate parcel known as 7 Fillmore Place (partitioned off from 667 Driggs Street in 1974). Briggs subsequently mortgaged the property back to Clock and Miller and it is likely that the three-story brick building that stands on the property was erected at that time. Briggs soon sold the parcel to James and Henry Kipling in 1855, who in turn conveyed it to Richard Kipling the same year. It does not appear that Kipling ever occupied the building himself; it was likely rented out as an investment. While the structure is similar in design to those erected for Clock and Miller along Fillmore Place, there are a number of notable differences. The building was built without a raised basement and stoop, and instead has a ground floor storefront with a distinctive angled corner entrance. The property remained in the possession of Kipling’s family for over five decades into the early twentieth century.

Description: Three-story Italianate-style brick flats building with ground floor storefront. Main (West) Façade: Three bays wide; ground floor storefront with commercial entrance recessed at an angle at right on building’s corner, residential entrance at left; residential entrance retains wood door frame with paneled reveal, single-paned transom light, and paneled double-leaf wood doors; bracketed wood cornice with narrow molded frieze panels above storefront; upper floors have rectangular window openings with bracketed stone lintels and projecting stone sills;

bracketed wood cornice with molded frieze panels. Side (South) Façade: Plain brick façade punctured irregularly with window and door openings; ground floor has commercial entrance at left, recessed at an angle on building corner; upper floors have four bays of rectangular window openings without lintels or sills; brick parapet with stone coping; one-story extension at rear of building has rectangular entrance with several vents punched through stuccoed façade of extension. Rear (East) Façade: Portion of rear façade visible from street; parged brick wall with plain rectangular window openings. Site Features: Non-historic metal fence enclosing grade-level areaway in front of center and left bay on Driggs Avenue, areaway has concrete paving; non-historic metal fence enclosing grade-level areaway along most of side façade on Fillmore Place, areaway has concrete paving with metal cellar hatch at left. Alterations: Central storefront window at ground floor filled with glass block; commercial entrance at building corner has new door and frame, air-conditioning unit punched through façade above door, metal security grill; recessed brick spandrels under second floor windows on main elevation rebuilt flush with façade; on side façade, right-most entrance has been bricked in and air-conditioning unit punched through infill in former opening, one bay of windows on upper floors has been bricked in, window lintels and sills have been removed; all historic windows replaced and both façades have been painted; intercom installed in left door frame reveal of residential entrance; telephone box installed at right of Fillmore Place façade.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

DRIGGS AVENUE, NOS. 673-675 (EAST SIDE, BETWEEN GRAND STREET AND FILLMORE PLACE)

673 Driggs Avenue (aka 2-8 Fillmore Place)

Borough of Brooklyn Tax Map Block 2382 Lot 3

Date of Construction: N/A

Architect: N/A

Original Owner: N/A

Type: Unimproved Lot

Style: N/A

Stories: N/A

Material: N/A

History: This property was designated lot 35 on Clock and Miller's "Map of 37 Lots" and was originally known as 204 Fifth Street (later 189 Driggs Avenue). Clock and Miller sold the property in 1852 to Enos J. Baker, who

eventually acquired adjacent lots at 675 Driggs Avenue and 10 Fillmore Place, as well as 17 Fillmore Place. A four-story flats building with a ground floor storefront was erected on the site in the 1850s and it appears that Baker resided in one of the apartments for several years until he lost the property in a foreclosure suit brought against him by the Board of Trustees of the Fire Department Fund of the City of New York in 1866 (at which time he moved into an apartment next door at 675 Driggs Avenue). The Gorman family, which operated a local grocery store, acquired the property at auction following the suit and continued to possess it for several decades into the twentieth century. The four-story building that once stood on the site was apparently demolished in 1969.

Description: Unimproved lot enclosed with chain link fence along Fillmore Place and Driggs Avenue; roll-down security gate on Driggs Avenue provides vehicular entrance to lot.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.



675 Driggs Avenue

Borough of Brooklyn Tax Map Block 2382 Lot 2

Date of Construction: c. 1855

Builder: Not Determined

Original Owner: John Hamilton

Type: Flats

Style: Altered Italianate

Stories: Three

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1852 John Hamilton
1856 Henry R. Prime
1858 Horace B. Claflin
1864 William H. Mellen
1866 Enos J. and Mary A. Baker
1895 Elizabeth White
1896 John McLaughlin
1896 David Michel
1898 Abraham and Esther Talalow
1906 Morris and Rose Barkan
1930 Ida Borenstein
1940 Kneeland Holding Corp.
1940 Anna and Mark Paradowski
1944 Anna and Kasimir Paradowski
1950 Gilberto and Felicita Torres



History: This property was designated lot 36 on Clock and Miller’s “Map of 37 Lots” and was originally known as 202 Fifth Street (later 191 Driggs Avenue). Along with lot 37 (677 Driggs Avenue), Clock and Miller sold the property in 1852 to John Hamilton, who already owned an adjacent parcel along Grand Street. In September 1855, Hamilton took out a mortgage on the property with merchant Horace B. Claflin—who was partner in the firm of Claflin, Mellen & Co., one of the largest wholesalers in New York City during the mid-nineteenth century. It is likely that the three-story structure that stands on the property—once part of a row of three similar buildings at 675-679 Driggs Avenue—was erected at this time. Hamilton soon conveyed all three properties to Henry R. Prime in 1856. Two years later in 1858 they passed into the hands of Claflin, possibly in an informal foreclosure proceeding. The property was later conveyed to Claflin’s associate William H. Mellen in 1864. In 1866, he partitioned the property and sold off individual buildings; 675 Driggs Avenue was purchased by Enos J. and Mary A. Baker, who already owned property in the area at 673 Driggs Avenue, 10 Fillmore Place, and 17 Fillmore Place. The Bakers sold or lost most of their neighborhood holdings by the early 1870s, but retained possession of this building for several decades. Census records indicate they occupied one of the apartments while the remaining space was rented out to other families. The Bakers eventually lost this property as well during a foreclosure suit brought by Elizabeth White

in 1895. The building has subsequently been altered; the upper floors have been reclad and the ground floor storefront removed.

Description: Three-story Italianate-style brick flats building. Main (West) Façade: Three bays wide; altered ground floor separated from upper floors by corbelled brick cornice; upper floors have rectangular window openings with molded stone lintels and projecting stone sills; bracketed wood cornice with molded panel frieze. Side (South) Façade: Parged brick wall; steel reinforcing beams attached to exterior of wall; parapet with metal flashing. Side (North) Façade: Parged brick wall; one-story extension at rear of building. Rear (East) Façade: Parged brick wall with plain rectangular window openings; fire ladder along center bay. Alterations: Ground floor completely altered, now has round-arched entrance at right and three rectangular window openings to left; cornice separating ground floor from upper stories has been removed; upper floors refaced with faux-brick finish; center lintel on second story shaved off, fire escape added; all historic windows replaced.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.

FILLMORE PLACE, NOS. 1-23 (NORTH SIDE, BETWEEN DRIGGS AVENUE AND ROEBLING STREET)

1-5 Fillmore Place

See: 667 Driggs Avenue

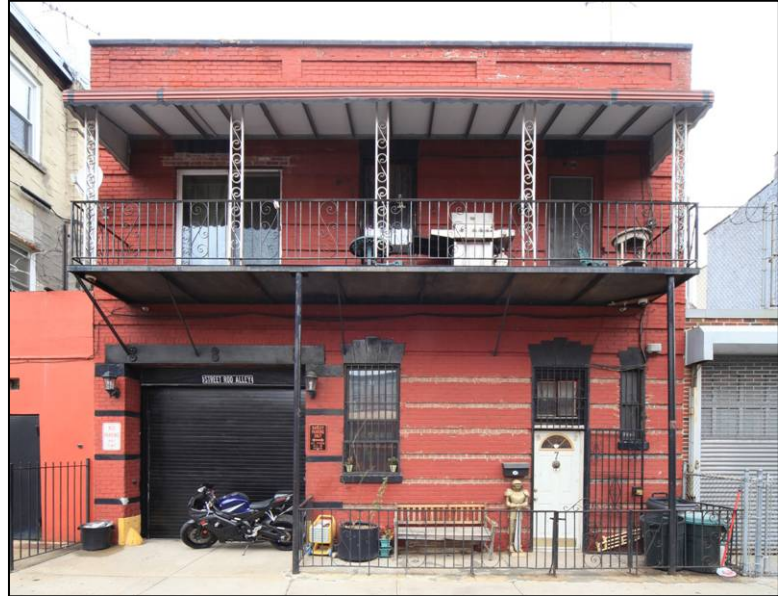
7 Fillmore Place

Borough of Brooklyn Tax Map
Block 2367 Lot 43

Date of Construction: 1912
Architect: Not Determined
Original Owner: Mildred Levy
Type: Garage
Style: Altered Colonial Revival
Stories: Two
Material: Brick

Ownership History to 1950:

1911 Mildred Levy
1917 Bernard Levy
1932 Sarah Levy
1944 Mildred Levy



History: This lot was connected with 667 Driggs Avenue until it was partitioned off in 1974. It appears that an earlier structure once stood on the property throughout much of the nineteenth century. The deed of sale for the lot from Clock and Miller to Charles M. Biggs in 1854 notes that a brick stable stood at the southeast corner of the parcel. That building was demolished around the turn of the twentieth century. The current structure was erected in 1912, just after the Levy family acquired the property.

Description: Two-story brick garage. Main (South) Façade: Three bays wide; horizontal brick banding across façade; at ground floor, rectangular vehicular entrance at left, window opening at center, residential entrance and small window opening to right; vehicular entrance has metal lintel; window openings have radiating stone lintels with keystones and projecting stone sills; residential entrance has similar radiating stone lintel with keystone; historic door frame with double-paned transom light; upper floor originally had three regularly placed rectangular window openings with radiating stone lintels with keystones and projecting stone sills; simple corbelled brick cornice with frieze panels composed of recessed brick; stone coping. Side (West) Façade: Portion of side façade visible from street level; parged brick wall; single segmental-arched window openings at second floor. Side (East) Façade: Portion of side façade visible from street level; parged brick wall. Site Features: Non-historic metal fence enclosing grade-level areaway in front of center and right bays; areaway has concrete paving. Alterations: Vehicular entrance now has metal roll-down security gate; pedestrian entrance has non-historic door and metal security gate; window openings at ground floor have metal security grilles installed; on upper story, left opening has been enlarged for double-width French door and right opening

enlarged for single-door; metal balcony added to second story, supported by metal brackets attached to building façade, covered with fixed metal awning; all historic windows replaced; mailbox installed on façade to left of pedestrian entrance; lights installed on façade on both sides of vehicular entrance.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

9 Fillmore Place

Borough of Brooklyn Tax Map
Block 2367 Lot 42

Date of Construction: c. 1934

Architect: Not Determined

Original Owner: Sarah Levy

Type: Garage

Style: None

Stories: One

Material: Brick

Ownership History to 1950:

1932 Sarah Levy

1944 Mildred Levy



History: This lot was connected with 11 Fillmore Place until it was partitioned off in 1970. The site remained unimproved throughout the nineteenth century. A wood-framed wagon shed was erected on the lot c. 1934. The structure has since been heavily altered, including the addition of a new brick façade.

Description: One-story brick garage; plain brick façade with rectangular pedestrian entrance at center and rectangular vehicular entrance at left; metal roll-down security gates above both entrances; metal flashing at roofline, chain-link fence above façade. Site Features: Chain-link fence enclosing grade-level areaway; areaway has concrete paving.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

11 Fillmore Place

Borough of Brooklyn Tax Map Block 2367 Lot 41

Date of Construction: 1881
Architect: Not Determined
Original Owner: Samuel W. Woolsey
Type: Flats
Style: Neo-Grec
Stories: Three and basement
Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1880 Samuel W. Woolsey
1916 Barnett Levy
1932 Sarah Levy
1944 Mildred Levy

History: This property corresponds approximately to lot 5 on Clock and Miller's "Map of 37 Lots." While most of Fillmore Place was developed during the 1850s, this parcel remained unimproved for several decades. Clock and Miller sold the lot in 1854 to William Flanagan, who in turn conveyed it to John Lynch in 1872. Samuel W. Woolsey acquired the property in 1880 and soon commissioned a three-story brick flat building for the site, designed in the then-popular neo-Grec style. The building's cornice is particularly characteristic of the style, with incised brackets, heavy modillions, and dentil course. The Woolsey family retained ownership of the building for several decades until the Levy family, which already owned the adjacent property at 667 Driggs Avenue, acquired it in 1916.



Description: Three-story neo-Grec-style brick flats building with shallow raised basement. Main (South) Façade: Three bays wide; short stoop leads to entrance at right; recessed entrance enframing has molded stone hood and brick reveal; rectangular window openings with molded stone lintels and projecting stone sills; basement separated from ground floor by stone belt course; basement has small rectangular window openings; projecting wood cornice with dentil and modillion courses supported by paired, incised brackets. Side (West) Façade: Plain brick façade with single rectangular opening with radiating brick lintel set in chimney. Side (East) Façade: Mostly parged brick wall. Site Features: Historic wrought-iron fence and gate with cast-iron details enclosing grade-level areaway; areaway has concrete paving with tree box at left. Alterations: Window lintels on first and second story have been shaved down; stoop resurfaced, railing replaced; entrance door frame and door replaced; metal security grilles installed on ground floor window openings; all historic windows replaced; fire escape added; intercom and key box installed in left brick entrance enframing reveal; lights installed on door frame face on both sides of transom.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

13 Fillmore Place

Borough of Brooklyn Tax Map Block 2367 Lot 40

Date of Construction: c. 1854
Builder: Not Determined
Original Owner: Henry R. Richardson
Type: Flats
Style: None
Stories: Two
Material: Frame structure with faux-stone facing

Ownership History to 1950:

1854 Henry R. Richardson
1857 Elizabeth and George W. Taylor
1868 William H. Bowerhan
1917 Joseph H. Carpenter
1919 William D. and Henriette Van Vorst

History: This property was designated lot 6 on Clock and Miller's "Map of 37 Lots." Clock and Miller sold the property in 1854 to Henry C. Richardson. The building appears to have been erected shortly afterwards. Its two-story height and frame structure make it unique amongst the houses built along Fillmore Place. Richardson in turn sold the property to Elizabeth Taylor in 1857. The Taylors occupied one of the apartments in the building for nearly a decade and apparently rented out the remaining space to other families; other early tenants according to the 1860 United States Census included William Graham, plate printer, and his wife Eliza. In 1868 the building was acquired by William H. Browerhan, a saw maker. It remained in their family for several decades into the early twentieth century. The building has subsequently been altered and a new façade added.

Description: Three-bay, two-story frame flats building with shallow raised basement; stoop leads to entrance at left; rectangular window opening to right; upper floor has rectangular window openings; basement level has two small rectangular window openings; crenellated parapet with metal flashing. Site Features: Non-historic metal fence enclosing stoop and grade-level areaway; areaway has concrete paving. Alterations: Façade stripped of all historic material, including original cornice, lintels and window enframements, and pedimented door hood; façade stuccoed in faux-stone pattern; stoop replaced and realigned; entrance door frame and door replaced; all historic windows replaced; historic cast-iron areaway railing replaced; all historic windows replaced.



References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.

15 Fillmore Place

Borough of Brooklyn Tax Map Block 2367 Lot 39

Date of Construction: c. 1853

Builder: Not Determined

Original Owner: Benjamin R. Davis

Type: Flats

Style: None

Stories: Three and basement

Material: Brick

Ownership History to 1950:

1853 Benjamin R. Davis

1862 Jeremiah V. Meserole

1864 Julia A. and Wentworth K. Stodder

1888 Rose Gorman

1891 John McCrystal

1892 Isidor Michel

1894 Max Lippmann

1897 Isidor Michel

1906 Samuel Fischer

1922 Helen Flachs and Peppi Tuchfeld

1922 Samuel Fischer

1924 Joseph Bologna

1924 Solomon Sandler

1925 Vincenty and Fanciska Golenda



History: This property was designated lot 7 on Clock and Miller’s “Map of 37 Lots” and was originally known as 14 Fillmore Place. Clock and Miller sold the property in 1853 to Benjamin R. Davis. The building appears to have been erected shortly afterwards and it initially shared a similar design with its neighbor at 17 Fillmore Place. It appears that Davis—who is listed in city directories as a grocer living in Brooklyn Heights—rented out the building as an investment. Amongst its early tenants according to the 1860 United States Census were Michael Donevan, butcher, and Samuel Conrow, engineer. Davis sold the property in 1862 to Alfred Clock’s son-in-law, Jeremiah V. Meserole. Julia A. Stodder acquired the building in 1864 and her family continued to reside in one of the apartments for over twenty years. The building was heavily altered in the early 1960s.

Description: Three-story brick flats building with raised basement. Main (South) Façade: Three bays wide; entrance at right in basement; rectangular window openings with projecting brick

sills; basement separated from ground floor by brick corbelling; basement level has simple rectangular window openings; simple corbelled brick cornice; stone coping at roofline. Side (West) Façade: Portion of side façade visible from street level; parged brick wall; coped parapet. Site Features: Non-historic metal fence enclosing sunken areaway; areaway has concrete paving with metal cellar hatch at left. Alterations: Façade stripped of all historic material, including original cornice, lintels and sills, and molded door hood; new brick façade added; stoop removed, entrance now at basement level; fixed metal awning installed over entrance; door and frame replaced; metal security grilles installed on basement windows; historic cast-iron areaway fence replaced; all historic windows replaced.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

17 Fillmore Place

Borough of Brooklyn Tax Map Block 2367 Lot 38

Date of Construction: c. 1853
Builder: Not Determined
Original Owner: Enos J. Baker
Type: Flats
Style: Italianate
Stories: Three and basement
Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1852 Enos J. and Mary A. Baker
1866 Henry and Alice Hale
1906 Frank A. and Adelaide Treiling
1921 Simon and Margaret Pociunas
1922 Michael and Anna Bartkus
1924 Anna Ditko
1926 Joseph and Barbara Mureika
1950 Mary M. Stanis



History: This property was designated lot 8 on Clock and Miller’s “Map of 37 Lots” and was originally known as 12 Fillmore Place. Clock and Miller sold the property in 1852 to Enos J. Baker. The building appears to have been erected shortly afterwards and it once shared a similar design with its neighbor at 15 Fillmore Place before that structure was altered. Baker also acquired the property at 673 Driggs Avenue at about the same time, and he eventually purchased 675 Driggs Avenue and 10 Fillmore Place as well. It appears that many of these properties—including this one—were rented out as investments from the beginning. Amongst its early tenants according to the 1860 United States Census were Charles Townsend, tinsmith, Richard Latimer, clerk, and Daniel Maujer, painter. In 1866, Baker lost the

property in a foreclosure suit brought against him by the Williamsburgh Savings Bank. Henry Hale—listed in census records as a store clerk—acquired the property at auction following the court action; his family owned the building for several decades into the early twentieth century.

Description: Three-bay, three-story Italianate-style brick flats building with raised basement; stoop leads to entrance at right; recessed entrance enframing has stone lintel and brick reveal; door frame has double-pane transom light and paneled single-leaf door; rectangular window openings with molded stone lintels and projecting stone sills; basement has simple rectangular window openings; portions of historic iron security grilles at basement level remain; bracketed wood cornice with molded frieze panels. Site Features: Non-historic metal fence and metal awning fully enclosing grade-level areaway; areaway has concrete paving with stairs at right leading to basement entrance under stoop. Alterations: Basement level refaced with textured stucco; metal awning added separating basement level from ground floor; stoop rebuilt, railing replaced; areaway rebuilt to grade level; several lintels have been shaved down, left lintel on second story completely removed and replaced with brick; molded hood above entrance has been shaved down; entrance door frame and door replaced; all historic windows replaced; fire escape added; façade painted.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

19 Fillmore Place

Borough of Brooklyn Tax Map Block 2367 Lot 37

Date of Construction: c. 1853
Builder: Not Determined
Original Owner: Thomas Coger
Type: Flats
Style: Italianate
Stories: Three and basement
Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1852 Thomas Coger
1888 Ann E. Mills
1923 Andrew and Anna Kulawy

History: This property was designated lot 9 on Clock and Miller’s “Map of 37 Lots” and was originally known as 10 Fillmore Place. Clock and Miller sold the property in 1852 to Thomas Coger. The building appears to have been erected shortly afterwards and shares a similar design with its neighbors at 21 and 23



Fillmore Place. Coger's family occupied one of the apartments in this building for several decades; directories and census list Coger as a shipjoiner. He apparently rented out the remaining space to other families; early tenants according to the 1860 United States Census included John Schuller, an artist, and his wife Matilda. Coger sold the building in 1888 to Ann E. Mills, who previously had rented an apartment across the street at 10 Fillmore Place according to the 1880 census.

Description: Three-bay, three-story Italianate-style brick flats building with raised basement; stoop with wrought-iron railing, cast-iron newels and newel posts leads to entrance at right; recessed entrance enframing has stone lintel and brick reveal; wood door frame with paneled reveal, pilasters, and single-pane transom light; rectangular window openings with molded stone lintels and projecting stone sills; basement separated from ground floor by stone belt course; basement level has simple rectangular window openings with historic iron security grilles; modillioned wood cornice supported by paired, scroll-sawn brackets. Site Features: Non-original wrought-iron fence and gate with stone edging topped with cinder blocks enclosing sunken areaway; areaway has stuccoed paving with stairs at right leading to basement entrance under stoop; hatch in front of left bay; built-in planter at left of areaway. Alterations: Stoop resurfaced, newel post caps have been removed; areaway fence replaced; several window lintels have been shaved down; molded hood above entrance has been shaved down; entrance door replaced; all historic windows replaced; façade painted; doorbells installed on right face of door frame; mailbox installed on right door frame reveal; brackets for window planter boxes installed under first floor windows.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.

21 Fillmore Place

Borough of Brooklyn Tax Map Block 2367 Lot 36

Date of Construction: c. 1853

Builder: Not Determined

Original Owner: Samuel G. Baxter

Type: Flats

Style: Italianate

Stories: Three and basement

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1853 Samuel G. Baxter

1858 Bridget Wickham

1860s John Krapp

1905 Henry and Anna Wucherpennig

1919 George and Yadwiga Prizgint

1924 Wladyslaw and Weronika Lewaszkievicz

History: This property was designated lot 10 on Clock and Miller's "Map of 37 Lots" and was originally known as 8 Fillmore Place. Clock and Miller sold the property in 1853 to Samuel G. Baxter. The building appears to have been erected shortly afterwards and shares a similar design with its neighbors at 19 and 23 Fillmore Place. Baxter in turn sold the property to Bridget Wickham in 1858. It appears that this building was rented out at that time as an investment. Amongst its early tenants according to the 1860 United States Census were William T. Burns, printer, George G. Wilkins, ship carpenter, and Grace M. Simmons, milliner. The property was eventually acquired by John Krapp, whose family occupied one of the apartments for several decades into the early twentieth century. Krapp is listed in directories and census records as a wood carver. He eventually invested in real estate elsewhere in the Fillmore Place Historic District, acquiring 674 and 676 Driggs Avenue in 1887.

The building appears to have been erected shortly afterwards and shares a similar design with its neighbors at 19 and 23 Fillmore Place. Baxter in turn sold the property to Bridget Wickham in 1858. It appears that this building was rented out at that time as an investment. Amongst its early tenants according to the 1860 United States Census were William T. Burns, printer, George G. Wilkins, ship carpenter, and Grace M. Simmons, milliner. The property was eventually acquired by John Krapp, whose family occupied one of the apartments for several decades into the early twentieth century. Krapp is listed in directories and census records as a wood carver. He eventually invested in real estate elsewhere in the Fillmore Place Historic District, acquiring 674 and 676 Driggs Avenue in 1887.

Description: Three-bay, three-story Italianate-style brick flats building with raised basement; stoop with wrought-iron railing, cast-iron newels and newel posts partially encased in stucco leads to entrance at right; recessed entrance enframing has bracketed cast-iron hood and brick reveal; wood door frame with paneled reveal, pilasters, three-pane transom light, and paneled single-leaf door with rectangular light; rectangular window openings with bracketed cast-iron lintels and projecting, bracketed cast-iron sills; basement separated from ground floor by stuccoed stone belt course; basement level has simple rectangular window openings with historic iron security grilles; modillioned wood cornice supported by paired, scroll-sawn brackets; cast-iron frontispiece above center bay. Site Features: Historic wrought-iron fence and gate with cast-iron newels enclosing sunken areaway; areaway has stuccoed paving with stairs at right leading to basement entrance under stoop; stand pipe located at left of areaway. Alterations: Basement level and belt course have been stuccoed; stoop resurfaced, cast-iron newels and newel posts partially encased in stucco; metal security gate added to main entrance; half-height metal security grilles installed on first floor window openings; anti-bird devices installed above



cornice, frontispiece, entrance hood, window lintels on second and third floors, and third floor window sills; all historic windows replaced; light installed in door frame soffit; intercom installed on right face of door frame.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.

23 Fillmore Place

Borough of Brooklyn Tax Map Block 2367 Lot 35

Date of Construction: c. 1853

Builder: Not Determined

Original Owner: William C. Fowler

Type: Flats

Style: Italianate

Stories: Three and basement

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1853 William C. Fowler

1862 Anna B. Holmes

1867 Jane A. Bowdery

1900 Emma J. Bowdery

1920 Bernard and Petrunela Zinis

1920 George and Anna Warnaitis

1929 William and Irene Snegirewich

1943 Eugenia Dmitrioff and Elaine Liquori



History: This property was designated lot 11 on Clock and Miller’s “Map of 37 Lots” and was originally known as 6 Fillmore Place. Clock and Miller sold the property in 1853 to William C. Fowler. The building appears to have been erected shortly afterwards and shares a similar design with its neighbors at 19 and 21 Fillmore Place. Fowler resided in one of building’s apartments for nearly a decade; he is listed in directory and census records as a carpenter or ship carpenter. Folwer apparently rented out the remaining space to other families—early tenants according to the 1860 United States Census included Henry Anstey, grocer, and Thomas J. Newman, painter. Fowler lost the building in 1862 during a foreclosure suit to Anna B. Holmes, a real estate investor who held mortgages on several of the houses on Fillmore Place. In 1867 the property was acquired by Jane A. Bowdery and it remained in her family’s possession for the next half century.

Description: Three-bay, three-story Italianate-style brick flats building with raised basement; stoop with wrought-iron railing, cast-iron newels partially encased in stucco, and fully stuccoed newel posts leads to entrance at right; recessed entrance enframing has stone lintel and brick

reveal; wood door frame with paneled reveal, pilasters, three-pane transom light, and paneled single-leaf door with rectangular light; rectangular window openings with molded stone lintels and projecting stone sills; basement separated from ground floor by stone belt course; basement level has simple rectangular window openings; modillioned wood cornice supported by paired, scroll-sawn brackets. Side (East) Façade: Parged brick wall. Site Features: Historic wrought-iron fence and gate with cast-iron newels and brownstone edging enclosing sunken areaway; areaway has bluestone paving with stairs at right leading to basement entrance under stoop; non-historic metal security gate under stoop. Alterations: Stoop resurfaced, cast-iron newels partially encased in stucco, cast-iron newel posts completely encased in stucco; window lintels on first and second stories have been shaved down; anti-bird devices installed above cornice and third-story window lintels; security grilles on basement windows replaced; all historic windows replaced; light installed in left door frame reveal; doorbells installed on face of right door frame.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

FILLMORE PLACE, NOS. 2-32 (SOUTH SIDE, BETWEEN DRIGGS AVENUE AND ROEBLING STREET)

2-8 Fillmore Place

See: 673 Driggs Avenue

10 Fillmore Place

Borough of Brooklyn Tax Map Block 2382 Lot 4

Date of Construction: 1873

Builders: Jacob Sheppard and John Rourke (attributed)

Original Owner: Josiah Blackwell

Type: Flats

Style: Italianate

Stories: Three

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1872 Josiah Blackwell

1885 Margaret Lawler

1915 Frank and Pauline Kristunas

1950 Charles and Anna Christunas

History: This property was designated lot 34 on Clock and Miller's "Map of 37 Lots." Clock and Miller sold the lot in 1867 to Enos J. and Mary A. Baker, who already owned 673 Driggs Avenue and 17 Fillmore Place and who would soon acquire 675 Driggs

Avenue. The Bakers in turn sold the property to Josiah Blackwell in 1872. Shortly thereafter Blackwell commissioned a three-story brick building on the site. While the name of the builder has not been determined conclusively, 10 Fillmore Place was erected soon after a nearly identical structure was completed at 30 Fillmore Place by Jacob Sheppard and John Rourke—the contractors responsible for most of the buildings along the southern side of Fillmore Place. While the structure is similar in design to those erected in the 1850s for Clock and Miller, there are a number of differences; most notably, the building lacks a raised basement and stoop, instead placing its parlor floor at grade level. Blackwell apparently rented out the building as an investment—according to the 1880 United States Census three families lived in the building. Tenants included Malcolm Ritchey, ship carpenter, William Mills, house painter, and James Bebee, cooper. Blackwell sold the property in 1885 to Margaret Lawler, whose family owned the building for several decades into the early twentieth century.

Description: Three-story Italianate-style brick flats building. Main (North) Façade: Three bays wide; single stuccoed step leads to entrance at left; recessed entrance enframingent has pedimented stone hood and brick reveal; rectangular window openings with molded stone lintels and projecting stone sills; bracketed wood cornice with molded frieze panels. Side (West) Façade: Parged brick wall with single small rectangular window opening at second story. Site



Features: Historic cast-iron railing enclosing grade-level areaway; areaway has concrete paving, metal hatch in front of center bay, and a stand pipe to the right of entrance. **Alterations:** Historic cast-iron hand railings and newel posts at entrance replaced; entrance door frame and door replaced; metal security gate added to main entrance; metal security grilles installed on first floor window openings; all historic windows replaced; façade painted; mailbox installed on left door frame reveal; doorbells installed on right door frame reveal; light installed in door frame soffit.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

12 Fillmore Place

Borough of Brooklyn Tax Map Block 2382 Lot 5

Date of Construction: c. 1854
Builder: Jacob Sheppard
Original Owner: Clock and Miller
Type: Flats
Style: Italianate
Stories: Three and basement
Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1846 Alfred Clock and Ephraim Miller
1859 Rebecca Sheppard
1861 Charles Maujer
1862 Charles W. Maujer
1863 Stephen Squier
1865 Charlotte Letscher
1900 Elizabeth Letscher
1912 Edward and Margaret Fine
1925 Peter Jr., Beatrice, and Joseph Benaletti
1928 Peter Benaletti, Sr.
1945 Guttilla Realty Co., Inc.
1946 Stefano and Salvatore Leocato



History: This property was designated lot 33 on Clock and Miller’s “Map of 37 Lots” and was originally known as 19 Fillmore Place. It appears that the building was erected in the mid 1850s by Jacob Sheppard, a mason who had been commissioned by Clock and Miller to erect most of the houses along the southern side of Fillmore Place. In 1859 the building was acquired by Rebecca Sheppard, Jacob’s wife—possibly as part of the builder’s compensation. The Sheppards sold the building in 1861 to Charles Maujer, a prominent dealer of building materials, and it passed through several hands during the early 1860s before being acquired by Charlotte Letscher in 1865. Census records from 1860 indicate the Letscher family had already moved into an

apartment in the building prior to their purchase of it. Charlotte's husband, Adam Letscher, is listed as a hatter and at least one of their daughters also worked as a hat trimmer. Other early tenants included John Schmitt, also a hatter, and John W. Shortell, a printer. The Letscher family continued to own the property into the twentieth century.

Description: Three-bay, three-story Italianate-style brick flats building with raised basement; stoop with wrought- and cast-iron railing leads to entrance at left; recessed entrance enframingent has pedimented stone hood and brick reveal; wood door frame with paneled reveal, dentiled transom bar, and single-paned transom light; rectangular window openings with molded stone lintels and projecting stone sills; historic double hung two-over-two windows on first and third stories; basement separated from ground floor by stuccoed stone belt course; basement level has simple rectangular window openings with historic iron security grilles; brick parapet at roofline. Site Features: Non-historic metal fence with brownstone edging enclosing slightly sunken areaway; areaway has concrete paving with stairs at left leading to basement entrance under stoop; hatch in front of right bay; bluestone paving on sidewalk in front of house. Alterations: Stoop resurfaced, cast-iron newel posts removed; historic cast-iron areaway fence replaced; brickwork below ground floor windows and between basement windows rebuilt; historic wood cornice removed and replaced with brick parapet; entrance door replaced; historic windows replaced on second story; storm windows installed over historic windows on first and third floors; gutter attached to right side of façade; mailbox installed on left door frame reveal; light installed on building façade to right of entrance; doorbells installed on right face of door frame.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.

14 Fillmore Place

Borough of Brooklyn Tax Map Block 2382 Lot 6

Date of Construction: c. 1854

Builder: Jacob Sheppard

Original Owner: Clock and Miller

Type: Flats

Style: Italianate

Stories: Three and basement

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1846 Alfred Clock and Ephraim Miller

1859 Rebecca Sheppard

1860 Clock and Miller

1868 Theodore J. Miller

1868 Lawrence G. Faxen

1885 James J. Nash

1904 James Gartland

1918 Peter and Anna Winslow

1920 Anthony and Amelia Brazaitys

1927 Anna Daniels

1944 Lee Adelaide

1947 Sam and Anna Krasnicki



History: This property was designated lot 32 on Clock and Miller’s “Map of 37 Lots” and was originally known as 17 Fillmore Place. It appears that the building was erected in the mid 1850s by Jacob Sheppard, a mason who had been commissioned by Clock and Miller to erect most of the houses along the southern side of Fillmore Place. In 1859 the building was acquired by Rebecca Sheppard, Jacob’s wife—possibly as part of the builder’s compensation. The property was later conveyed back to Clock and Miller, who apparently rented it out as an income-producing investment. Following Ephraim Miller’s death c. 1868 the property passed to his son Theodore, who in turn sold the building—along with 18 Fillmore Place—to Lawrence G. Faxen. James J. Nash acquired the building in 1885 and retained ownership for nearly two decades into the early twentieth century.

Description: Three-bay, three story Italianate-style brick flats building with raised basement; stoop leads to entrance at left; recessed entrance enframing has pedimented stone hood and brick reveal; wood door frame with paneled reveal, dentiled transom bar, double-paned transom light, and double-leaf doors with rectangular lights; rectangular window openings with molded stone lintels and projecting stone sills; basement separated from ground floor by stone belt course; basement level has simple rectangular window openings with historic iron security grilles; wood cornice with molded frieze panels. Site Features: Historic wrought- and cast-iron fence with wrought-iron gate enclosing sunken areaway; areaway has concrete paving with stairs at left leading to basement entrance under stoop; non-historic metal security gate under stoop; non-historic metal hand rail along stairs to basement entrance; metal hatch in front of right bay.

Alterations: Stoop rebuilt with brick, railing replaced; areaway gate replaced; fixed plastic awnings added above ground floor and basement entrances; brickwork below ground floor windows rebuilt; brackets supporting cornice have been removed; all historic windows replaced; gutter attached to left side of façade; shutters installed on both sides of all windows; lights installed on building façade on both sides of entrance, exposed conduit runs between lights over door frame transom bar; mailbox installed on right door frame reveal; doorbells installed on right face of door frame; anti-bird devise installed on door frame transom bar; doorbell and switch box installed on façade above basement stairs.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.

16 Fillmore Place

Borough of Brooklyn Tax Map Block 2382 Lot 7

Date of Construction: c. 1854

Builder: Jacob Sheppard

Original Owner: Clock and Miller

Type: Flats

Style: Italianate

Stories: Three and basement

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1846 Alfred Clock and Ephraim Miller

1867 Charles Lumpe

1874 Adam Harrmann

1887 Lena Tietjen

1899 William J. Dailey

1930 Ethel Walsh

History: This property was designated lot 31 on Clock and Miller's "Map of 37 Lots" and was originally known as 15 Fillmore Place. It appears that the

building was erected in the mid 1850s by Jacob Sheppard, a mason who had been commissioned by Clock and Miller to erect most of the houses along the southern side of Fillmore Place. Clock and Miller apparently rented out the building as an income-producing investment for several years before selling it in 1867 to Charles Lumpe. Census records from 1870 indicate that Lumpe, a furrier, occupied one of the apartments with his family while the rest of the space in the building was rented to other tenants. Adam Harrmann purchased the property at auction in 1874 following a foreclosure suit brought by Gertrude R. Sackett against Lena Tietjen (likely Charles Lumpe's married daughter). Tietjen repurchased the house in 1887 and the family retained ownership throughout the remainder of the nineteenth century. In 1899 the building was



purchased by William J. Dailey, who resided next door at 18 Fillmore Place; he eventually purchased 22 Fillmore Place as well.

Description: Three-bay, three-story Italianate-style brick flats building with raised basement; stoop leads to entrance at left; recessed entrance enframing has pedimented stone hood and brick reveal; wood door frame with paneled reveal, dentiled transom bar, and double-paned transom light; rectangular window openings with molded stone lintels and projecting stone sills; basement separated from ground floor by stuccoed stone belt course; basement level has simple rectangular window openings with metal security grilles (left grille is historic iron); bracketed wood cornice with molded frieze panels. Site Features: Non-historic metal fence and gate with stuccoed stone edging enclosing sunken areaway; areaway has concrete paving with stairs at left leading to basement entrance under stoop; metal hatch in front of right bay; non-historic metal hand rail along stairs to basement entrance. Alterations: Stoop resurfaced, railing replaced; historic cast-iron areaway fence replaced; brickwork below ground floor windows rebuilt; entrance door replaced; right basement window security grille replaced; all historic windows replaced; intercom installed in left door frame reveal; light installed in door frame soffit; doorbell installed on right face of door frame; mailbox installed on building façade above basement stairs.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

18 Fillmore Place

Borough of Brooklyn Tax Map Block 2382 Lot 8

Date of Construction: c. 1854
Builder: Jacob Sheppard
Original Owner: Clock and Miller
Type: Flats
Style: Italianate
Stories: Three and basement
Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1846 Alfred Clock and Ephraim Miller
1850s Rebecca Sheppard
1859 Clock and Miller
1868 Theodore J. Miller
1868 Lawrence G. Faxen
1870 Samuel Hammond
1873 Daniel Gorman
1873 Jacob F. and Emma L. Zipp
1877 William J. Dailey
1931 John and Mary McBride



History: This property was designated lot 30 on Clock and Miller's "Map of 37 Lots" and was originally known as 13 Fillmore Place. It appears that the building was erected in the mid 1850s by Jacob Sheppard, a mason who had been commissioned by Clock and Miller to erect most of the houses along the southern side of Fillmore Place. The property was conveyed between Clock and Miller and Rebecca Sheppard, Jacob's wife, several times during the 1850s. Directories from the period indicate the Sheppards resided in this building for a few years. In 1859 Clock and Miller repurchased the property and it appears they rented it out as an income-producing investment. Following Ephraim Miller's death c. 1867 it passed to his son Theodore, who in turn sold the building—along with 14 Fillmore Place—to Lawrence G. Faxen. Faxen retained the later property for several years, but quickly sold this building to Samuel Hammond in 1870. Census records from that year indicate that Hammond, a store clerk, occupied one of the apartments with his family while the rest of the space was rented out to other tenants. The property subsequently passed through several hands during the early 1870s before being acquired in 1877 by William J. Dailey. Census records and directories list Dailey as a fish vendor who had a store on Grand Street. Author Henry Miller, who lived down the block at 662 Driggs Avenue as a child, remembered Dailey as "very swarthy and hairy, and, in my mind at least, seemed always to be opening oysters." Dailey eventually purchased the neighboring buildings at 16 and 22 Fillmore Place. He remained a prominent resident of the street until his death in the late 1920s.

Description: Three-bay, three-story Italianate-style brick flats building with raised basement; stoop with wrought-iron railing, cast-iron newels and newel posts leads to entrance at right; recessed entrance enframingent has molded stone hood and brick reveal; wood door frame with paneled reveal, pilasters, and single-pane transom light; rectangular window openings with molded stone lintels and projecting stone sills; basement faced in rusticated brownstone; basement level has simple rectangular window openings with historic iron security grilles; bracketed wood cornice with molded frieze panels. Site Features: Historic wrought- and cast-iron fence and gate with brownstone edging enclosing sunken areaway; areaway has concrete paving with bluestone stairs at right leading to basement entrance under stoop; historic iron security gate under stoop; metal hatch edged in bluestone in front of left bay. Alterations: Brickwork under ground floor windows rebuilt; entrance door replaced; half-height metal security grilles installed on first floor window openings; all historic windows replaced; doorbell installed on left face of door frame; light installed in door frame soffit; mailbox installed on right door frame reveal.

References:

Hearne's Brooklyn City Directory (Brooklyn, NY, 1859) [available online: <http://www.bklyn-genealogy-info.com/Directory/1859/index.html>, accessed March 9, 2009].

Kings County, Office of the Register, Liber Deeds and Conveyances.

Henry Miller, "A Boyhood View of the Nineties," *New York Times* (October 17, 1971), A1.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.

20 Fillmore Place

Borough of Brooklyn Tax Map Block 2382 Lot 9

Date of Construction: c. 1854

Builder: Jacob Sheppard

Original Owner: Clock and Miller

Type: Flats

Style: Italianate

Stories: Three and basement

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1846 Alfred Clock and Ephraim Miller

1883 Evelina A. Meserole

1905 Charles L. Wagner

1948 John and Olga G. Di Emanuele

History: This property was designated lot 29 on Clock and Miller's "Map of 37 Lots" and was originally known as 11 Fillmore Place. It appears that the building was erected in the mid 1850s by Jacob Sheppard, a mason who had been commissioned by

Clock and Miller to erect most of the houses along the southern side of Fillmore Place. Clock and Miller apparently rented out the building as an income-producing investment for several decades. The property was eventually conveyed to Alfred Clock's daughter, Evelina A. Meserole, who retained ownership for over two decades into the early twentieth century.

Description: Three-bay, three-story Italianate-style brick flats building with raised basement; stoop leads to entrance at right; recessed entrance enframing has molded stone hood and brick reveal; wood door frame with paneled reveal, pilasters, single-pane transom light, and paneled single-leaf door with rectangular light; rectangular window openings with molded stone lintels and projecting stone sills; basement separated from ground floor by stuccoed stone belt course; basement level has simple rectangular window openings with historic iron security grilles; bracketed wood cornice with molded frieze panels. Site Features: Non-historic metal fence and gate with stuccoed stone edging enclosing sunken areaway; areaway has concrete paving with stairs at right leading to basement entrance under stoop; non-historic metal security gate under stoop; metal hatch in front of left bay. Alterations: Stoop rebuilt with brick, railing replaced; historic cast-iron areaway fence replaced; brickwork below ground floor windows rebuilt; basement level stuccoed; all historic windows replaced; mailbox installed on left face of door frame; lights installed on face of door frame on both sides of transom light.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.



22 Fillmore Place

Borough of Brooklyn Tax Map Block 2382 Lot 10

Date of Construction: c. 1854

Builder: Jacob Sheppard

Original Owner: Clock and Miller

Type: Flats

Style: Italianate

Stories: Three and basement

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1846 Alfred Clock and Ephraim Miller

1868 Hugh W. Clifford

1891 Samuel Ramsey

1904 William J. Dailey

1930 Katarzyna and Peter Smykowski

1931 Jacob and Elizabeth Naurekvicius

History: This property was designated lot 28 on Clock and Miller's "Map of 37 Lots" and was originally known as 9 Fillmore Place. It appears that the building

was erected in the mid 1850s by Jacob Sheppard, a mason who had been commissioned by Clock and Miller to erect most of the houses along the southern side of Fillmore Place. Clock and Miller apparently rented out the building as an income-producing investment for several years before selling it in 1868 to Hugh W. Clifford. It appears that Clifford, a resident of Staten Island, never resided in the building himself. It was sold to Samuel Ramsey at a foreclosure auction in 1891 following Clifford's death. It was later acquired in 1904 by William J. Dailey, a prominent resident of Fillmore Place who had resided at no. 18 since 1877; he had also purchased no. 16 in 1899.

Description: Three-bay, three story Italianate-style brick flats building with raised basement; stoop with wrought-iron railing, cast-iron newels partially encased in stucco, and fully stuccoed newel posts leads to entrance at right; recessed entrance enframing has brick reveal; historic wood door frame with paneled reveal, pilasters, and single-pane transom light; rectangular window openings with molded stone lintels and projecting stone sills; basement separated from ground floor by stuccoed stone belt course; basement level has simple rectangular window openings with historic iron security grilles; bracketed wood cornice with molded frieze panels.

Site Features: Non-historic metal fence and gate with stuccoed stone edging enclosing sunken areaway; areaway has concrete paving with stairs at right leading to basement entrance under stoop; non-historic metal security gate under stoop. Alterations: Stoop partially rebuilt, cast-iron newels partially encased in stucco, cast-iron newel posts fully encased in stucco; historic cast-iron areaway fence replaced; basement level stuccoed; molded stone hood over entrance removed, fixed metal awning installed in its place; brickwork below ground floor windows rebuilt; entrance door replaced; all historic windows replaced; façade painted; lights with



exposed conduit installed on face of door frame on both sides of transom light; one mailbox installed on left door frame reveal, two mailboxes installed on right face of door frame; doorbells installed on left face of door frame; cornice and third story show fire damage at time of designation.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.

24 Fillmore Place

Borough of Brooklyn Tax Map Block 2382 Lots 11

Date of Construction: c. 1855

Builder: John Rourke

Original Owner: John Rourke

Type: Flats

Style: Italianate

Stories: Three and basement

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1846 Alfred Clock and Ephraim Miller

1855 John Rourke

1857 Jeremiah V. Meserole

1857 Hugh Carrick

1863 Daniel Doneran

1863 Cornelius L. Johnson

1868 William Campbell

1874 John Keresev

1891 Harris and Abraham Blum

1915 Stanley Masiulis

1920 Anoton and Anna Raudzus

1921 Charles and Victoria Zdanowicz

1939 Anthony and Mary Danowitz



History: This property was designated lot 27 on Clock and Miller's "Map of 37 Lots" and was originally known as 7 Fillmore Place. It appears that the building was erected in the mid 1850s by John Rourke, a mason who was closely affiliated with Jacob Sheppard, the primary builder of houses along the southern side of Fillmore Place (census records from 1860 indicate that Rourke and Sheppard occupied apartments in the same building; they also later jointly owned 30 Fillmore Place in the 1860s). Rourke sold the property to Alfred Clock's son-in-law Jeremiah V. Meserole in 1857. The building subsequently had a series of owners during the late 1850s and 1860s. John Keresev, a glass maker, acquired the property in 1874 and resided in one of the

building's apartments for nearly two decades. Harris and Abraham Blum purchased it in 1891 and retained ownership into the twentieth century.

Description: Three-bay, three-story Italianate-style brick flats building with raised basement; stoop with wrought-iron railing and cast-iron newels partially encased in stucco leads to entrance at right; recessed entrance enframing has stone lintel and brick reveal; rectangular window openings with stone lintels and projecting stone sills; basement separated from ground floor by stuccoed stone belt course; basement level has simple rectangular window openings with historic iron security grilles; bracketed wood cornice with molded frieze panels. Site Features: Non-historic metal fence and gate with stuccoed stone edging encloses slightly sunken areaway; areaway has stuccoed paving with stairs at right leading to basement entrance under stoop; non-historic wood door under stoop; non-historic metal hand rail along stairs to basement entrance; hatch in front of left bay. Alterations: Stoop partially rebuilt, cast-iron newels partially encased in stucco; historic cast-iron areaway fence replaced; basement level stuccoed; fixed metal awning installed over basement entrance; historic door frame and door replaced, storm door added; molded stone window lintels and door hood shaved down; brickwork below ground floor windows rebuilt; all historic windows replaced; façade painted; light installed on both left and right brick entrance enframing reveal; mailboxes installed on left door frame reveal; exposed conduit attached along left side of building façade and under left window on third floor.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.

26 Fillmore Place

Borough of Brooklyn Tax Map Block 2382 Lots 12

Date of Construction: c. 1854

Builder: Jacob Sheppard

Original Owner: Clock and Miller

Type: Flats

Style: Italianate

Stories: Three and basement

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1846 Alfred Clock and Ephraim Miller

1854 Rebecca Sheppard

1856 William Parratt (aka Barratt) and Robert Miller

1857 Solomon Thomas

1868 Mary Thomas

1904 Herman A. Wagner

1919 Harold F. Wagner

1920 Tony and Verona Genvich



History: This property was designated lot 26 on Clock and Miller’s “Map of 37 Lots” and was originally known as 5 Fillmore Place. It appears that the building was erected in the mid 1850s by Jacob Sheppard, a mason who had been commissioned by Clock and Miller to erect most of the houses along the southern side of Fillmore Place. The building was sold in 1854 to Rebecca Sheppard, Jacob’s wife—possibly as part of the builder’s compensation. The property was soon acquired in 1857 by Solomon Thomas, who is listed in census records and directories as a shipmaster, pilot, and tug boat operator. Thomas’s family occupied an apartment in this building for several decades into the early twentieth century; the rest of the space was apparently rented out to other households—early tenants according to the 1860 United States Census included Thomas Flood, painter, and John Bennet, mason. The heirs of Mary Thomas, Solomon’s wife, sold the property to Herman A. Wagner in 1904. Wagner already owned 30 Fillmore Place and would eventually acquire 28 Fillmore Place as well.

Description: Three-bay, three-story Italianate-style brick flats building with raised basement; stoop with wrought-iron railing, cast-iron newels, and right cast-iron newel post leads to entrance at right; recessed entrance enframing has molded stone hood and brick reveal; wood door frame with paneled reveal, pilasters, and double-paned transom light; rectangular window openings with molded stone lintels and projecting stone sills; basement separated from ground floor by stuccoed stone belt course; basement has simple rectangular window openings, left opening retains historic iron security grille; bracketed wood cornice with molded frieze panels. Site Features: Non-historic metal fence and gate with brick posts and edging enclosing slightly sunken areaway; areaway has concrete paving with stairs at right leading to basement entrance under stoop; historic iron security gate under stoop; non-historic metal hand rail along stairs to basement entrance; hatch in front of left bay; stand pipes located between windows and to left of left bay. Alterations: Stoop resurfaced, part of left historic wrought- and cast-iron stoop railing

removed; historic cast-iron areaway fence replaced; fixed metal awning installed over entrance; entrance door replaced; brickwork under ground floor windows rebuilt; metal flashing affixed to top of cornice; all historic windows replaced; façade painted; one mailbox installed on left and two mailboxes on right brick entrance enframingent reveal; lights installed on face of door frame on both sides of transom light; intercom installed in right face of door frame; light installed on building façade above basement stairs.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

28 Fillmore Place

Borough of Brooklyn Tax Map Block 2382 Lot 13

Date of Construction: c. 1854
Builder: Jacob Sheppard
Original Owner: Clock and Miller
Type: Flats
Style: Italianate
Stories: Three and basement
Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1846 Alfred Clock and Ephraim Miller
1860 Rebecca Sheppard
1862 Isaac Rushmore
1864 Charles and Mary Dougherty
1881 Andrew Mander
1919 Herman A. Wagner
1922 Matilda M. Wagner
1923 Frank and Anna Navakowsky



History: This property was designated lot 25 on Clock and Miller’s “Map of 37 Lots” and was originally known as 3 Fillmore Place. It appears that the building was erected in the mid 1850s by Jacob Sheppard, a mason who had been commissioned by Clock and Miller to erect most of the houses along the southern side of Fillmore Place. In 1860 the building was acquired by Rebecca Sheppard, Jacob’s wife—possibly as part of the builder’s compensation. The Sheppards lost the property in 1862 during a foreclosure suit. Shortly thereafter the building was acquired by Charles and Mary Dougherty, whose family resided in an apartment in the building for nearly two decades. Other early tenants according to the 1870 United States census included David Douglass, printer, and Garry Springer, cooper. In 1881 Andrew Mander acquired the property and retained ownership for nearly forty years. Herman A. Wagner, who already owned the adjacent buildings at 26 and 30 Fillmore Place, acquired the property in 1919.

Description: Three-bay, three-story Italianate-style brick flats building with raised basement; stoop leads to entrance at right; recessed entrance enframingent has pedimented stone hood and brick reveal; wood door frame with paneled reveal, dentiled transom bar, double-paned transom light, and paneled double-leaf doors; rectangular window openings with molded stone lintels and projecting stone sills; basement separated from ground floor by stone belt course; basement level has simple rectangular window openings; bracketed wood cornice with molded frieze panels.

Site Features: Non-historic metal and gate fence enclosing grade-level areaway; areaway has concrete paving with stairs at right leading to basement entrance under stoop; historic iron security gate under stoop; hatch in front of left bay; stand pipe located at left of areaway.

Alterations: Stoop resurfaced, railing replaced; historic cast-iron areaway fence replaced; brickwork below ground floor windows rebuilt; metal security grilles on basement window openings replaced; all historic windows replaced; façade painted; gutter attached to left side of façade; two mailboxes installed on left door frame reveal; doorbells installed on right face of door frame; lights installed on face of door frame on both sides of transom light; mailbox and doorbell installed on building façade above basement stairs; bracket for planter box installed under left first floor window; exposed conduit attached to left façade up to second floor.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.

30 Fillmore Place

Borough of Brooklyn Tax Map Block 2382 Lot 14

Date of Construction: 1870

Builders: Jacob Sheppard and John Rourke

Original Owner: Jacob Sheppard and John Rourke

Type: Flats

Style: Italianate

Stories: Three

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1867 Jacob Sheppard and John Rourke

1870 Theodore F. Jackson

1872 Esther and Jacob Sheppard

1874 Terrance McQuaid

1888 Herman A. Wagner

1919 Henry Wagner

History: This property was designated lot 24 on Clock and Miller's "Map of 37 Lots." Clock and Miller sold the unimproved lot—along with its neighbor at 168

Roebing Street—in 1852 to William R. and Mary Gibson. Within months the Gibsons sold both properties to Cornelia and Robert H. Gibson. The lots exchanged hands several times during the early 1850s until they were acquired in 1856 by Isaac Henderson, who subsequently sold the individual parcel at 30 Fillmore Place Street to Jacob Sheppard and John Rourke. It appears that Sheppard and Rourke—who were responsible for the construction of most of the buildings along the southern side of Fillmore Place—erected this building in 1870. It was subsequently taken over in foreclosure by Theodore F. Jackson, a major Brooklyn real estate investor. The property was later acquired by Terrance McQuaid in 1874. It does not appear that McQuaid ever occupied an apartment in the building. Early tenants according to the 1880 United States census included Malcom Ritchey, ship carpenter, William Mills, house painter (the Mills eventually purchased and occupied an apartment in 19 Fillmore Place across the street in 1888), and James Bebee, who worked at a cooperage. McQuaid sold the building in 1888 to Herman A. Wagner, who would eventually purchase the adjacent properties at 28 and 26 Fillmore Place. The building remained in the Wagner family for several decades into the twentieth century.

Description: Three-story Italianate-style brick flats building. Main (North) Façade: Three bays wide; entrance at right; entrance enframingent has molded stone hood; wood door frame with paneled reveal and double-paned transom light; rectangular window openings with molded stone lintels and projecting stone sills; bracketed wood cornice with molded frieze panels. Side (East) Façade: Plain brick wall. Site Features: Non-historic metal fence and gate enclosing slightly raised areaway; areaway has concrete paving; metal hatch in front of left bay; stand pipes located between windows. Alterations: Historic cast-iron areaway fence replaced; sections of the cornice have been patched with sheet metal; entrance door replaced; all historic windows replaced; light installed on building façade to left of entrance.



References:

Kings County, Office of the Register, Liber Deeds and Conveyances.

New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.

New York City, Division of Taxation, Tax Photographs, c. 1940.

United States Federal Census Records, 1860, 1870, 1880.

32 Fillmore Place

See: 168 Roebling Street

NORTH 1ST STREET, NO. 187 (NORTH SIDE, BETWEEN BEDFORD AVENUE AND DRIGGS AVENUE)

187 North 1st Street

See: 676 Driggs Avenue

ROEBLING STREET, NO. 168 (WEST SIDE, BETWEEN GRAND STREET AND FILLMORE PLACE)

168 Roebling Street (aka 32 Fillmore Place)

Borough of Brooklyn Tax Map Block 2382 Lot 15

Date of Construction: c. 1856

Builder: Not Determined

Original Owner: Not Determined

Type: Flats with store

Style: Italianate

Stories: Three

Material: Brick with stone trim and wood cornice

Ownership History to 1950:

1856 Isaac Henderson

1861 Henry Dahl and Charles Dahl

1870 John Tietjen

1936 Walter H. Von Bargaen

1937 Herbert J.H. Von Bargaen

History: This property was designated lot 20 on Clock and Miller's "Map of 37 Lots." Clock and Miller sold the property—along with its neighbor at 30 Fillmore Place—in 1852 to William R. and Mary Gibson.

Within months the Gibsons sold both lots to Cornelia and Robert H. Gibson. The properties exchanged hands several times during the early 1850s until they were acquired in 1856 by Isaac Henderson, who subsequently sold off the parcel at 168 Roebling Street to Henry and Charles Dahl in 1861. It is unclear exactly when the three-story brick flat was erected, but it was standing by 1860 when census records indicate that the Dahls had already taken occupancy of an apartment in the building. Other early tenants included Nicholas Dascher, clerk, and Thomas Farley, clockmaker. Directories and census records indicate the Dahls were grocers operating out of ground floor of this building. Another grocer, John Tietjen, purchased the property in 1870. Tietjen eventually married Lena Lumpe and moved into her family's residence at 16 Fillmore Place, but it appears that he maintained his business in this building for several decades. Roebling Street was widened around 1913, at which time this structure appears to have been moved 20 feet to the west—eliminating the rear yard and one-story building that once stood at 32 Fillmore Place.

Description: Three-story Italianate-style brick flats building with ground floor storefront. Main (East) Façade: Two bays wide; altered storefront at ground floor; one historic cast-iron pilaster remains at building corner; ground floor separated from upper floors by corbelled brick belt course; upper floors have segmental-arched window openings with segmental-arched molded stone lintels and projecting stone sills; stone street sign at building corner between second and third stories reads "SIXTH ST," metal sign affixed just below reads "ROEBLING ST"; bracketed wood cornice with molded frieze panels. Side (North) Façade: Four bays along



Fillmore Place; storefront wraps around part of side façade; entrances below third and fourth bays towards right of façade; left entrance is plain rectangular opening, right entrance has segmental-arched molded stone hood; upper floors have segmental-arched window openings with segmental-arched molded stone lintels and projecting stone sills; stone street sign at building corner between second and third stories reads “FILLMORE PLACE,” metal sign affixed just below reads the same; bracketed wood cornice with molded frieze panels; stair bulkhead visible above cornice. Side (South) Façade: Parged brick wall punctured irregularly with rectangular window openings. Rear (West) Façade: Parged brick wall with pairs of rectangular window openings in upper floors; metal gutter pipe attached to building corner. Alterations: Ground floor storefront along Roebling Street and part of Fillmore Place completely altered, now consists of brick infill with entrance at center—with simple metal door frame, metal door, and roll down security gate—flanked by a pair of small rectangular window openings with metal security grilles; cornice above storefront removed; left entrance in Fillmore Place façade has been altered with segmental-arched molded lintel removed and entrance partially rebuilt to make opening rectangular; right entrance in Fillmore Place façade has been altered with some brick infill recessed inside opening to make openings shorter and rectangular; segmental-arched lintels removed from center two window openings on second story of Fillmore Place façade; right bay of window openings in Fillmore Place façade have been altered with brick infill, openings now much smaller; signage installed above main entrance on Roebling Street façade; cornice brackets partially encased in sheet metal; all historic windows replaced; façade painted; light installed in building façade above main entrance on Roebling Street; lights installed on building façade on both sides of right entrance on Fillmore Place elevation, mailbox installed to left and intercom to right of same entrance.

References:

Kings County, Office of the Register, Liber Deeds and Conveyances.
New York City, Record of Tax Assessments, Brooklyn Ward 14, 1868-1898.
New York City, Division of Taxation, Tax Photographs, c. 1940.
United States Federal Census Records, 1860, 1870, 1880.