

# Bay Ridge Parkway – Doctors’ Row Historic District



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## DESIGNATION REPORT

# Bay Ridge Parkway – Doctors’ Row Historic District

## LOCATION

Borough of Brooklyn

## LANDMARK TYPE

Historic District

## SIGNIFICANCE

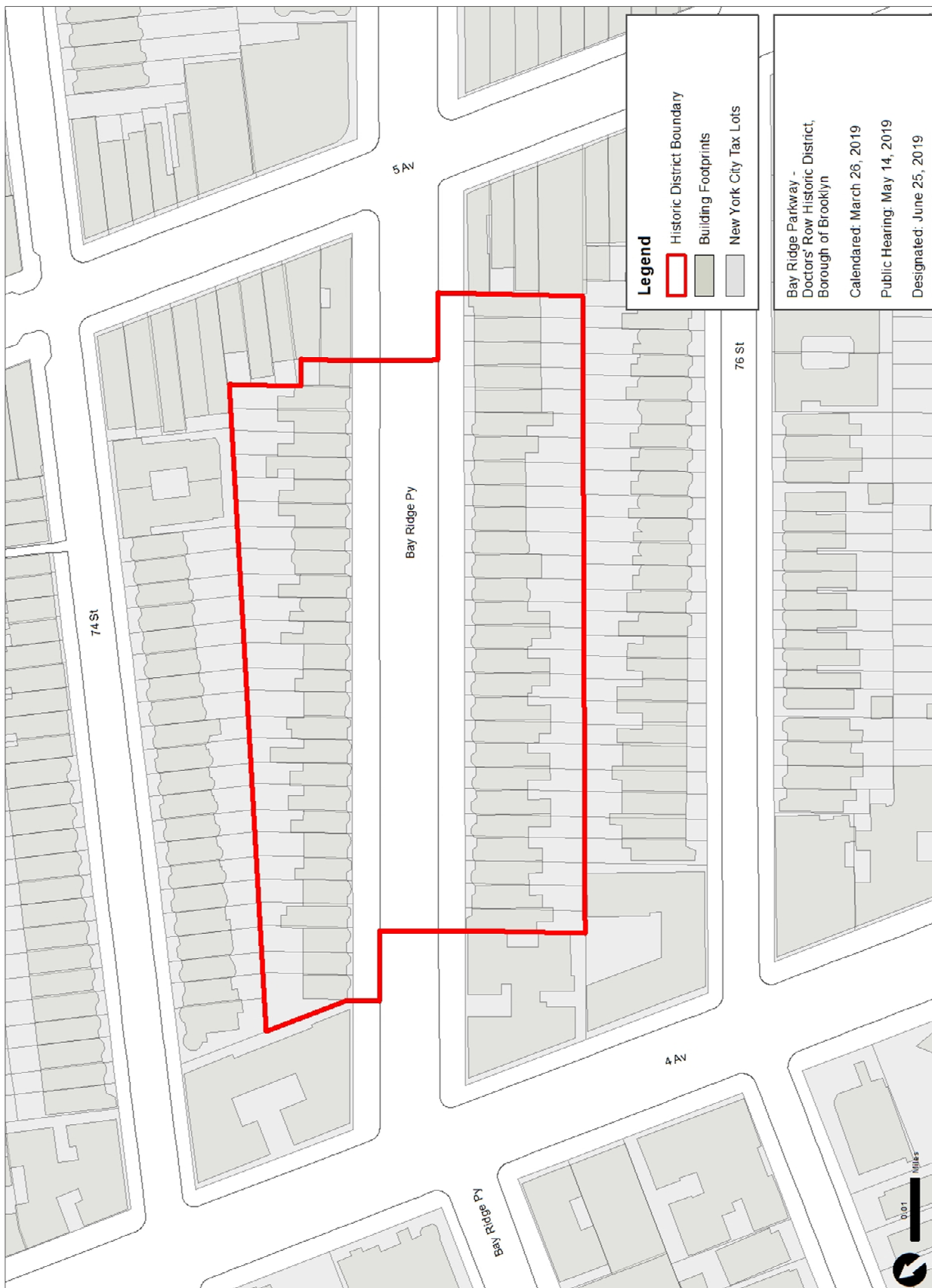
The Bay Ridge Parkway – Doctors’ Row Historic District in the Bay Ridge neighborhood of Brooklyn is an intact block of row houses representative of Bay Ridge’s transformation from a suburban resort community to a middle-class urban neighborhood in anticipation of the Fourth Avenue Subway line, which was completed in 1916. The block is known for the concentration of medical professionals who have lived and worked there historically and currently, earning it the moniker Doctors’ Row.

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# Bay Ridge Parkway – Doctors’ Row Historic District

# Boundary Description

**Designation List 514**  
**LP-2631**

**Landmark Site:** Borough of Brooklyn

**Calendared:** March 26, 2019

**Public Hearing:** May 14, 2019

On May 14, 2019, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Bay Ridge Parkway – Doctors’ Row Historic District as a New York City Landmark and the proposed designation of the related Landmark Site (Item No.1). The hearing was duly advertised in accordance with the provisions of the law. Testimony in favor of the designation as proposed was provided by representatives of New York State Senator Andrew Gounardes, Councilmember Justin Brannan, Brooklyn Community Board 10, the Historic Districts Council, New York Landmarks Conservancy, and five residents of the area and the proposed district. One email was also received from a resident expressing support for the designation. The Commission received no testimony in opposition to the designation.

The Bay Ridge Parkway – Doctors’ Row Historic District consists of the properties bounded by a line beginning on the northern curbline of Bay Ridge Parkway at a point on a line extending southerly from the western property line of 415 Bay Ridge Parkway, and extending northerly along said line and along the western property line of 415 Bay Ridge Parkway, easterly along the northern property lines of 415 to 473 Bay Ridge Parkway, southerly along the eastern property line of 473 Bay Ridge Parkway, easterly along the northern property line of 475 Bay Ridge Parkway, southerly along the eastern property line of 475 Bay Ridge Parkway, and across Bay Ridge Parkway to the southern curbline of Bay Ridge Parkway, easterly along said curbline to a point on a line extending northerly from the eastern property line of 478 Bay Ridge Parkway, southerly along said line and along the eastern property line of 478 Bay Ridge Parkway, westerly along the southern property lines of 478 to 416 Bay Ridge Parkway, northerly along the western property line of 416 Bay Ridge Parkway and across Bay Ridge Parkway to the northern curbline of Bay Ridge Parkway and westerly along said curbline to the point of beginning.

## Summary

### Bay Ridge Parkway – Doctors’ Row Historic District

The Bay Ridge Parkway – Doctors’ Row Historic District consists of 54 row houses on Bay Ridge Parkway between Fourth and Fifth avenues in the Bay Ridge neighborhood of Brooklyn. The block is a distinguished example of Bay Ridge’s transformation from a suburban resort community to a middle-class urban neighborhood in anticipation of the Fourth Avenue Subway line, which was completed to Bay Ridge in 1916. It contains intact rows of limestone-fronted houses, with a high degree of architectural integrity and overall aesthetic consistency. Frequently referred to as a Doctors’ Row for promotional real estate purposes in historic newspaper advertisements, the block has gained a reputation for the number of people in the medical profession that have lived and worked there, both historically and currently.

Bay Ridge was primarily an agricultural community until the mid-19th century when resorts and suburban residences were constructed along the shore of the New York Bay. Improvements in public transportation, notably the introduction of electrified trolley service in 1891 and the opening of the Fifth Avenue Elevated Line in 1899, initiated residential development in Bay Ridge for the working- and middle-classes. After plans were announced for the Fourth Avenue Subway line in 1903, anticipation of its construction was the primary catalyst for the rapid speculative development that occurred in Bay Ridge. Construction of the line, which connected the Manhattan Bridge and South Brooklyn, was plagued by numerous delays and financial complications and did not reach 86th Street in Bay Ridge until 1916.

Bay Ridge Parkway (formerly referred to as 75th Street or 75th Street Parkway) was under the care of the Parks Department during the early 20th century and was envisioned to connect Shore Drive along New York Bay with McKinley Park at Fort Hamilton Avenue. The Bay Ridge Development Company, organized in 1904, developed most of the north and south sides of the block between Fourth and Fifth avenues. The company’s secretary, builder Arthur Douglas Constant, was put in charge of constructing one-family row houses on both sides of the street. In 1909, the *Brooklyn Daily Eagle* quoted Constant as saying, “We are the only ones building high class one family two story swell front limestone houses in this region.”

The 100-foot wide, tree-lined block consists of 2-story and basement row houses designed in the Renaissance Revival style, one of the most popular styles of the period. Some of the row houses also include elements of the Colonial Revival style. The entire block was constructed in segments between 1906 and 1913, with most construction occurring between 1906 and 1909. The Bay Ridge Development Company used Brooklyn architects Benjamin Driesler and William Flanagan; Driesler designed most of the north side of the street, while Flanagan designed most of the south side. In addition, five brick buildings on the south side of the street were constructed for Malcolm C. Ludlam, who also hired Driesler for their construction.

Set-back from the street, with spacious paved and landscaped areaways, the row houses are primarily characterized by limestone facades, bowed fronts, low stoops, stone lintels, sills, and door surrounds, and original cornices. The width of the parkway and consistent ensemble of intact buildings on either side of the street gives the block a strong sense of place and distinguishes it as a focal point of the neighborhood.

# Historical and Architectural Development

Bay Ridge Parkway – Doctors’ Row Historic District

## 19th Century Bay Ridge Development<sup>1</sup>

Bay Ridge was originally known as Yellow Hook, a name derived from the color of the clay cliffs overlooking New York Bay. It comprised the westernmost section of the old town of New Utrecht, which had been established by the Dutch in 1657 and was one of the original six towns that made up what is now the Borough of Brooklyn. The town was an agricultural community until the mid-19th century when a number of resorts and substantial suburban residences were built along the shore of the Lower New York Bay and the Narrows, which refers to the body of water between Staten Island and Brooklyn.<sup>2</sup>

During the 1850s, the village of Yellow Hook, centered around the intersection of Third Avenue and Bay Ridge Avenue and served by a dock at the foot of Bay Ridge Avenue, expanded rapidly. This development was encouraged by the straightening and widening of Third Avenue in 1848 and by the establishment of an artists’ colony known as Ovington Village in 1850. Located on the former Ovington farm, which extended from Third Avenue to Seventh Avenue near Bay Ridge Avenue, this development of large summer houses set in extensive gardens attracted such prominent residents as Charles Parsons, art director of Harper Brothers; stained glass designer Otto Hienigke; and lithographer George Schlegel. In 1853, residents of Yellow Hook renamed their village Bay Ridge, stemming from concerns that the name was an unfortunate reminder of the area’s recurring yellow

fever epidemics.<sup>3</sup>

The neighborhood became a popular spot in the mid-19th century for wealthy Brooklyn residents to construct country houses, where “from their stately verandas they could view the harbor, while sipping cognac and puffing on fine Cuban ‘segars.’”<sup>4</sup> The introduction of the telephone allowed these affluent businessmen to spend time at their country estates while still remaining in touch with their companies or firms in the city.<sup>5</sup> Shore Road (referred to during the turn of the century as Bay Ridge Parkway), which ran along the Narrows, was described by a contemporary writer as,

...one of the most picturesque roads in the vicinity of New York. It winds with the graceful lines of the shore, past old homesteads and modern residences, [looking out on views] unsurpassed, [by those seen from any other avenue in the world].<sup>6</sup>

By the mid-1850s, Shore Road was lined with substantial freestanding villas in the then-fashionable Greek Revival, Italianate, and Gothic Revival styles. Many of the new houses were built by descendants of the first European settlers on a portion of their colonial homesteads. A good number of families continued to farm and other residents made their living from the sea, or were connected with the military.<sup>7</sup>

One of the most important resorts in the area was the Crescent Athletic Club which began as a football club in 1884. The club became the largest and most socially prominent organization of its type in Brooklyn and maintained facilities both in Brooklyn Heights and in Bay Ridge. The Brooklyn Heights facility was used primarily for winter or indoor sports, while the Bay Ridge property was primarily a country resort for summer sports. The

first location of the club was in the Van Brunt mansion near 80th Street and Shore Road before a substantial tract bounded by 83rd Street on the north, 85th Street on the south, Colonial Road on the east, and the Narrows on the west was acquired. It was on this property that the club built its summer clubhouse, boathouse, and playing fields. The clubhouse was a very handsome Shingle Style building with broad circular towered corners and deep, rambling verandas. The boathouse, a commodious building shrouded by verandas at each of its two stories, was designed by James Sarsfield Kennedy in 1904. The site is now occupied by Fort Hamilton High School.<sup>8</sup>

The presence of a prestigious organization like the Crescent Athletic Club, ferry service to Manhattan, and eventually rapid transit to downtown Brooklyn made the area an attractive one for middle-class professionals. About the time of World War I, large suburban houses began to rise on the subdivided farmlands of the old Bay Ridge families such as the Van Brunts, the Bergens, and the Bennetts.<sup>9</sup>

### **Bay Ridge Parkway**

As Bay Ridge was becoming increasingly urbanized during the late-19th century, city planners proposed a system of parkways originating from Prospect Park (opened in 1867) and spreading throughout Brooklyn.<sup>10</sup> These parkways were imagined as grand boulevards to rival those in Paris and resulted in several impressive concourses including Eastern Parkway and Ocean Parkway.

Fort Hamilton Parkway was planned to link Prospect Park with Fort Hamilton just south of Bay Ridge, while also forming a connection with a planned parkway along Shore Road (paralleling the Narrows), by way of 67th Street. Construction of the route along 67th Street and the Narrows started in 1892, with designs overseen by Olmsted, Olmsted & Eliot. Plans for the thoroughfare dated

January 16, 1895 are entitled, *Plan of Bay Ridge Parkway*, referring to the portion of the route that included 67th Street and Shore Road.<sup>11</sup> However, it had been previously decided in 1892 that the not-yet-constructed 75th Street would also be a parkway managed by the Parks Department and would be known as Bay Ridge Parkway.<sup>12</sup> An article in the *New-York Tribune* in 1896 describes the dilemma that surrounded the naming of these streets:

There has been some discussion among the members of the Commission as to the best name to be given to the drive [along the Narrows] they are going to make. At first it was believed that no better name than that of Bay Ridge Parkway could be found, but when that name had been practically agreed on it was discovered that the Legislature, in its supreme wisdom, had bestowed that title on Seventy-fifth-st., and so, of course, it was out of the question to appropriate it for the new drive. Further consideration led to the conclusion that there would be special propriety in adhering to the old name, the Shore Road, by which this highway has long been known.<sup>13</sup>

This article indicates that the predicament of naming these streets was resolved in 1896, but the confusion persisted for several more decades. Bay Ridge Parkway continued to be used for both thoroughfares, sometimes referring to the route along Shore Road, and sometimes referring to 75th Street. Perhaps to avoid confusion with Shore Road, early advertisements for property within the historic



district refer to the street in a variety of ways, including 75th Street, 75th Street Parkway, or Bay Ridge Parkway. It was not until 1928 that 75th Street reclaimed its originally intended position as Bay Ridge Parkway.<sup>14</sup> With that, 67th Street officially became Shore Road Drive and the route along the Narrows became, once again, simply Shore Road. In the 1930s, Shore Road was altered by another major transportation corridor project: Robert Moses' Belt Parkway.<sup>15</sup>

The city of New York cut Bay Ridge Parkway (75th Street) through the property of William H. Thomas around the turn of the 20th century, tearing up picnic grounds and uprooting beech trees that residents of the neighborhood and the Thomas family had worked to protect for many years.<sup>16</sup> Parts of William Thomas' home were destroyed in the process, including his kitchen and baths on the ground floor, angering the home owners and causing residents to lament nostalgically about the loss of their suburban oasis in the face of rapid urbanization. The 100-foot-wide, tree-lined Bay Ridge Parkway opened in 1902, connecting two other parkways – Fort Hamilton Parkway at McKinley Park, and Shore Road – and creating, as advertised in the *Brooklyn Daily Eagle*, the “widest and most attractive street in Bay Ridge.”<sup>17</sup>

### Transportation Improvements<sup>18</sup>

Through much of the 1890s, Bay Ridge retained the character of a small village with picturesque farms, dirt roads lined with large homes and trees, and minimal new construction.<sup>19</sup> Early modes of transportation in the area consisted of horse cars and stagecoaches, which were replaced with steam-powered trolleys around 1878.<sup>20</sup> However, improvements in public transportation, notably the introduction of electrified trolley service in 1891 along Third Avenue and the opening of the Fifth Avenue Elevated in 1899, greatly increased residential development by the end of the century.

Developers pounced on the area, with hopes of reaping a considerable profit. And, indeed, the success stories circulating at the time made profit seem like a probable outcome: one large development company, the Bay Ridge Improvement Company, acquired farmland in Bay Ridge in 1890 for \$1,500 per acre and resold it a few years later for \$1,000 per lot.<sup>21</sup>

Nearly a decade after New Utrecht was annexed by Brooklyn in 1894, plans were announced in 1903 to construct a subway to Manhattan along Fourth Avenue.<sup>22</sup> The line was planned to cross the Manhattan Bridge into South Brooklyn, extending all the way to Fort Hamilton.<sup>23</sup> Although the line did not open to Bay Ridge until 1916, anticipation of the new service led to unprecedented growth. Even before construction of the subway was a certainty, the press had already started touting the area's incomparable appeal, and imminent growth. The *Brooklyn Daily Eagle* noted in 1901 that,

The section of the Thirtieth Ward known as Bay Ridge and Fort Hamilton is not surpassed by anything in this or any other city. The beautiful road along the shores of New York Bay, the rolling land and porous soil, the unsurpassed scenery, together with the pure air, make this a section not to be exceeded anywhere.<sup>24</sup>

The article goes on to say that with the likely transit improvements “there is little doubt but that real estate values will advance rapidly, houses will be built and the farm lands of to-day will shortly be transformed into blocks of city villa homes.”<sup>25</sup>

After the subway was announced, a first wave of row house construction was initiated in Bay



Ridge.<sup>26</sup> The press noted in 1905 that “Large numbers of two family brick dwellings, with and without basements, are springing up between Third and Fifth avenues, Fiftieth and Seventy-fifth streets.”<sup>27</sup> A keenly optimistic tone regarding the real estate prospects in the area pervaded much of the press around this time. In 1906 the Brooklyn and Long Island edition of the *Real Estate Record and Builders’ Guide* reported that houses in Bay Ridge were rented or sold as quickly as they were being constructed and in some cases were sold even before construction was completed.<sup>28</sup> Another 1906 article in the *Real Estate Record and Builders’ Guide*, Brooklyn and Long Island edition regaled its readers with tales of wild profits in Bay Ridge as land and real estate prices doubled and tripled within a matter of years, or in some cases, increased in value in a matter of hours: “...from 11 a.m. to an hour in the afternoon a plot on the proposed subway route advanced from \$125,000 to \$130,000 and could not be had now for \$150,000.”<sup>29</sup> These zealous assurances of success further spurred speculative developers to acquire property and rapidly build housing, although it would be many years still before the subway finally arrived in Bay Ridge.

Construction of the Fourth Avenue Subway was haunted by bureaucratic delays, legal disputes, and financial uncertainty. After its announcement, the Rapid Transit Commission approved the overall layout for the subway route along Fourth Avenue in 1904 and it was officially adopted by the Board of Rapid Transit Railroad Commissioners in 1905.<sup>30</sup> Initial approvals for the line were granted in 1906 by the Board of Estimate and Apportionment and the Appellate Division. In 1907, the Public Service Commission made alterations to the plans and contracts for the route regarding the grades and height of the subway.<sup>31</sup> After what the *Brooklyn Daily Eagle* referred to as “years of agitation,” the “Board of Estimate voted unanimously to proceed

with the long looked for Fourth avenue subway,” in 1908.<sup>32</sup>

Bids were requested and contracts awarded, but the project faced more delays as a result of financial complications and legal battles. A *Brooklyn Daily Eagle* headline lamented in 1908 that the money intended to build the Fourth Avenue Subway line had been improperly spent.<sup>33</sup> Legal debates consumed much of 1908 after a taxpayer’s lawsuit questioned whether the city’s debt limit could cover the cost of the project. As a result, an injunction was brought against the Board of Estimate and Apportionment, prohibiting approval of a contract.<sup>34</sup> The delays infuriated Bay Ridge residents who organized a group of 25,000 voters to vow their support only to those local political candidates who prioritized public transit improvements in Brooklyn and explicitly promised to construct the full length of the Fourth Avenue Subway line to Bay Ridge.<sup>35</sup> Much of the residents’ anger stemmed from fears that only the northern sections of the line would be constructed, leaving Bay Ridge without the transit connections that it had been promised. This fear was indeed justified, particularly after the city’s Controller, Herman A. Metz, proposed to modify the injunction so that construction could start on a few of the northern sections, leaving any further construction uncertain.<sup>36</sup>

An investigation ensued for several months until a Court of Appeals released the Board of Estimate and Apportionment to approve the necessary contracts, which they did in October 1909.<sup>37</sup> Despite the delays, or perhaps as a result of them, the anticipation of the subway’s arrival continued to grow. A newspaper headline from 1909 stated that in Bay Ridge, the Fourth Avenue “Subway will be Great Aid to Real Estate, Enormous Population Now Assured for Partially Developed Suburban Area. Realty Men are Jubilant.”<sup>38</sup>

Ground was broken on November 13, 1909 for the section of subway connecting the Manhattan Bridge and 43rd Street.<sup>39</sup> But construction further south continued to be delayed. A *Brooklyn Daily Eagle* article noted in 1911 that “what has been demonstrated is, that it takes a very long time to secure official approval of a subway route, many days are consumed in making the plans; years come and go while the road building proceeds.”<sup>40</sup> In August 1912, the Public Service Commission requested bids for the southern extension into Bay Ridge and the bidding period opened in September of that year. Degnon Contracting Company, with offices at 60 Wall Street, was the lowest bidder and the contract was awarded to them on September 16. Three days later, the Board of Estimate and Apportionment approved the financing for the project.<sup>41</sup> On October 26, 1912, a parade with thousands of Bay Ridge residents marked the start of construction.<sup>42</sup>

Even after construction started, engineering issues added delays to the project, including a complication at 65th Street and Fourth Avenue, where the line needed to maneuver around a Brooklyn Rapid Transit tunnel and the Pennsylvania Railroad. This particular engineering dilemma was solved by lowering the existing tunnels to allow the subway to pass above.<sup>43</sup> Despite the many problems, excitement among residents and local business people about the new subway was palpable, as crowds gathered to observe the excavation and construction activities.<sup>44</sup> Prolific Bay Ridge builder John E. Sullivan advertised in the *Brooklyn Daily Eagle*, encouraging prospective buyers, “Now is the time to buy property in Bay Ridge and double your money in eighteen months. Get in now and buy.”<sup>45</sup> The advertisement notes Bay Ridge’s proximity to downtown Manhattan and its appealing geographic features, making it “an ideal location, being high ground, sandy soil, streets improved, all assessments paid, overlooking New York Bay.”<sup>46</sup>

After years of waiting, the Fourth Avenue Subway line opened to 43rd Street in 1915 and to 86th Street in Bay Ridge in 1916.<sup>47</sup> The *Brooklyn Daily Eagle* called the arrival of the subway the “greatest event in the history of the section,” stating with awe, “From Eighty-sixth street, Bay Ridge, to Chambers street, Manhattan in eighteen minutes! Just think of it!”<sup>48</sup>

These improvements in public transportation resulted in Bay Ridge’s population more than doubling between 1900 and 1925, significantly changing the neighborhood’s landscape from a suburban enclave to an urban center.<sup>49</sup> In the 1920s, large apartment buildings were erected along Fourth Avenue, Shore Road, and Ridge Boulevard. Additionally, new amenities were established to serve the larger population including schools, churches, stores, cinemas, and public facilities.<sup>50</sup> In 1925, the Fourth Avenue Subway line was extended further south, reaching 95th Street.<sup>51</sup>

### **Bay Ridge Development Company**

William Laemmel, a real estate broker, appraiser, and insurance agent, established the Bay Ridge Development Company in 1904 in anticipation of the Fourth Avenue Subway line.<sup>52</sup> An article in the *New-York Tribune* from 1907 described his career and noted that it was Bay Ridge’s “change from its rural to its urban stage” that prompted Laemmel to start building in the 30th Ward.<sup>53</sup> In the article, Laemmel distinguished his new company from others, claiming that it was “satisfied with smaller margins of profit than are most dealers, and that, therefore, it is putting up, and selling for less money than is usually asked for like property, a class of houses which are superior in both design and workmanship to most...in South Brooklyn.”<sup>54</sup>

On June 22, 1907, the *Brooklyn Daily Eagle* included a full page feature on development in Bay Ridge, headlined “Subway Means a Greater South Brooklyn.” The article introduced the area’s most

prominent builders, including Bay Ridge residents Gustav H. Knemeyer and Arthur Douglas (A. D.) Constant, president and secretary of the Bay Ridge Development Company respectively, and described their venture as the construction of about 50 one-family homes on both sides of 75th Street between Fourth and Fifth avenues. Constant was named as the primary builder for construction of the row houses, which were described as “calculated to supply a long felt want for one family houses in Bay Ridge” and the “only complete block of such residences in the section.”<sup>55</sup>

The 54 row houses on Bay Ridge Parkway between Fourth and Fifth avenues were constructed in sections between 1906 and 1913. Conveyance records show that the Bay Ridge Development Company started to acquire land on both sides of the street in the historic district in 1906, continuing into 1907, likely in reaction to the initial approvals for the Fourth Avenue Subway line.<sup>56</sup> The *Real Estate Record and Builders' Guide*, Brooklyn and Long Island edition indicated that also in 1906, the Bay Ridge Development Company filed New Building permits for 16 two-story brick dwellings at 415 to 449 Bay Ridge Parkway (lots 69 to 84) along the north side of the street. The architect listed for these properties was Benjamin Driesler.<sup>57</sup> That same year, Malcolm C. Ludlam, a Brooklyn property owner and insurance broker, filed New Building permits for five, two-family houses at 470 to 478 Bay Ridge Parkway (lots 35 to 39) along the south side of the street, with Benjamin Driesler listed as the architect.<sup>58</sup> These are the only two-family row houses on the block and the only ones apparently not constructed by the Bay Ridge Development Company. Although Ludlam does not appear to have been an employee of the Bay Ridge Development Company, his use of the same architect (Driesler) indicates he was likely knowledgeable of the development along the rest of the block.

A plethora of advertisements and notices were published in local newspapers during 1907, updating the public on the progress of construction along the block, boasting of the buildings' amenities (including laundry, a maid's toilet, electric lights, coal and gas ranges, and a gas water heater), and counting down the number of available houses, which, according to the developers, were selling rapidly.<sup>59</sup> Construction continued swiftly in 1907. A historic Bromley map from that year shows that nearly half (26) of the 54 row houses on the block had been constructed: 415 to 449 Bay Ridge Parkway on the west end of the north side of the street and 458 to 478 Bay Ridge Parkway on the east end of the south side of the street.<sup>60</sup> In November 1907, the Bay Ridge Development Company filed two more New Building permits to construct 10, two-story, one-family houses along the north side of the block from 453 to 473 Bay Ridge Parkway (lots 58 to 67).<sup>61</sup> Timing of these New Building permits seems to indicate that 10 row houses were under construction (and therefore not depicted) when the 1907 Bromley map was published, though they were likely completed later that year.<sup>62</sup>

In 1908, perhaps as a result of the financial Panic of 1907 or the continually delayed Fourth Avenue Subway, new construction along the block paused, resuming one year later in 1909 when the Bay Ridge Development Company filed New Building permits for 475 Bay Ridge Parkway (lot 57) and 17 row houses on the south side of the street at 416 to 454 Bay Ridge Parkway (lots 13-29) with William Flanagan listed as the architect. Nos. 428 to 454 Bay Ridge Parkway appear to have been constructed soon after the New Building permits were filed, and are present on the 1912 Hyde map.<sup>63</sup> However, 416 to 426 Bay Ridge Parkway do not appear on the historic 1912 map, indicating that their construction was delayed.<sup>64</sup> Conveyance records show that the Bay Ridge Development

Company sold off these properties to individuals in 1913, suggesting that their construction, and thus the construction of the full block, was completed by then.<sup>65</sup>

The Bay Ridge Development Company undertook another publicity push in the local press in 1909 to promote their construction ventures between Fourth and Fifth avenues. Advertisements emphasized the width of Bay Ridge Parkway – “one of the broadest streets (100 feet wide)” – and the inherent natural splendor of the area – “one of the most beautiful and best developed districts of Brooklyn.”<sup>66</sup> The developers promoted the neighborhood as promising “all the pleasure of town, combined with life in the country. Theaters in the winter. Bathing in the summer.”<sup>67</sup> In April 1909, the *Brooklyn Daily Eagle* included a lengthy quote from builder Constant, boasting about their work:

We are the only ones building high class one-family two story swell front limestone houses in this region. They are all finished in hard wood and are in keeping with the character of the street... We selected this region as one of the right sort for the best development. This block has the same sort of improvements on both sides, and hence is especially attractive. Bay Ridge is most attractive as a place of residence... We secured both sides of this block so as to make possible the control of the development and to build it up and dispose of it in a satisfactory manner.<sup>68</sup>

Constant also specifically drew the reader’s attention to 475 Bay Ridge Parkway, which was

under construction at the time:

A novel feature at the end of the row on the north side of the street is to be an office for a doctor adjoining his house, with a garage under the office. He bought the house and we secured the property adjoining so as to erect the office and connect it directly with the house and yet be entirely outside of the latter.<sup>69</sup>

The New Building permit for this property describes it as a “2-story and cellar brick doctor’s office and garage” constructed at a cost of \$4,000.<sup>70</sup> Thus, it seems that 475 Bay Ridge Parkway was the only building on the block built expressly to house a doctor’s office. Medical offices would become a ubiquitous trend in later decades, eventually earning the block the moniker of Doctors’ Row.

## **Builders and Architects**

### **Arthur Douglas Constant**

A. D. Constant was a resident of Bay Ridge and an enthusiastic proponent of the Fourth Avenue Subway line. In 1904, Constant submitted a letter to the *Brooklyn Daily Eagle* listing the reasons why construction of the new line into South Brooklyn was not only merited, but necessary, and remarking on the advantageous topography of South Brooklyn with its “high, healthy” land.<sup>71</sup> During this time, Constant was already involved in real estate and building enterprises in Bay Ridge. Later in his career he became known for building and managing automobile garages in Bay Ridge and served as the president of the Constant Motor Service Corporation.<sup>72</sup>

Constant, it seems, was especially proud of his work within the Bay Ridge Parkway – Doctors’ Row Historic District; in 1906 he purchased 419

Bay Ridge Parkway in the historic district, where he remained a resident until his death at home in 1942 at 70 years old. In his obituary, Constant was described as a “lifelong resident of Bay Ridge and local historian.”<sup>73</sup>

#### **Benjamin J. Driesler<sup>74</sup>**

Benjamin Driesler was born in Bavaria, arrived in the United States in 1881, and became a naturalized citizen in 1892. In 1895, directories listed him as a builder with an office at the corner of Avenue C and Flatbush Avenue. Listed as an architect by 1899, Driesler became known for marketing designs for “modest, modern, model homes” to individuals and professional builders; in an advertisement of that year, Driesler claimed that 400 houses had been constructed based on his designs in the New York region over the previous 15 months. In the same year, Driesler designed a group of ten “model suburban homes” constructed for clerks and other “skilled workmen” in Brooklyn’s Kensington section.

Driesler’s office moved to Flatbush Avenue in 1900. By 1912, it was on Remsen Street, and by 1924, when the *Brooklyn Daily Eagle* described him as a “well-known architect of this borough,” he had moved to Henry Street. In addition to the row houses he designed in the Bay Ridge Parkway – Doctors’ Row Historic District, Driesler is credited with a flats building in the Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District, several houses in the Ditmas Park Historic District, and more than 100 houses in the Fiske Terrace-Midwood Park Historic District.

Driesler wrote a series of articles in the *Brooklyn Daily Eagle* on “the architect and his client” as well as an article for the Brooklyn and Long Island edition of the *Real Estate Record and Builders’ Guide* on two-family houses and tenement buildings. Driesler’s son, Benjamin F. V. Driesler, also became an architect in New York City. They

shared an office at 153 Remsen Street in Brooklyn until 1924, when the two separated. Driesler senior then maintained an office where he boarded, while junior continued to work at the Remsen Street office.

#### **William Flanagan**

William Flanagan, who was born and raised in Brooklyn, specialized in institutional construction, including schools and churches. He was the son of a well-known and highly respected speculative builder by the same name who was responsible for much of the construction in Park Slope. The son followed in his father’s professional footsteps and reaped the benefits of his legacy; Senator William M. Calder from Brooklyn noted of Flanagan junior in 1930, “That young man got a good start in the building business with the name William Flanagan.”<sup>75</sup>

Flanagan (junior) was educated at Poly Prep and subsequently at the Pratt Institute School of Architecture, where he graduated in 1901.<sup>76</sup> He was president of the eponymous building and construction firm of William Flanagan, Inc. and became a resident of Bay Ridge starting in 1907. Like builder A. D. Constant, Flanagan appears to have been particularly fond of his work within the Bay Ridge Parkway – Doctors’ Row Historic District; conveyance and census records indicate that when he moved to Bay Ridge in 1907, he purchased 423 Bay Ridge Parkway within the historic district as his residence.<sup>77</sup> His office was located at 118 East 28th Street in 1923.<sup>78</sup> In 1938 he was described by the press as “very well known, not only in Bay Ridge and Park Slope, but also in the Greater City where he has built many important buildings.”

#### **Architectural Styles**

Bay Ridge Parkway between Fourth and Fifth avenues is a 100-foot-wide, tree-lined thoroughfare



with wide concrete sidewalks and concrete and/or stone curbs. Within the proposed district, the row houses are set back on 20-foot-wide lots, behind spacious areaways. They are primarily characterized by limestone facades, bowed fronts, low stone stoops, stone lintels, sills, and door surrounds, and cornices embellished with foliation and garlands typical of the Renaissance Revival style (Figure 1). The projecting bays, which follow a rhythm of alternating rounded and three-sided angled bays, create an undulating arrangement on both sides of the street.

All 54 row houses are two stories tall with a basement and are united by a continuous cornice line. The cornices on the block have all been retained, as have all but two of the stoops (421 and 478 Bay Ridge Parkway). Additionally, some row houses retain their original stained-glass transom with the house number, such as 425 and 471 to 475 Bay Ridge Parkway (Figure 2). Alterations are mostly limited to replacement doors and windows, changes to the areaways, or the addition of a basement “doctor’s office” entrance, which became increasingly prevalent along this block in the mid-20th century. Generally, these basement office entrances were installed within original window openings, and do not significantly change the overall fenestration pattern on the facade (Figure 3).

The north side of the street within the Bay Ridge Parkway – Doctors’ Row Historic District is aesthetically and architecturally very consistent, with only subtle variations in entrance lintel shapes (flat or pedimented) and minor differences in ornamentation (Figure 4). The two anomalies on this side of the street are 473 and 475 Bay Ridge Parkway, located at the far east end of the block: 473 Bay Ridge Parkway features a right-angled bay, marking the end of the row; and 475 Bay Ridge Parkway, which was the purpose-built doctor’s office on the block mentioned previously, has a flat, brick facade and a basement garage (Figure 5).

The south side of the street within the historic district has more architectural and aesthetic variation than the north side (Figure 6). On the far eastern end of the block are five brick row houses that were constructed by Malcolm C. Ludlam. The facades feature elements of the Renaissance Revival Style as well as elements of the Colonial Revival style. Four of these brick row houses (470 to 476 Bay Ridge Parkway) have flat fronts, while the row house on the far eastern end (478 Bay Ridge Parkway) has a right-angled bay to mark the end of the row. Terminating the western end of the street, 416 and 418 Bay Ridge Parkway also feature right-angled bays. Between the block’s bookend buildings (416 and 478 Bay Ridge Parkway), the south side is defined by a rhythm of alternating rounded and three-sided angled bays, mirroring that on the north side. Most of these row houses resemble those on the north side, but eight (438 to 454 Bay Ridge Parkway) have Colonial Revival entrances and were advertised as the “House Colonials” when they were built in 1909.

### **The Renaissance Revival Style**<sup>79</sup>

The Renaissance Revival style enjoyed its greatest popularity in New York City during the late-19th century, particularly for residential row houses, and continued to remain popular until the 1920s. Balanced and subdued, this classical style, which was loosely based on the elite residential architecture of the Italian Renaissance, became fashionable in the 1880s as a reaction to the picturesque Romanesque Revival and Queen Anne styles. The revival of Renaissance-inspired forms in America was spurred by the construction of McKim, Mead & White’s Villard Houses (1882-1885, a designated New York City Landmark) based on Rome’s Palazzo della Candelaria, and the 1893 World’s Columbian Exposition in Chicago with its widely publicized and classically inspired “White City,” which played a major role in



popularizing Renaissance architecture and planning.<sup>80</sup>

Row houses in the Bay Ridge Parkway – Doctors’ Row Historic District are typical Renaissance Revival-style houses in that they mostly feature full-height angled and rounded bays and classical ornament such as cartouches, festoons, garlands, and acanthus leaves, much of which is concentrated along the pressed metal cornices (Figure 7). In addition, Renaissance Revival houses were often faced with limestone, recalling the white marble of classical architecture. Of the 54 row houses in the historic district, 48 feature a limestone front, creating an aesthetically pleasing uniformity and a slightly elevated version of the style when compared to other more modest, brick Renaissance Revival architecture in the area.

Nos. 415 to 473 Bay Ridge Parkway on the north side of the street and 458 to 466 Bay Ridge Parkway on the south side of the street are all elegant examples of how the Renaissance Revival style was used for speculative residential development during the early-20th century (Figure 8). The facades are organized with strong horizontal delineations including rough-faced stone lintel and sill courses, and subdued classical details emphasizing the door surrounds and cornices. The clear horizontal divisions and the hierarchical organization of the facade detail are characteristic of the Renaissance Revival style. Fluted pilasters support stylized capitals and projecting rough-faced stone lintels with dentil courses. Most of the entrance lintels are flat, but some are pedimented, further emphasizing the style’s classical origins. In some examples, fluted pilasters with stylized capitals are also featured on the projecting bay, visually separating the windows.

No. 475 Bay Ridge Parkway is a more modest version of the Renaissance Revival style, with a brick facade and a projecting metal cornice featuring scrolled modillions with acanthus leaves,

egg-and-dart molding, and a frieze decorated with swags. The stone entrance lintel with carved brackets is ornamented with foliation and a fleur-de-lis typical of the Renaissance Revival style.

On the south side of the street, 416 to 436 Bay Ridge Parkway are slightly more expressive examples of the Renaissance Revival style, with facades organized by horizontal stone courses and ornate entrances featuring full surrounds that incorporate elaborately carved entrance lintels and either foliated or fluted pilasters. In some cases, spandrel panels feature carved foliation typical of the Renaissance Revival style (Figures 9-10).

The other houses on the south side of the block, including 438 to 454 (the House Colonials) and 470 to 478 Bay Ridge Parkway, are a mix of Renaissance Revival and Colonial Revival stylistic elements. However, Renaissance Revival is still the dominant style for 438 to 454 Bay Ridge Parkway (the House Colonials), with cornices that feature block modillions and a frieze decorated with cartouches set in individual panels. Additionally, these eight row houses maintain the characteristically Renaissance Revival full-height angled and rounded bays and the strong horizontal divisions. Although 470 to 478 Bay Ridge Parkway have prominent Colonial Revival elements, the cornices are also typical of the Renaissance Revival style, with modillions and a frieze decorated with a wave pattern.

### **The Colonial Revival Style<sup>81</sup>**

Colonial Revival-style architecture grew out of a larger social movement in which some Americans looked back to an idealized Colonial past.<sup>82</sup> The public’s interest in colonial architecture was stimulated by the 1876 Centennial Exhibition in Philadelphia, where several examples of early American buildings were constructed and displayed. Following this, architects increasingly studied surviving colonial buildings so that they could

better recreate their historic details. The Colonial Revival was gaining in popularity by the time of Chicago's 1893 World's Columbian Exposition, which featured several pavilions in the style, including a reconstructed model of John Hancock's house that served as the Massachusetts Pavilion. These buildings recalled the patriotism of the American Revolution; they also stirred up strong feelings of national pride that became especially pronounced among native-born white Americans as large waves of immigrants, largely from Southern and Eastern Europe, arrived en masse in the late-19th century.<sup>83</sup>

Colonial Revival architecture began as an adaptation of early Classical Revival (Georgian and Federal) forms and details applied to more modern building sizes and plans. By the turn of the 20th century, the focus changed to more accurate copies and proportions, aided in part by careful research and the publications of photographs and measured drawings by *The American Architect and Building News* (beginning in 1898) and *The White Pine Series of Architectural Monographs* (beginning in 1915).<sup>84</sup> Typical features of Colonial Revival-style residential buildings include brick walls, accentuated entrance surrounds with pilasters, sidelights, and fanlights; double-hung sashes and Palladian windows; and a variety of details derived from Classical architecture including pediments, swags, wreaths, and Classical columns.<sup>85</sup>

Elements of the Colonial Revival style are evident in two rows of houses on the south side of Bay Ridge Parkway: 470 to 478 and 438 to 454. At the far eastern end of the block, 470 to 478 Bay Ridge Parkway are modest designs that incorporate several elements of the Colonial Revival style, including brick facades and splayed lintels with keystones articulating the fenestration. The entrances have heavy, projecting hoods that alternate between flat and pedimented shapes, supported by brackets framing a narrow transom.

Though simple in design, the hoods serve to visually emphasize the front entrance (Figure 11).

Starting in 1909, the Bay Ridge Development Company published a series of advertisements promoting the "House Colonial." No images (nor specific addresses) are included with these advertisements, but they appear to refer to 438 to 454 Bay Ridge Parkway, constructed in 1909, which are unique for their arched entrances with keyed surrounds associated with 18th century colonial styles. The copy for the advertisements is vague but emphatically grandiose in its promises, assuring prospective buyers of an "exterior design [that] is something entirely new."<sup>86</sup> These eight houses alternate between segmental-arched stone entrances with Gibbs surround and rounded-arched stone entrances with an acanthus leaf keystone. Within the stone surrounds, the House Colonial entrances have striking wood enframements with engaged columns, leaded-glass sidelights, and fanlight transoms. The House Colonials are distinctive within the historic district, but still contribute to the overall sense of cohesiveness along the block because they follow the rhythm of alternating rounded and angled bays with limestone facades and prominent Renaissance Revival-style cornices (Figure 12).

### **Development of a Doctors' Row**

During the first decades of the 20th century, the Bay Ridge Parkway – Doctors' Row Historic District was occupied by a culturally diverse population. Census data lists many residents as native-born New Yorkers with parents from Ireland, England, Germany, Sweden, and Norway.<sup>87</sup> Brooklyn historians Brian Merlis and Lee A. Rosenzweig note that by the 1940s, Bay Ridge was largely occupied by people of Scandinavian ancestry, including Norwegians, Swedes, and Finnish, with a substantial population of Italians, Sicilians, Greeks, Irish, and Germans.<sup>88</sup> Many of these nationalities

are reflected in the historic district during the 1930s and 1940s, with a particularly notable number of residents with Swedish, Norwegian, or German ancestry.<sup>89</sup>

While the residents of the block were culturally diverse, they became professionally more and more homogenous over time. Doctors, and people in the medical field more generally, became the most ubiquitous residents within the district during the mid-20th century, garnering its reputation as a Doctors' Row. Between 1910 and 1960 a mix of doctors – general practitioners, osteopaths, chiropractors, and chiropractors – registered nurses, dentists, and pharmacists resided on the block, often establishing their practices in the basement of the row house where they lived. Many of these residents became prominent members of the Bay Ridge community and were significantly involved in local organizations. A list by decade of medical professionals who resided and had offices on the block between 1910 and 1960 is included in the Appendix.

As previously mentioned, 475 Bay Ridge Parkway was the only row house on the block originally constructed as a doctor's office. In April 1909 it was purchased by Dr. Edward C. Bennett, a general practitioner who was listed as the occupant in the 1910 Census.<sup>90</sup> Dr. Bennett was the son of a doctor with the same name. After graduating from the College of Physicians and Surgeons at Columbia University in 1886, he worked in St. Louis before moving back to Bay Ridge where he practiced as a physician for the next 40 years, with his residence and office for some of that time located at 475 Bay Ridge Parkway. In addition to his private practice he also was on the staff of several local hospitals, including the Norwegian Hospital.<sup>91</sup> Two other general practitioners were also early residents of the block at that time: Dr. Henry F. Bruning and Dr. John J. M. Carey. Dr. Bruning, who lived and had offices at 467 Bay

Ridge Parkway, was one of seven Brooklyn men identified in the *Brooklyn Daily Eagle* as serving on the National Army Draft Boards during World War I. He was also a directing officer of the Bay Ridge Sanitarium.<sup>92</sup> Dr. Carey, resident of 437 Bay Ridge Parkway until his death in 1940, was another prominent local doctor, who was associated with the Norwegian Lutheran Deaconess Hospital.<sup>93</sup>

The number of people on the block who worked in the medical profession had increased to approximately eight by 1920, including Charles E. McIntosh, a “prominent Bay Ridge dentist” at 430 Bay Ridge Parkway and Charles W. Bartlett, a pharmacist at 440 Bay Ridge Parkway.<sup>94</sup> Dr. Carey and Dr. Bruning remained on the block, but Dr. William L. Stone moved into 475 Bay Ridge Parkway, presumably replacing Dr. Bennett.<sup>95</sup> Notably, Dr. Ralph H. Garlick, an obstetrician and gynecologist listed in the 1920 census as residing at 478 Bay Ridge Parkway, was elected vice president of the Medical Society of Bay Ridge in 1934.<sup>96</sup>

A total of approximately 10 medical professionals lived on the block in 1930.<sup>97</sup> By 1940, the number of doctors on the block nearly doubled to include 19 people.<sup>98</sup> Doctors that resided and worked in the historic district continued to have a significant impact on the community and medical field, including Dr. Samuel Bloom (medical doctor at 422 Bay Ridge Parkway) who was a co-author of a study in 1948 that introduced an important drug known as hydryllin, “described as the most effective found so far in the treatment of asthma.”<sup>99</sup> In 1941, Dr. L. Gaston Papae (medical doctor at 434 Bay Ridge Parkway) was identified by the *Brooklyn Daily Eagle* as the chief orthopedic surgeon at the Brooklyn Hospital and assistant orthopedic surgeon at the Norwegian Hospital.<sup>100</sup>

Approximately 22 medical professionals resided on the block in 1945 and by 1950 the number had increased to 33, with more than half of the row houses in the historic district occupied by a

doctor.<sup>101</sup> Some row houses appear to have housed several doctors' offices, such as that of Dr. Reuben Kayser, who also provided office space for Dr. Charles Stern at his residence, 442 Bay Ridge Parkway.<sup>102</sup> Residents in the 1950s continued to be actively involved in prestigious medical associations, local clubs and organizations, or had lauded military careers. Dr. Frederick L. Zinke (chiropractor at 446 Bay Ridge Parkway) was the president of the Federation of Chiropractors of New York and Dr. Mark E. Shay (dentist at 459 Bay Ridge Parkway) served as the president of the Catholic Dentists Guild starting in 1950.<sup>103</sup> Dr. Joel F. Smith (medical doctor at 465 Bay Ridge Parkway) was described in his obituary as a decorated World War II hero; he was awarded the Silver Star for heroic action after evacuating wounded soldiers during the invasion of Sicily in 1943. With his office and residence in the historic district, Dr. Smith was also a member of numerous medical societies, including the Kings Country Medical Society, the American Medical Association, the Catholic Physicians Guild, and the Bay Ridge Catholic Doctors Guild.<sup>104</sup>

The number of medical professionals remained fairly constant throughout the 1950s and 1960s.<sup>105</sup> There were 32 medical professionals on the block in 1960, most of whom had been there for a least a decade. During the mid-20th century, corresponding to the rapid rise in medical professionals on the block, owners of numerous properties in the historic district filed Certificates of Occupancy for one family residences with a doctor's or dentist's office.<sup>106</sup> By around 1940, the tax photos show that many properties along the block had already converted their central basement window into an office door.<sup>107</sup> More would continue to do so over the next few decades, making it one of the most common alterations visible within the historic district.

The first references to this block as a

"Doctors' Row" surfaced in local newspapers during the mid-20th century, coinciding with the sudden rise in doctors during the 1940s and 50s. A real estate advertisement from the *Brooklyn Daily Eagle* in 1949 appears to be among the original examples to use the phrase to describe this block: "BAY RIDGE – DOCTOR'S ROW, 75th St between 4th & 5th Aves. - 1-family brick, 7 rooms... Asking \$15,000."<sup>108</sup> Advertisements such as these continue to appear in the *Brooklyn Daily Eagle* into the mid-1950s. Other blocks throughout the city have also been referred to as Doctors' Rows at various times. The term seems to have typically been used for promotional real estate purposes, to emphasize particularly elegant blocks within a neighborhood where a concentration of professionals resided.

Bay Ridge Parkway was likely appealing to doctors for several key characteristics: its prominent and centrally located streetscape within Bay Ridge; its commodious housing that was both elegant and affordable, with a basement level for an office separated from the more formal living quarters above; and its proximity to local transportation via the Fourth Avenue Subway line, making it easy for patients to travel to and from appointments. Perhaps the neighborhood's reputation as an oasis for well-being, known for its "pure air" and "high, healthy" land, was also considered a potential draw for patients.<sup>109</sup> Once prominent doctors started to move into the historic district to reap the benefits of its location and architectural stock, real estate agents took advantage of this fact to attract other distinguished local professionals, eventually starting a trend that has persisted into the 21st century.

### Later History

More than 50 years after the Fourth Avenue Subway line was announced, another transportation project would transform Bay Ridge, though it would be received with less enthusiasm from residents.

Construction started on the Verrazano-Narrows Bridge in 1959 and it was opened in 1964, connecting Bay Ridge with Staten Island and replacing the ferries that once traveled that same route.<sup>110</sup> Designed by Othmar H. Ammann, it was Robert Moses, the chairman of the Triborough Bridge and Tunnel Authority at the time, who spearheaded the project. As a result, 8,000 Bay Ridge residents were displaced, with particularly devastating impacts on the Norwegian community.<sup>111</sup> Named for Giovanni da Verrazano, the first European explorer to travel into the New York harbor, the bridge was the longest suspension bridge in the world at the time of its construction.

During the 1980s, Chinese businesspeople, many of whom lived in neighboring Sunset Park, started to acquire warehouses in Bay Ridge, turning them into garment factories. The neighborhood has continued to diversify culturally as more Russian, Greek, Korean, Lebanese, Egyptian, Syrian, and Jordanian immigrants have moved there in recent years. Restaurants and shops along Third and Fifth avenues reflect Bay Ridge's ethnic variety.<sup>112</sup>

Today, the block of Bay Ridge Parkway between Fourth and Fifth avenues continues to be a hub for people in the medical profession. Signage indicates the presence of medical facilities within the basement and first-story levels of many of the row houses, maintaining a long tradition of doctors and doctors' offices occupying this block as a Doctors' Row.

## Conclusion

Comparisons between early-20th century photos of the block of Bay Ridge Parkway between Fourth and Fifth avenues and current photos reveal an intact enclave of primarily limestone-fronted row houses with a cohesive form and style that has remained largely unchanged since its original construction. The Bay Ridge Parkway – Doctors' Row Historic District is an elegant example of the

rapid speculative development that occurred in Bay Ridge in anticipation of the Fourth Avenue Subway line, which arrived in Bay Ridge in 1916.

Developed primarily by one builder (Constant for the Bay Ridge Development Company) using only two architects (Driesler and Flanagan), the block captures a pivotal moment in Bay Ridge's history. This is further enhanced by its stylistic and architectural consistency, predominantly employing the Renaissance Revival style with elements of the Colonial Revival style featured on some row houses. The width of the tree-lined street, the uninterrupted cornice line, the rippling rhythm of angled and rounded bays, and the spacious areaways create a scenic sense of place that stands out within the neighborhood of Bay Ridge.

In addition to its aesthetic charms, the block has a notable history as a Doctors' Row, after medical professionals increasingly flocked to the block during the mid-20th century to live and establish offices. This professional connection between its residents over the last century adds significance to the historical narrative and enriches the historic district's sense of place. Today, the block's tradition as a Doctors' Row remains a thriving aspect of its character and continues to be a distinguishing feature of the historic district within Bay Ridge.



## Endnotes

- <sup>1</sup> The early history of Bay Ridge is borrowed from, Landmarks Preservation Commission (LPC), *8200 Narrows Avenue House Designation Report (LP-1623)* (New York: City of New York, 1988), prepared by James T. Dillon, 1-2; LPC, *Bennet-Farrell-Feldmann House Designation Report (LP-1966)* (New York: City of New York, 1999), prepared by Gale Harris, 2-4.
- <sup>2</sup> LPC, *8200 Narrows Avenue House Designation Report*, 1.
- <sup>3</sup> LPC, *Bennet-Farrell-Feldmann House Designation Report*, 2.
- <sup>4</sup> Brian Merlis and Lee A. Rosenzweig, *Brooklyn's Bay Ridge and Fort Hamilton: A Photographic Journey* (Brooklyn: Israelowitz Publishing, 2000), 15.
- <sup>5</sup> Ibid.
- <sup>6</sup> Teunis Bergen, "History of the Town of New Utrecht," in Henry R. Stiles, *History of Kings Country*, v. 1 (Brooklyn, 1884), 263-67.
- <sup>7</sup> LPC, *Bennet-Farrell-Feldmann House Designation Report*, 2.
- <sup>8</sup> LPC *8200 Narrows Avenue House Designation Report (LP-1623)*, 1-2.
- <sup>9</sup> Ibid., 2.
- <sup>10</sup> "Bay Ridge's Parks Were Once Envisioned as a Single Super Park," Hey Ridge (June 22, 2015), accessed April 10, 2019, <https://www.heyridge.com/2015/06/the-forgotten-history-of-the-bay-ridge-parkway/>
- <sup>11</sup> "Plan of Bay Ridge Parkway," Lionel Pincus and Princess Firyal Map Division, The New York Public Library (1895), The New York Public Library Digital Collections.
- <sup>12</sup> "Bay Ridge's Parks Were Once Envisioned as a Single Super Park."
- <sup>13</sup> "Work on the Shore Road," *New-York Tribune* (July 31, 1896), 1.
- <sup>14</sup> "Bay Ridge's Parks Were Once Envisioned as a Single Super Park."
- <sup>15</sup> Ibid.
- <sup>16</sup> Matthew Scarpa, *Old Bay Ridge & Ovington Village, A History* (Charleston, SC: The History Press, 2015), 122.
- <sup>17</sup> Ibid.; "The Hidden Histories of the Step Streets and Glorious Mansions on Bay Ridge's Eponymous Ridge," Hey Ridge (December 3, 2018), accessed April 10, 2019, <https://www.heyridge.com/2018/12/the-step-streets-and-glorious-mansions-on-bay-ridges-eponymous-ridge/>; "New, One-Family Stone Fronted Homes, Bay Ridge Parkway," *Brooklyn Daily Eagle* (April 4, 1909), 48.
- <sup>18</sup> LPC, *Bennet-Farrell-Feldman House Designation Report*, 4.
- <sup>19</sup> Jerome Hoffman, *The Bay Ridge Chronicles* (Brooklyn: Bay Ridge Bicentennial Committee, Planning Board 10, 1976), 87, cited in LPC, *Bennet-Farrell-Feldman House Designation Report, (LP-1966)*, 4.
- <sup>20</sup> Merlis and Rosenzweig, 15.
- <sup>21</sup> Merlis and Rosenzweig, 19.
- <sup>22</sup> "Parsons' Great Transit Plan for Brooklyn; New Tunnels, Subways and Elevated Lines," *Brooklyn Daily Eagle* (March 12, 1903), 1. This article presents the transit plans of the chief engineer of the Rapid Transit Commission, William Barclay Parson, including his support for the Fourth Avenue Subway line, indicating that the Fourth Avenue Subway line was announced in 1903. Prior to 1903, other articles such as "Swanstrom has Plans for Tunnel Extensions," *Brooklyn Daily Eagle* (September 16, 1902), 1; "Swanstrom Explains His Big Subway Plans," *Brooklyn Daily Eagle* (September 25, 1902), 20 also refer to the potential for a Fourth Avenue Subway line, but appear to be referencing preliminary proposals rather than official plans. 1903 was provided as the year the Fourth Avenue Subway line was announced in the LPC, *Bennet-Farrell-Feldmann House Designation Report*, 4.
- <sup>23</sup> "Subway to Ft. Hamilton to Wait on Bridge No. 3," *Brooklyn Daily Eagle* (June 9, 1904), 24.
- <sup>24</sup> "Marked Activity Continues in Local Real Estate Market," *Brooklyn Daily Eagle* (December 14, 1901), 17.
- <sup>25</sup> Ibid.
- <sup>26</sup> "Parsons' Great Transit Plan for Brooklyn; New Tunnels, Subways and Elevated Lines."
- <sup>27</sup> "Realty Market Steady Despite Campaign," *Brooklyn Daily Eagle* (October 25, 1905), 12.
- <sup>28</sup> "Brooklyn Real Estate Notes," *Real Estate Record & Builders Guide*, Brooklyn and Long Island ed. (September 22, 1906), 332.



- <sup>29</sup> “Brooklyn Real Estate Notes,” *Real Estate Record & Builders Guide*, Brooklyn and Long Island ed. (June 2, 1906), 632.
- <sup>30</sup> “Subway to Ft. Hamilton to Wait on Bridge No. 3,” 24.
- <sup>31</sup> “Fourth Av. Subway Extension Started with Celebration,” *Brooklyn Daily Eagle* (October 26, 1912), 2.
- <sup>32</sup> “Building of Fourth Ave. Subway Crowns Decade of Civic Struggle,” *Brooklyn Daily Eagle* (June 21, 1911), 10.
- <sup>33</sup> “Subway Money Has Been Spent, \$23,000,000 to Build 4th Avenue Line Used for Other Things. Metz Says its Gone. Brooklyn, Secure in Promises, was Led to Believe Money was Available. Official went on Record. Utilities Board Approves Form of Contract, to be told that Purse is Empty,” *Brooklyn Daily Eagle* (March 10, 1908), 1.
- <sup>34</sup> “Fourth Av. Subway Extension Started with Celebration,” 2.
- <sup>35</sup> “Fourth Avenue Subway to be Political Issue,” *Brooklyn Daily Eagle* (December 11, 1908), 1.
- <sup>36</sup> *Ibid.*
- <sup>37</sup> “Fourth Av. Subway Extension Started with Celebration,” 2.
- <sup>38</sup> “Subway will be Great Aid to Real Estate, Enormous Population Now Assured for Partially Developed Suburban Area. Realty Men are Jubilant. Prominent South Brooklyn Builders Express View on Effect of Great Victory,” *Brooklyn Daily Eagle* (October 29, 1909), 3.
- <sup>39</sup> “Fourth Ave. Subway Dirt Begins to Fly,” *New York Times* (November 14, 1909), 4.
- <sup>40</sup> “Building of Fourth Ave. Subway Crowns Decade of Civic Struggle,” 10.
- <sup>41</sup> “Fourth Av. Subway Extension Started with Celebration,” 2.
- <sup>42</sup> “Fourth Av. Subway Extension Started with Celebration,” 1.
- <sup>43</sup> “Working on the Bay Ridge Extension of New Subway,” *Brooklyn Daily Eagle* (January 13, 1913), 21.
- <sup>44</sup> *Ibid.*
- <sup>45</sup> “4th Avenue Subway to 86th Street is now being Built,” *Brooklyn Daily Eagle* (October 20, 1912), 54.
- <sup>46</sup> *Ibid.*

- <sup>47</sup> “4th Avenue Subway to 86th Street is now being Built;” “Doings and Sayings in the Real Estate World,” *New York Times* (November 21, 1915), 95; Merlis and Rosenzweig, 23.
- <sup>48</sup> “Subway Running to Eighty-Sixth Street Starts Building Boom in Bay Ridge: Bay Ridge Builders Ready for Big Boom in Realty Market,” *Brooklyn Daily Eagle* (January 15, 1916), 14.
- <sup>49</sup> Scarpa, 17.
- <sup>50</sup> Merlis and Rosenzweig, 23.
- <sup>51</sup> Scarpa, 124.
- <sup>52</sup> “Subway Means a Greater South Brooklyn,” *Brooklyn Daily Eagle* (June 22, 1907), 26; this article from 1907 states that “the company was organized three years ago.”
- <sup>53</sup> “Inducements in Realty: In this Thirtieth Ward,” *New-York Tribune* (January 2, 1907), 19.
- <sup>54</sup> *Ibid.*
- <sup>55</sup> “Subway Means a Greater South Brooklyn,” 26.
- <sup>56</sup> Kings County, Office of the Registrar, Deeds and Conveyances, Libers 20-22 (1906-07).
- <sup>57</sup> “Projected Buildings,” *Real Estate Record and Builders’ Guide*, Brooklyn and Long Island ed. (April 21, 1906), 450; “Projected Buildings,” *Real Estate Record and Builders’ Guide*, Brooklyn and Long Island ed. (August 18, 1906), 219.
- <sup>58</sup> “Projected Buildings,” *Real Estate Record and Builders’ Guide*, Brooklyn and Long Island ed. (May 19, 1906), 593.
- <sup>59</sup> “The Bay Ridge Development Co.,” *Brooklyn Daily Eagle* (June 23, 1907), 7.
- <sup>60</sup> George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 1; The *Real Estate Record & Builders’ Guide*, Brooklyn and Long Island edition is missing for the period of 1907 between January and June, likely when 458 to 466 Bay Ridge Parkway were constructed. As a result, no New Building information was gathered for these five properties. However, the 1907 Bromley map referenced here indicates that were built by that time and conveyance records indicate that the Bay Ridge Development Company acquired the five properties from Malcolm C. Ludlam on May 4, 1907. They were likely constructed soon after.
- <sup>61</sup> “Projected Buildings,” *Real Estate Record and Builders’ Guide*, Brooklyn and Long Island ed. (November 23, 1907), 516.

<sup>62</sup> George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 1.

<sup>63</sup> *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1905; suppl. through September 1912), v. 6, pl. 14.

<sup>64</sup> *Ibid.*

<sup>65</sup> Kings County, Office of the Registrar, Deeds and Conveyances, Liber 3461, p. 486 (December 30, 1913); Kings County, Office of the Registrar, Deeds and Conveyances, Liber 3445, p. 421 (September 16, 1913); Kings County, Office of the Registrar, Deeds and Conveyances, Liber 3450, p. 264 (September 13, 1913); Kings County, Office of the Registrar, Deeds and Conveyances, Liber 3461, p. 487 (December 30, 1913).

<sup>66</sup> “Single Family Homes Bay Ridge Parkway,” *Brooklyn Daily Eagle* (March 13, 1909), 12.

<sup>67</sup> “Why Not Be One of the Lucky Two?” *Brooklyn Daily Eagle* (May 15, 1909), 11.

<sup>68</sup> “Builders of One-Family Houses,” *Brooklyn Daily Eagle* (April 4, 1909), 47-48.

<sup>69</sup> “Builders of One-Family Houses,” 48.

<sup>70</sup> “Projected Buildings,” *Real Estate Record and Builders’ Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

<sup>71</sup> “Subway to Fort Hamilton,” *Brooklyn Daily Eagle* (March 10, 1904), 14.

<sup>72</sup> “Arthur D. Constant, 70; Active in Bay Ridge Affairs,” *Brooklyn Daily Eagle* (December 3, 1942), 11.

<sup>73</sup> Kings County, Office of the Registrar, Deeds and Conveyances, Liber 21, p. 434 (November 13, 1906); “Arthur D. Constant, 70; Active in Bay Ridge Affairs,” 11.

<sup>74</sup> LPC, “Architects’ Appendix,” *Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District Designation Report’s (LP-2496)* (New York: City of New York, 2013), prepared by Michael Caratzas, Olivia Klose, Therest Noonan, Marianne Percival, and Donald G. Presa.; LPC, “Architects’ Appendix,” *Park Terrace West – West 217th Street Historic District Designation Report (LP-2621)* (New York: City of New York, 2018), prepared by Theresa C. Noonan and Marianne Hurley.

<sup>75</sup> “New Park Slope Building Recalls Old Memories,” *Brooklyn Daily Eagle* (April 20, 1930), 43.

<sup>76</sup> “Wm. Flanagan, 69, Ex-Builder Headed Own Firm

Here Till ’38,” *Brooklyn Daily Eagle* (January 30, 1952), 11.

<sup>77</sup> Kings County, Office of the Registrar, Deeds and Conveyances, Liber 22, p. 431 (March 26, 1907); U.S. Census Records, 1910.

<sup>78</sup> “William Flanagan,” *Brooklyn Daily Eagle* (March 21, 1923), 26.

<sup>79</sup> LPC, *Central Harlem Historic District Designation Report (LP-2607)* (New York: City of New York, 2018), prepared by Theresa Noonan and Barrett Reiter, 13-14; LPC, *Bedford Historic District Designation Report (LP-2514)* (New York: City of New York, 2015), prepared by Michael Caratzas, Christopher D. Brazee, Corinne Engelbert, Marianne Hurley, and Marianne Percival, 22.

<sup>80</sup> LPC, *Central Harlem Historic District Designation Report*, 13-14.

<sup>81</sup> LPC, *Fisk Terrace-Midwood Park Historic District Designation Report (LP-2208)* (New York: City of New York, 2008), prepared by Michael D. Caratzas, Cynthia Danza, and Donald G. Presa, 26-27; LPC, *Gillett-Tyler House Designation Report (LP-2231)* (New York: City of New York, 2007), prepared by Tara Harrison, 5-6.

<sup>82</sup> LPC, *Gillett-Tyler House Designation Report*, 5.

<sup>83</sup> LPC, *Fisk Terrace-Midwood Park Historic District Designation Report*, 26.

<sup>84</sup> LPC, *Gillett-Tyler House Designation Report*, 5-6.

<sup>85</sup> LPC, *Fisk Terrace-Midwood Park Historic District Designation Report*, 26-27.

<sup>86</sup> “The House Colonial,” *Brooklyn Daily Eagle* (February 20, 1910), 30.

<sup>87</sup> U.S. Census Records, 1910 and 1920.

<sup>88</sup> Merlis and Rosenzweig, 23.

<sup>89</sup> U.S. Census Records, 1930 and 1940.

<sup>90</sup> Kings County, Office of the Registrar, Deeds and Conveyances, Liber 3142, p. 156 (April 23, 1909); U.S. Census Records, 1910.

<sup>91</sup> “Bennett Rites This Morning: Bay Ridge Doctor Dies at Summer Home on Long Island,” *Brooklyn Daily Eagle* (June 8, 1932), 35.

<sup>92</sup> “Brooklyn Men Who Are Serving on National Army Draft Boards,” *Brooklyn Daily Eagle* (August 17, 1917), n.p.; “Hospital Elects Officers for Year,” *Brooklyn Daily Eagle* (February 14, 1934), 31.

<sup>93</sup> “Carey,” *Brooklyn Daily Eagle* (October 3, 1940), 13.

<sup>94</sup> U.S. Census Records, 1920; “Dr. M’Intosh Dies on Ship at Norfolk,” *Brooklyn Daily Eagle* (July 21, 1933), 11.

<sup>95</sup> Dr. Stone is also listed in the 1920 census as head of the household for 473 Bay Ridge Parkway.

<sup>96</sup> U.S. Census Records, 1920; “Medical Society Elects Dr. Tate,” *Brooklyn Daily Eagle* (June 15, 1934), 37.

<sup>97</sup> U.S. Census Records, 1930.

<sup>98</sup> U.S. Census Records, 1940.

<sup>99</sup> “Boro Doctors Find Treatment for Asthma,” *Brooklyn Daily Eagle* (November 17, 1948), 3.

<sup>100</sup> “Club Women,” *Brooklyn Daily Eagle* (October 8, 1941), 10.

<sup>101</sup> After 1940, information about doctors on the block was retrieved using Brooklyn Address Directories (1945, 1950, 1955, 1960) at the New York Public Library, which identify doctors and dentists but do not appear to include information about pharmacists.

<sup>102</sup> Brooklyn Address Directories, 1950.

<sup>103</sup> “MDs Fight Anew to Bar O.K. of Chiropractors,” *Brooklyn Daily Eagle* (March 2, 1953), 3; “Dr. Mark E. Shay,” *Brooklyn Daily Eagle* (November 26, 1949), 2.

<sup>104</sup> “Dr. Joel Smith, 44, Dies, Decorated as War Hero,” *Brooklyn Daily Eagle* (July 31, 1954), 7.

<sup>105</sup> Brooklyn Address Directories, 1945, 1950, 1955, 1960.

<sup>106</sup> Certificate of Occupancy information retrieved online through the New York City Department of Buildings Building Information Search, <http://a810-bisweb.nyc.gov/bisweb/bispi00.jsp>.

<sup>107</sup> New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives.

<sup>108</sup> “Bay Ridge – Doctor’s Row,” *Brooklyn Daily Eagle* (March 27, 1949), 44.

<sup>109</sup> “Marked Activity Continues in Local Real Estate Market,” *Brooklyn Daily Eagle* (December 14, 1901), 17; “Subway to Fort Hamilton,” *Brooklyn Daily Eagle* (March 10, 1904), 14.

<sup>110</sup> Scarpa, 124; Ellen M. Snyder-Grenier, *Brooklyn: An Illustrated History* (Philadelphia: Temple University Press, 1996), 116.

<sup>111</sup> Kenneth T. Jackson and John B. Manbeck (ed.), *The Neighborhoods of Brooklyn* (New Haven: Yale University Press), 5; Snyder-Grenier, 116.

<sup>112</sup> Jackson and Manbeck, 5.

## Findings and Designation

Bay Ridge Parkway – Doctors’ Row Historic District

On the basis of a careful consideration of the history, the architecture, and the other features of this area, the Landmarks Preservation Commission finds that the Bay Ridge Parkway – Doctors’ Row Historic District contains buildings and other improvements that have a special character and a special historical and aesthetic interest and value as part of the development, heritage, and culture characteristic of New York City, and by reason of these factors constitute a distinct section of the city.

Accordingly, pursuant to the provisions of Chapter 47, 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 Bay Ridge Parkway – Doctors’ Row Historic District containing the properties bounded by a line beginning on the northern curblineline of Bay Ridge Parkway at a point on a line extending southerly from the western property line of 415 Bay Ridge Parkway, and extending northerly along said line and along the western property line of 415 Bay Ridge Parkway, easterly along the northern property lines of 415 to 473 Bay Ridge Parkway, southerly along the eastern property line of 473 Bay Ridge Parkway, easterly along the northern property line of 475 Bay Ridge Parkway, southerly along the eastern property line of 475 Bay Ridge Parkway, and across Bay Ridge Parkway to the southern curblineline of Bay Ridge Parkway, easterly along said curblineline to a point on a line extending northerly

from the eastern property line of 478 Bay Ridge Parkway, southerly along said line and along the eastern property line of 478 Bay Ridge Parkway, westerly along the southern property lines of 478 to 416 Bay Ridge Parkway, northerly along the western property line of 416 Bay Ridge Parkway and across Bay Ridge Parkway to the northern curblineline of Bay Ridge Parkway and westerly along said curblineline to the point of beginning.



# Bay Ridge Parkway – Doctors’ Row Historic District: Illustrations







**Figure 1: South side of Bay Ridge Parkway (previous page, north side of Bay Ridge Parkway)**

MaryNell Nolan-Wheatley, March 2019



**Figure 2: Stained glass transom, 425 Bay Ridge Parkway**

MaryNell Nolan-Wheatley, March 2019





**Figure 3 (right): Doctor's office basement entrance at 460 Bay Ridge Parkway**  
MaryNell Nolan-Wheatley, March 2019

**Figure 4 (bottom): North side of Bay Ridge Parkway**  
MaryNell Nolan-Wheatley, March 2019







**Figure 5 (left): Purpose-built doctor's office at 475 Bay Ridge Parkway**  
MaryNell Nolan-Wheatley, March 2019

**Figure 6 (bottom): South side of Bay Ridge Parkway**  
MaryNell Nolan-Wheatley, March 2019





**Figure 7: Renaissance Revival cornice at 415 Bay Ridge Parkway**  
MaryNell Nolan-Wheatley, March 2019





**Figure 8: North side of Bay Ridge  
Parkway**  
MaryNeil Nolan-Wheatley, March 2019



**Figures 9 (top) and 10 (bottom): Elaborate stone entrance enframement and projecting bay details, 434 Bay Ridge Parkway**

MaryNell Nolan-Wheatley, March 2019





**Figure 11: Brick houses developed by Malcolm C. Ludlam, 470-478 Bay Ridge Parkway**  
MaryNell Nolan-Wheatley, March 2019



**Figure 12: "House Colonial" entrance at 442 Bay Ridge Parkway**  
MaryNell Nolan-Wheatley, March 2019

# Bay Ridge Parkway – Doctors’ Row Historic District: Building Descriptions



# Bay Ridge Parkway

Bay Ridge Parkway – Doctors’ Row Historic District

## North Side Bay Ridge Parkway

### 415 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5930, Lot 84

**Date(s):** 1906 (NB 918-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### History, Significance and Notable Characteristics

This Renaissance Revival-style house was designed in 1906 as part of a row of six (415-425 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 415 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, rough-faced frieze, and dentil course. The fenestration at the first and second stories is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze with Florentine foliation.

Secondary Side (West) Facade: The building has a brick facade with tie rods. The windows have stone sills. The roof is coped with clay-tile and there is a chimney visible at rear.

#### Alterations

Primary (South) Facade: Stoop resurfaced and extended, metal railings added, vent in west wall, and under-stoop entrance enclosed; historic wood-and-glass double-leaf door and



transom replaced; historic wood one-over-one windows replaced; basement window sills lowered, center window reconfigured as entrance to basement professional office, door replaced; non-historic grilles at basement; intercom and alarm by entrance; remote utility meter attached to stoop; mailbox, signage, and light fixtures attached to basement wall

Secondary Side (West) Facade: Facade painted; windows replaced; non-historic grille at first story window

**Site**

Areaway leveled to grade and paved; staircase to basement relocated; non-historic metal railings, fence, and gate; non-historic metal post with hanging sign

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (April 21, 1906), 450.

**417 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 83

**Date(s):** 1906 (NB 918-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of six (415-425 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 417 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with rough-faced frieze and dentil course. The historic double-leaf, wood-and-glass door and distinctive stained-stained-glass transom with house number are set in a wood door case with egg-and-dart molding. The fenestration at the first and second stories is articulated by molded and rough-rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with

stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

**Alterations**

Stoop patched; historic wood one-over-one windows replaced; light fixture and remote utility meter at basement; television antenna on roof

**Site**

Raised, concrete-paved areaway with two steps at the sidewalk; front retaining wall replaced; small planting bed; steps to under-stoop entrance relocated; non-historic ramp to under-stoop entrance; non-historic fence and gates; non-historic lamppost with hanging signs; mailbox and utility meter in areaway

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (April 21, 1906), 450.

**419 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 82

**Date(s):** 1906 (NB 918-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of six (415-425 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 419 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-egg-and-dart molding, rough-faced frieze, and dentil course. The historic double-leaf, wood-and-glass door and distinctive stained-glass transom with house number are set within



the surround. The possibly historic one-over-one sash windows with wood brick mold at the first and second stories are articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-egg-and-dart molding, and a frieze with Florentine foliation.

#### **Alterations**

Stoop extended, patched, and painted; metal handrail added to stoop; storm sashes; basement window sills lowered, center window reconfigured as entrance to basement professional office, non-historic door and storm door with security grille; non-historic door at under-stoop entrance; metal house number above basement entrance and in transom of basement entrance; light fixtures; mailboxes at main entrance and basement; signage; remote utility meter; dish antenna on roof

#### **Site**

Historic raised areaway leveled to grade and paved; staircase to basement and under-stoop entrances relocated; non-historic fence and railings

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (April 21, 1906), 450.

### **421 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 81

**Date(s):** 1906 (NB 918-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of six (415-425 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 421 Bay Ridge Parkway has a limestone facade featuring a three-sided angled bay. The stoop has

been removed but the historic entrance surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, rough-faced frieze, and dentil course remains as a window enframingent. The fenestration at the first and second stories is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

#### **Alterations**

Prior to 1940 stoop removed and entrance relocated to basement, bracketed door hood/balcony with metal railing installed, historic wood-and-glass, double-leaf door replaced with multi-light French door and transom; historic wood one-over-one windows replaced; basement window sills lowered; window inserted behind French door prior to 1988; metal-and-glass, double-leaf door at basement entrance; non-historic grilles at basement; house number; metal pipe

#### **Site**

Historic raised areaway leveled to grade and paved; staircase relocated; non-historic metal fence and gate; railings at basement prior to 1940

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 1; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (April 21, 1906), 450.

### **423 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 80

**Date(s):** 1906 (NB 918-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of six (415-425 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 423 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with rough-faced frieze and dentil course. The fenestration with possible historic wood brick molds is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze with Florentine foliation.

#### **Alterations**

Facade and stoop painted; metal railings added to stoop; historic wood-and-glass double-leaf door and transom replaced; under-stoop door replaced; historic wood one-over-one windows replaced; light fixtures; metal railings at steps to under-stoop entrance; doorbell and intercom at under-stoop entrance; security camera and remote utility meter at basement

#### **Site**

Grade-level walkway to under-stoop entrance through historic raised areaway added between 1940 and 1985; railing added along main walkway

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (April 21, 1906), 450.

### **425 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 79

**Date(s):** 1906 (NB 918-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of six (415-425 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 425 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, rough-faced frieze, and dentil course. A possibly-historic double-leaf, wood-and-glass door and historic stained-glass transom with house number are set within a deep doorcase. The fenestration is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

#### **Alterations**

Stoop steps resurfaced and cheek walls painted; metal railings added to stoop; under-stoop door replaced; historic wood one-over-one windows replaced; perforated vent and remote utility meter at basement

#### **Site**

Historic raised areaway paved; three steps at sidewalk; non-historic railings; steps to under-stoop entrance

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (April 21, 1906), 450.

### **429 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 78

**Date(s):** 1906 (NB 2467-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of ten (429-449 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 429 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, rough-faced frieze, and dentil course. The distinctive historic stained-glass transom with house number has been retained. The fenestration is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze with Florentine foliage.

#### **Alterations**

Stoop steps resurfaced and cheek walls painted; historic wood-and-glass, double-leaf door replaced; light fixture, mailbox, and doorbell at entrance; historic wood one-over-one windows replaced; remote utility meter; railings at under-stoop entrance; non-historic basement door; wood plaque for signage above basement

#### **Site**

Historic raised areaway partially leveled to grade and paved; staircase to under-stoop entrance; metal pole

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl.1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (August 16, 1906), 219.

### **431 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 77

**Date(s):** 1906 (NB 2467-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of ten (429-449 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.



The houses along the block follow a rhythm of alternating round and angled bays. No. 431 Bay Ridge Parkway has a limestone facade featuring a three-sided angled bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, rough-faced frieze, and dentil course. The distinctive historic stained-glass transom with house number is set within the deep doorcase with paneled reveal. The fenestration is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

#### **Alterations**

Stoop resurfaced and painted; historic wood-and-glass double-leaf door replaced; mailbox in reveal; historic wood one-over-one windows replaced; non-historic door at under-stoop entrance; house numbers on basement wall; basement window sills lowered prior to 1940; electrical conduits with boxes; light and remote utility meter at under-stoop entrance

#### **Site**

Raised walkway to stoop with two steps at sidewalk; prior to 1940 historic raised areaway replaced with grade-level walkway and planting beds, stairs to under-stoop entrance relocated; non-historic railing at basement stairs; non-historic brick retaining walls around planting beds; non-historic fence and gate along walkway to entrance; metal poles

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl.1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (August 16, 1906), 219.

### **433 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 76

**Date(s):** 1906 (NB 2467-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of ten (429-449 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it

was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 433 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, rough-faced frieze, and dentil course. The fenestration is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze with Florentine foliage.

#### **Alterations**

Stoop extended and steps resurfaced; historic wood-and-glass double-leaf door and stained-glass transom replaced; mailbox in reveal; historic wood one-over-one windows replaced; basement window sills lowered, central window reconfigured as an entrance, door replaced; under-stoop entrance reconfigured as a window; light fixtures; alarm box, house number, and remote utility meter at basement

#### **Site**

Historic raised areaway leveled to grade, except retaining walls on the east and west property lines, and paved; staircase to basement relocated; non-historic railings; metal pole

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl.1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (August 16, 1906), 219.

### **435 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 75

**Date(s):** 1906 (NB 2467-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of ten (429-449 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A.

D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 435 Bay Ridge Parkway has a limestone facade featuring a three-sided angled bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, rough-faced frieze, and dentil course. The fenestration is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

#### **Alterations**

Facade painted; stoop extended and painted, metal handrails added, small perforated vent in wall; historic wood-and-glass double-leaf door and transom replaced; historic wood one-over-one windows replaced; basement window sills lowered, central window reconfigured as entrance, door replaced; under-stoop entrance infilled except for small window opening; light and doorbell at main entrance; light, signage, storm door, house numbers, and metal grilles at basement; pipe; television antenna on roof

#### **Site**

Historic raised areaway leveled to grade and paved; staircase to basement relocated; non-historic railings

#### **Sidewalk / Curb Materials**

Concrete sidewalk/stone curb

#### **References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl.1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (August 16, 1906), 219.

### **437 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 74

**Date(s):** 1906 (NB 2467-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style house was designed in 1906 as part of a row of ten (429-449 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 437 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, rough-faced frieze, and dentil course. The fenestration is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze with Florentine foliage.

### Alterations

Facade painted, sill course at basement resurfaced; stoop steps resurfaced and cheek walls painted, metal railings added, perforated vent in stoop wall; historic wood-and-glass door and stained-glass transom replaced prior to 1940; historic wood one-over-one windows replaced; light fixtures; under-stoop entrance replaced with door; railing at stairs to under-stoop entrance; remote utility meter

### Site

Grade-level walkway to under-stoop entrance through historic raised areaway with non-historic concrete paving; walkway with two steps at sidewalk and to lower walkway

### Sidewalk / Curb Materials

Concrete sidewalk/stone curb

### References

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl.1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (August 16, 1906), 219.

## 441 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5930, Lot 73

**Date(s):** 1906 (NB 2467-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing



### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of ten (429-449 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 441 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting a pedimented entablature with carved and incised decoration. Although the historic double-leaf door and transom have been replaced, the historic doorcase with denticulated transom bar and paneled reveals faced with egg-and-dart molding remains. The fenestration is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with cartouches and foliation.

### **Alterations**

Stoop patched, metal railings added; metal railing at steps to under-stoop entrance; historic wood-and-glass, double-leaf door and transom replaced; historic wood one-over-one windows replaced; under-stoop gate replaced with door; lights at both entrances; remote utility meter and doorbell at under-stoop entrance; signage

### **Site**

Grade-level walkway through historic raised, paved areaway; two steps at sidewalk; metal pole with sign

### **Sidewalk / Curb Materials**

Concrete sidewalk/stone curb

### **References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl.1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (August 16, 1906), 219.

## **443 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 72

**Date(s):** 1906 (NB 2467-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of ten (429-449 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 443 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting a pedimented entablature with carved and incised decoration. Although the historic double-leaf door has been replaced, the house retains its distinctive stained-glass transom with house number set within the historic doorcase with paneled reveals faced with egg-and-dart molding. The fenestration is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags

**Alterations**

Facade painted; stoop steps resurfaced with granite, cheek walls painted, metal railings added; historic wood-and-glass, double leaf door replaced; non-historic door and transom at basement; historic wood one-over-one windows replaced; mailbox in reveal; railing at steps to under-stoop entrance; light, doorbell, and remote utility meter at basement; spigot

**Site**

Historic raised areaway replaced, paved in brick; grade-level walkway to under-stoop entrance; non-historic lamppost; main walkway and steps from sidewalk raised and resurfaced with brick and granite; metal fence and railing added between main and lower walkways and on property line with 445 Bay Ridge Parkway

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl.1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (August 16, 1906), 219.

**445 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 71

**Date(s):** 1906 (NB 2467-1906)

**Architect(s) / Builder(s):** Benjamin J. Driesler

**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.

**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of ten (429-449 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 445 Bay Ridge Parkway has a limestone facade featuring a three-sided angled bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting a pedimented entablature with carved and incised decoration. The historic double-leaf, wood-and-glass door and distinctive stained-glass transom with house number are set within the historic doorcase with paneled reveals faced with egg-and-dart molding. The fenestration is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with cartouches and foliation.

**Alterations**

Stoop extended, top step resurfaced; historic wood one-over-one windows replaced; light, remote utility meter, and mailbox at basement; non-historic basement door

**Site**

Historic raised areaway leveled to grade at main walkway, remainder excavated for accessibility ramp; non-historic fences, gate, and railings; metal post with sign; utility meters; planting bed

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl.1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (August 16, 1906), 219.

**447 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 70

**Date(s):** 1906 (NB 2467-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler

**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of ten (429-449 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 447 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting a pedimented entablature with carved and incised decoration. The fenestration is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The basement windows and under-stoop entrance have what appear to be historic security grilles and gate. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

### **Alterations**

Historic wood-and-glass, double-leaf door and transom replaced; historic wood one-over-one windows replaced; mailbox, doorbell, and remote utility meter at basement

### **Site**

Historic raised areaway and walkway paved with non-historic geometric pavers; two steps at sidewalk; steps to under-stoop entrance

### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

### **References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl.1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (August 16, 1906), 219.

## **449 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 69

**Date(s):** 1906 (NB 2467-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house

**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1906 as part of a row of ten (429-449 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 449 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The stoop with bi-level cheek walls decorated with scrolled consoles leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting a pedimented entablature with carved and incised decoration. The fenestration is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with cartouches and foliation.

**Alterations**

Stoop extended, painted, and metal railings added; historic wood-and-glass, double-leaf door and transom replaced prior to 1940; non-historic door and metal security door; historic wood one-over-one windows replaced; under-stoop entrance reconfigured as window; basement window sills lowered, center window reconfigured as entrance, non-historic door and security gate; non-historic grilles; signage; remote utility meter

**Site**

Historic raised areaway leveled to grade and paved; steps to basement relocated; non-historic fences, gates, and railings; non-historic lamppost

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl.1; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (August 16, 1906), 219.

**453 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 67

**Date(s):** 1907 (NB 3850-1907)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.



**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1907 as part of a row of four (453-459 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 453 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with curved cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, dentils, and rough-faced frieze. A possibly-historic double-leaf, wood-and-glass door and historic stained-glass transom with house number are set within the historic doorcase with paneled reveals. The fenestration is articulated by molded and rough-faced stone sill and lintel courses; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

**Alterations**

Stoop extended and painted; metal railings attached to stoop walls; under-stoop entrance reconfigured as window; center window at basement reconfigured as entrance, non-historic door; professional office information stenciled on basement windows and glazing of door; historic wood one-over-one windows replaced; lights; flagpole and bracket; cornice painted; signage

**Site**

Historic raised areaway leveled to grade and paved; steps to basement entrance relocated; non-historic fence and railings at basement entrance; non-historic post with hanging sign

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (November 23, 1907), 516.

**455 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 66

**Date(s):** 1907 (NB 3850-1907)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.

**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1907 as part of a row of four (453-459 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 455 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The stoop leads to an entrance with full surround incorporating engaged columns with stylized capitals supporting an entablature with egg-and-dart molding and carved frieze. The fenestration is articulated by molded and simple sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

### **Alterations**

Stoop extended and painted, cheek walls replaced by metal handrails; under-stoop entrance reconfigured as casement window; historic wood-and-glass, double-leaf door and transom replaced prior to 1940; stone flower box with lotus design above entrance surround; historic wood one-over-one first- and second-story windows replaced; center window at basement reconfigured as an entrance with fluted pilasters and double keystone, non-historic door with leaded-glass transom; basement window sills lowered, metal casements installed between 1940 and 1985; lights; security camera at basement; remote utility meter

### **Site**

Areaway leveled to grade and paved prior to 1940, walkway to stoop leveled by 1985; steps to basement relocated; non-historic fences and gates; non-historic post with hanging sign

### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

### **References**

New York City Department of Finance Photograph (c. 1983-1988), Municipal Archives; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (November 23, 1907), 516.

## **457 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 65

**Date(s):** 1907 (NB 3850-1907)  
**Architect(s) / Builder(s):** Benjamin J. Driesler

**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1907 as part of a row of four (453-459 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 457 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with curved cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating paneled pilasters with carved bellflowers and stylized capitals supporting a pedimented entablature with dentils and carved frieze. A possibly-historic double-leaf, wood-and-glass door and historic stained-glass transom with house number are set within the historic doorcase with paneled reveals. The fenestration is articulated by molded and rough-faced stone sill and lintel courses; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

#### **Alterations**

Facade painted; stoop extended and painted, metal railings added; under-stoop entrance infilled with vent and masonry; glazing of main door covered with stained-glass contact paper; historic wood one-over-one windows replaced; window sills at basement lowered, center window reconfigured as an entrance, door replaced; large plaque with house number; non-historic grille at basement; security camera; two dish antennas on roof

#### **Site**

Historic raised areaway leveled to grade and paved; steps to basement entrance relocated; non-historic railings, fence, and gates

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (November 23, 1907), 516.

### **459 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 64

**Date(s):** 1907 (NB 3850-1907)  
**Architect(s) / Builder(s):** Benjamin J. Driesler

**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1907 as part of a row of four (453-459 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 459 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The stoop with curved cheek walls featuring newels with ball finials leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, dentils, and frieze with delicate incised decoration. The house retains its distinctive stained-glass transom with house number. The fenestration is articulated by molded and simple sill and lintel courses and shallow, ogee-arched window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

### **Alterations**

Facade painted; stoop extended and painted, metal railings added; historic wood-and-glass, double-leaf door replaced; historic wood one-over-one windows replaced; under-stoop entrance infilled, metal vent added; window sills at basement lowered, center window reconfigured as entrance, non-historic door and storm door; non-historic grilles at basement; signage; light fixtures

### **Site**

Historic raised areaway leveled to grade and paved; staircase to basement relocated; non-historic railings, fence, and gates; non-historic lamppost with illuminated sign; small planting beds

### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (November 23, 1907), 516.

## **461 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 63

**Date(s):** 1907 (NB 3851-1907)

**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1907 as part of a row of six (461-473 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 461 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with curved cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating engaged columns with stylized capitals supporting an entablature with egg-and-dart molding and carved frieze. The doorcase with sidelights and fanlight transom dates to around 1940. The fenestration is articulated by molded and rough-faced stone sill and lintel courses; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

**Alterations**

Stoop extended, metal railings added; under-stoop entrance reconfigured as a window; historic wood-and-glass door and transom replaced prior to 1940, non-historic door; historic wood one-over-one windows replaced; basement window sills lowered, center window reconfigured as entrance with leaded-glass transom, non-historic door; signage including illuminated sign above office; lights; remote utility meter; doorbell

**Site**

Historic raised areaway leveled to grade; steps to basement relocated, non-historic railings; pipe

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (November 23, 1907), 516.

**465 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 62

**Date(s):** 1907 (NB 3851-1907)  
**Architect(s) / Builder(s):** Benjamin J. Driesler



**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1907 as part of a row of six (461-473 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 465 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The stoop with curved cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating paneled pilasters with carved pendants and stylized capitals supporting a pedimented entablature with dentils and carved frieze. The house retains its distinctive stained-glass transom with house number. The fenestration is articulated by molded and simple sill and lintel courses; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

### **Alterations**

Stoop extended and steps resurfaced, metal railings added; historic wood-and-glass, double leaf door replaced by metal-and-glass security doors; historic wood one-over-one windows replaced; metal railing attached to stoop by under-stoop entrance; light fixtures at entrances; doorbell at main entrance; non-historic under-stoop gate; non-historic grilles at basement

### **Site**

Historic raised areaway leveled to grade and paved; staircase to under-stoop entrance reoriented; non-historic metal railings, fence, and gates; non-historic lamppost

### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (November 23, 1907), 516.

## **467 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 61

**Date(s):** 1907 (NB 3851-1907)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house

**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1907 as part of a row of six (461-473 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 467 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with curved cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, dentils, and frieze with delicate incised decoration. The fenestration is articulated by molded and rough-faced stone sill and lintel courses; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

**Alterations**

Facade painted; stoop extended, resurfaced, and painted, metal railings added; non-historic gate and door with transom at under-stoop entrance; decorative lions added to stoop; historic wood-and-glass, double-leaf door and transom replaced; historic wood one-over-one windows replaced; basement window sills lowered, center window reconfigured as entrance, non-historic door; non-historic grilles at basement; lights; signage; doorbells; remote utility meter

**Site**

Historic raised areaway leveled to grade; stairs to basement relocated; non-historic railings, fence, and gates

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete and stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (November 23, 1907), 516.

**469 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 60

**Date(s):** 1907 (NB 3851-1907)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house

**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed 1907 as part of a row of six (461-473 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 469 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The stoop with curved cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating engaged columns with stylized capitals supporting an entablature with egg-and-dart molding and frieze with carved decoration. The fenestration is articulated by molded and simple sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. Possibly-historic window grilles protect the basement windows. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

**Alterations**

Facade painted; stoop resurfaced and painted, metal railings added; historic wood-and-glass, double-leaf door and transom replaced; non-historic metal gate at under-stoop entrance; historic wood one-over-one windows replaced; signage; lights; alarm box; flagpole bracket; remote utility meter at basement

**Site**

Historic raised areaway paved; treads of two steps at sidewalk resurfaced; concrete retaining wall; stairs to under-stoop entrance; non-historic fence and gate

**Sidewalk / Curb Materials**

Concrete sidewalk/stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (November 23, 1907), 516.

**471 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 59

**Date(s):** 1907 (NB 3851-1907)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement

**Material(s):** Limestone; brownstone; pressed metal cornice

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1907 as part of a row of six (461-473 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 471 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with curved cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating paneled pilasters with carved pendants and stylized capitals supporting a pedimented entablature with dentils and frieze with carved decoration. The house retains its historic wood-and-glass, double-leaf door with distinctive stained-glass transom with house number. The fenestration is articulated by molded and rough-faced stone sill and lintel courses; fluted pilasters with stylized capitals separate the windows of the bay. Possibly-historic window grilles protect the basement windows. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

**Alterations**

Stoop resurfaced, metal railings added; metal railing attached to stoop at steps to under-stoop entrance; historic wood one-over-one windows replaced; cornice painted; lights; remote utility meter; non-historic door at under-stoop entrance; spigot

**Site**

Historic raised areaway paved; steps to sidewalk resurfaced; steps to under-stoop entrance; non-historic railing, fence, and gate

**Sidewalk / Curb Materials**

Concrete sidewalk/stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (November 23, 1907), 516.

**473 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 58

**Date(s):** 1907 (NB 3851-1907)

**Architect(s) / Builder(s):** Benjamin J. Driesler

**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.

**Type:** Row house

**Style(s):** Renaissance Revival

**Stories:** 2 and basement

**Material(s):** Limestone; brownstone; pressed metal cornice

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1907 as part of a row of six (461-473 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

The houses along the block follow a rhythm of alternating round and angled bays. No. 473 Bay Ridge Parkway, the end of the row, has a limestone facade featuring a right-angled bay. The stoop with curved cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, dentils, and frieze with delicate incised decoration. The house retains its distinctive stained-glass transom with house number. The fenestration is articulated by molded and simple sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. Possibly-historic window grilles protect the basement windows. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

**Alterations**

Facade and stoop painted; metal railings added to stoop; railing at stairs to under-stoop entrance; historic wood-and-glass, double-leaf door replaced by metal-and-glass security door with side panel; intercom in reveal; metal gate at under-stoop entrance; historic wood one-over-one windows replaced; screens; remote utility meter at basement; bird deterrent wires at roof and lintels

**Site**

Historic raised areaway paved, steps at sidewalk and retaining wall replaced; non-historic fence and gate

**Sidewalk / Curb Materials**

Concrete sidewalk/stone curb with 12-inch concrete infill

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (November 23, 1907), 516.

**475 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5930, Lot 57

**Date(s):** 1909 (NB 2215-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; brownstone; pressed metal cornice



**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house was designed in 1909 by William Flanagan for A. D. Constant of the Bay Ridge Development Co. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

Designed with a doctor's office and garage, 475 Bay Ridge Parkway has a three-bay wide flat facade of light tan brick. The tall brownstone stoop with stone cheek walls topped by metal railings leads to an entrance with stone lintel featuring carved brackets and frieze. The wood-and-glass, single-leaf door with stained-glass transom is set in a wood doorcase with egg-and-dart moldings. A stone band course separates the upper stories from the basement garage. At the first story a segmental-arched stone lintel with keystone and stone sill frame a double window with historic stained-glass transom. The fenestration of the second story has stone sills and lintels carved with shallow ogee arches above the window heads. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with swags.

Secondary Side (East) Facade: The red brick side facade with clay tile coping is partially visible above the adjoining building.

**Alterations**

Primary Side (South) Facade: Stoop resurfaced; historic wood one-over-one windows replaced; light above door; basement resurfaced; garage doors replaced; signage; doorbells; remote utility meter to left of stoop

**Site**

Retaining walls converted to planters; non-historic fences and gate

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

## South Side Bay Ridge Parkway

### 416 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 13

**Date(s):** 1909-13 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house

**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. However, based on map and conveyance research, it appears that construction of 416-426 Bay Ridge Parkway was delayed until 1912 or 1913. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 416 Bay Ridge Parkway, the end of the row, has a limestone facade featuring a right-angled bay. The brownstone stoop with limestone cheek walls terminating in newels with domical tops leads to an entrance with full surround incorporating paneled pilasters with bellflowers and stylized capitals supporting an entablature with dentils and frieze with carved decoration. The wood-and-glass, double-leaf door features decorative metal security grilles over the glazed panels and is topped by a glass transom. Above the entrance is a round-arched window with molded sill and drip molding with foliate termini and keystone. The fenestration of the bay is articulated by molded stone sill and lintel courses and, at the first story, fluted pilasters with stylized capitals bracket the windows. The projecting metal cornice features block modillions and frieze with cartouches and stylized foliation.

**Alterations**

Stoop extended and basement converted to office prior to 1940; metal railings added to stoop; historic wood one-over-one windows replaced; basement resurfaced, one window infilled, entrance to professional office enlarged; intercom at main entrance; signage; lights

**Site**

Paved areaway; staircase to basement reoriented; pipe railings to professional office; non-historic fence at property line with 418 Bay Ridge Parkway; non-historic lamppost with armature

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete and stone curb

**References**

*Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1905; suppl. through September 1912), v. 6, pl. 14; Kings County, Office of the Registrar, Deeds and Conveyances, Liber 3461, p. 486 (December 30, 1913); New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

## 418 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 14

**Date(s):** 1909-13 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style house is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. However, based on map and conveyance research, it appears that construction of 416-426 Bay Ridge Parkway was delayed until 1912 or 1913. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 418 Bay Ridge Parkway has a limestone facade featuring a right-angled bay. The brownstone stoop with limestone cheek walls terminating in newels with domical tops leads to an entrance with full surround incorporating paneled pilasters with bellflowers and stylized capitals supporting an entablature with dentils and frieze with carved decoration. The wood-and-glass, double-leaf door features decorative metal security grilles over the glazed panels and is topped by a glass transom. Above the entrance is a round-arched window with molded sill and drip molding with foliate termini and keystone. The fenestration of the bay is articulated by molded sill and lintel courses and, at the first story, fluted pilasters with stylized capitals bracket the windows. The projecting metal cornice features block modillions and frieze with cartouches and stylized foliation.

### Alterations

Historic wood one-over-one windows replaced, basement windows replaced with жалousies; doorbell; remote utility meter; light at basement; television antenna on roof

### Site

Raised concrete-paved areaway; steps to under-stoop entrance; concrete planters

### Sidewalk / Curb Materials

Concrete sidewalk/stone curb

### References

*Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1905; suppl. through September 1912), v. 6, pl. 14; Kings County, Office of the Registrar, Deeds and Conveyances, Liber 3445, p. 421 (September 16, 1913); New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

## 422 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 15

**Date(s):** 1909-13 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style house is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. However, based on map and conveyance research, it appears that construction of 416-426 Bay Ridge Parkway was delayed until 1912 or 1913. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 422 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The brownstone stoop with limestone cheek walls terminating in newels with domical tops leads to an entrance with full surround incorporating fluted pilasters with simple capitals supporting a bowed entablature with molded crown, dentil course, and highly carved tympanum. The wood-and-glass, double-leaf door features decorative metal security grilles over the glazed panels and is topped by a glass transom. Above the entrance is a round-arched window with molded sill and drip molding with foliate termini and keystone. The fenestration of the bay is articulated by molded sill and lintel courses and carved spandrel panels; fluted pilasters with stylized capitals separate the windows at the first story while those at the second story are separated by paneled mullions. The projecting metal cornice features block modillions and frieze decorated with cartouches, stylized foliation, and swags.

### Alterations

Metal railings added to stoop; under-stoop entrance infilled with door; window sills at basement lowered, center window reconfigured as entrance with projecting, metal door hood prior to 1940; door at basement replaced; doorbell; historic wood one-over-one windows replaced; lights at both entrances; remote utility meter; signage; mailbox

### Site

Paved, multi-level areaway; non-historic fence and gates on non-historic low brick and stone wall; stairs to basement relocated prior to 1940 with possibly historic railings; non-historic lamppost and post with sign; planting bed

### Sidewalk / Curb Materials

Concrete sidewalk/stone curb

### References

*Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1905; suppl. through September 1912), v. 6, pl. 14; Kings County, Office of the Registrar, Deeds and



Conveyances, Liber 3450, p. 264 (September 13, 1913); New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

## 424 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 16

**Date(s):** 1909-13 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style house is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. However, based on map and conveyance research, it appears that construction of 416-426 Bay Ridge Parkway was delayed until 1912 or 1913. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 424 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The brownstone stoop with limestone cheek walls terminating in newels with domical tops leads to an entrance with full surround incorporating paneled pilasters with bellflowers and simple capitals supporting an entablature with molded crown, dentil course, and carved frieze. The wood-and-glass, double-leaf door features decorative metal security grilles over the glazed panels and is topped by a glass transom. Above the entrance is a round-arched window with molded sill and drip molding with foliate termini and keystone. The fenestration of the bay is articulated by molded sill and lintel courses; fluted pilasters with stylized capitals separate the windows at the first story while those at the second story are separated by paneled mullions. The projecting metal cornice features block modillions and frieze decorated with cartouches and stylized foliation.

### Alterations

Stoop partially resurfaced; basement window sills lowered, center window reconfigured as entrance, non-historic door; historic wood one-over-one windows replaced; lights at both entrances; under-stoop entrance reconfigured as window; remote utility meter; signage; television antenna on roof; covered electrical outlet on left stoop wall

### Site

Raised areaway with non-historic grade-level walkway to basement entrance and two planting beds; stairs to basement relocated; non-historic railings; non-historic lamppost with hanging

## Sidewalk / Curb Materials

Concrete sidewalk/concrete and stone curb

## References

*Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1905; suppl. through September 1912), v. 6, pl. 14; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

## 426 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 17

**Date(s):** 1909-13 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

## History, Significance and Notable Characteristics

This Renaissance Revival-style house is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. However, based on map and conveyance research, it appears that construction of 416-426 Bay Ridge Parkway was delayed until 1912 or 1913. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 426 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The brownstone stoop with limestone cheek walls terminating in newels with domical tops leads to an entrance with full surround incorporating fluted pilasters with simple capitals supporting a bowed entablature with molded crown, dentil course, and highly carved tympanum. The wood-and-glass, double-leaf door features decorative metal security grilles over the glazed panels and is topped by a glass transom. Above the entrance is a round-arched window, with historic one-over-one wood sash articulated by a molded sill and drip molding with foliate termini and keystone. The historic one-over-one wood sash windows of the bay are articulated by molded sill and lintel courses; fluted pilasters with stylized capitals separate the windows at the first story while those at the second story are separated by paneled mullions. The projecting metal cornice features block modillions and frieze decorated with a combination of cartouches, stylized foliation, and swags.

## Alterations

Metal railings added to stoop; non-historic door at under-stoop entrance; window sills at basement lowered, center window reconfigured as entrance, non-historic door; gas light fixtures at main entrance, electric light fixtures at basement entrance

**Site**

Areaway leveled to grade, except for walkway to main entrance, and paved; stairs to basement relocated; non-historic railings; decorative lamppost with gas light

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

*Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1905; suppl. through September 1912), v. 6, pl. 14; Kings County, Office of the Registrar, Deeds and Conveyances, Liber 3461, p. 487 (December 30, 1913); New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

**428 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 18

**Date(s):** 1909 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 428 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The brownstone stoop with limestone cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating paneled pilasters with bellflowers and stylized capitals supporting an entablature with molded crown, dentil course, and carved frieze. The house features a metal-and-glass, double-leaf door and transom. Above the entrance is a round-arched window with molded sill and drip molding with foliate termini and keystone. The fenestration of the bay is articulated by molded sill and lintel courses and carved spandrel panels; fluted pilasters with stylized capitals separate the windows at the first story while those at the second story are separated by paneled mullions. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels.

**Alterations**

Non-historic door at under-stoop entrance; historic wood one-over-one windows replaced; lights; signage; remote utility meter; spigot; security camera; doorbell at basement

**Site**

Raised areaway with grade level walkway to under-stoop entrance and planting bed; non-historic lamppost with hanging sign; non-historic fences, gates, and railings

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

**430 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 19

**Date(s):** 1909 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 430 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The brownstone stoop with limestone cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating fluted pilasters and simple capitals supporting a bowed entablature with molded crown, dentil course, and carved tympanum. The house features a metal-and-glass, double-leaf door and transom. Above the entrance is a round-arched window with molded sill and drip molding with foliate termini and keystone. The fenestration of the bay is articulated by molded sill and lintel courses and carved spandrel panels; fluted pilasters with stylized capitals separate the windows at the first story while those at the second story are separated by paneled mullions. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels.

**Alterations**

Railings added to stoop; non-historic door at under-stoop entrance; mailbox attached to main door; historic wood one-over-one windows replaced; grilles at basement; alarm box; dish antenna on roof; signage; light and doorbell at under-stoop entrance; flagpole bracket at second story sill



**Site**

Raised areaway with non-historic brick and stone retaining wall with steps at sidewalk; non-historic railings; non-historic lamppost with hanging sign; planting beds and lawn

**Sidewalk / Curb Materials**

Concrete sidewalk/stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

**434 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 20

**Date(s):** 1909 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 434 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The brownstone stoop with limestone cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating paneled pilasters with bellflowers and stylized capitals supporting an entablature with molded crown, dentil course, and carved frieze. The house features a metal-and-glass, double-leaf door and transom. Above the entrance is a round-arched window with molded sill and drip molding with foliate termini and keystone. The fenestration of the bay is articulated by molded sill and lintel courses and carved spandrel panels; fluted pilasters with stylized capitals separate the windows at the first story while those at the second story are separated by paneled mullions. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels.

**Alterations**

Stoop extended prior to 1940, painted, round vent in wall; metal stoop railings added; under-stoop entrance reconfigured as window; historic wood one-over-one windows replaced; basement window sills lowered, center window reconfigured as entrance with projecting doorhood prior to 1940; basement door replaced; lights, intercom, and non-historic grilles at basement

**Site**

Raised areaway leveled to grade and stairs to basement relocated prior to 1940; non-historic lamppost with house number; possibly historic railings at basement

**Sidewalk / Curb Materials**

Concrete sidewalk/stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

**436 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 21

**Date(s):** 1909 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 436 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The brownstone stoop with limestone cheek walls terminating in newels with ball finials leads to an entrance with full surround incorporating fluted pilasters and simple capitals supporting a bowed entablature with molded crown, dentil course, and carved tympanum. The house features a metal-and-glass, double-leaf door and transom. Above the entrance is a round-arched window with molded sill and drip molding with foliate termini and keystone. The fenestration of the bay is articulated by molded sill and lintel courses and carved spandrel panels; fluted pilasters with stylized capitals separate the windows at the first story while those at the second story are separated by paneled mullions. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels.

**Alterations**

Stoop painted, metal railings added; historic wood one-over-one windows replaced; center window at basement reconfigured as entrance, door replaced, storm door added; lights; signage; intercom at main entrance; mailbox at basement; remote utility meter

**Site**

Raised areaway partially leveled to grade; walkway to main entrance repaved, steps at sidewalk resurfaced, non-historic metal railings; staircase to basement relocated; wheelchair lift; raised planting bed; non-historic railings; non-historic post with sign

**Sidewalk / Curb Materials**

Concrete sidewalk/stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

**438 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 22

**Date(s):** 1909 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival with Colonial Revival elements  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house with Colonial Revival elements is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Advertised by the developers as “House Colonial,” 438-448 Bay Ridge Parkway were unique within the row having been designed with arched entrances with keyed surrounds associated with 18th century styles. Like most of the row houses on the street, 438 Bay Ridge Parkway was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 438 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay with rough-faced rustication at the basement. The brownstone stoop with limestone cheek walls terminating in newels with domical tops leads to a segmental-arched entrance with Gibbs surround. The entrance features a wood-and-glass door set in a wood enframing with engaged columns, leaded-glass sidelights, and fanlight transom; a heavy bracketed door hood with glass roof protects the entrance from the elements. Above the entrance is a window with paneled lintel and simple projecting sill course that extends across the bay. The fenestration of the bay is articulated by a molded sill course at the first story and incised spandrel panels. The center windows at the first and second stories are further articulated by full, molded surrounds. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels.

**Alterations**

Stoop painted, metal railings added; historic wood one-over-one windows at first story replaced; historic wood windows with four vertical lights in the upper sash replaced at second story; window sills at basement lowered, center window reconfigured as entrance, non-historic door; basement painted; under-stoop entrance reconfigured as window; alarm attached to stoop; lights; signage; metal pipe at entrance; flagpole bracket at second story; non-historic grilles; house number attached to basement

**Site**

Raised areaway leveled to grade, except walkway to main entrance; non-historic fence and gate at main walkway; steps at sidewalk resurfaced; steps to basement relocated; non-historic railings

**Sidewalk / Curb Materials**

Concrete sidewalk/stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

**440 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 23

**Date(s):** 1909 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival with Colonial Revival elements  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house with Colonial Revival elements is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Advertised by the developers as “House Colonial,” 438-448 Bay Ridge Parkway were unique within the row having been designed with arched entrances with keyed surrounds associated with 18th century styles. Like most of the row houses on the street, 440 Bay Ridge Parkway was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 440 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The brownstone stoop with limestone cheek walls terminating in newels with ball finials leads to a round-arched entrance with molded surround with impost and foliate keystone. The entrance features a wood-and-glass door set in a wood enframing with engaged columns, leaded-glass sidelights, and fanlight transom. Above the entrance is a window with paneled lintel and simple projecting sill course that extends across the bay. The fenestration of the bay



is articulated by a molded sill course at the first story and spandrel panels with stylized design. The center windows at the first and second stories are further articulated by full, molded surrounds. The windows of the basement are protected by historic grilles. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels.

#### **Alterations**

Historic wood one-over-one windows at first story replaced; historic wood windows with four vertical lights in the upper sash replaced at second story; spandrel panels possibly restored; metal gate at under-stoop entrance; remote utility meter; light; electric outlet

#### **Site**

Raised paved areaway with two sets of steps at sidewalk, one to yard non-historic; non-historic fences, gates, and railings; non-historic gas lamppost; stairs to under-stoop entrance

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

### **442 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 24

**Date(s):** 1909 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival with Colonial Revival elements  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house with Colonial Revival elements is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Advertised by the developers as "House Colonial," 438-448 Bay Ridge Parkway were unique within the row having been designed with arched entrances with keyed surrounds associated with 18th century styles. Like most of the row houses on the street, 442 Bay Ridge Parkway was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 442 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay with rough-faced rustication at the basement. The brownstone stoop with limestone cheek walls terminating in newels with domical tops leads to a segmental-arched entrance with Gibbs

surround. The entrance features a wood-and-glass door set in a wood enframing with engaged columns, leaded-glass sidelights, and fanlight transom. Above the entrance is a window with paneled lintel and simple projecting sill course that extends across the bay. The fenestration of the bay is articulated by a molded sill course at the first story and incised spandrel panels. The center windows at the first and second stories are further articulated by full, molded surrounds. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels.

#### **Alterations**

Metal railings added to stoop; security grilles added to glazed panel and sidelights of door; historic wood one-over-one windows at first story replaced; historic wood windows with four vertical lights in the upper sash replaced at second story; doorbell; light

#### **Site**

Raised areaway, steps at sidewalk patched; landscaped planting bed; stairs to under-stoop entrance; non-historic railings, fence, and gate

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

### **446 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 25

**Date(s):** 1909 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival with Colonial Revival elements  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house with Colonial Revival elements is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Advertised by the developers as “House Colonial,” 438-448 Bay Ridge Parkway were unique within the row having been designed with arched entrances with keyed surrounds associated with 18th century styles. Like most of the row houses on the street, 446 Bay Ridge Parkway was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 446 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The brownstone stoop with limestone cheek walls terminating in newels with ball finials leads to a round-

round-arched entrance with molded surround with impostes and foliate keystone. The entrance features a wood-and-glass door set in a wood enframingent with engaged columns, sidelights, and leaded-glass fanlight transom. Above the entrance is a window with paneled lintel and simple projecting sill course that extends across the bay. The fenestration of the bay is articulated by a molded sill course at the first story and spandrel panels with stylized design. The center windows at the first and second stories are further articulated by full, molded surrounds. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels.

#### **Alterations**

Stoop extended, partially painted at under-stoop entrance, metal railings added; under-stoop entrance reconfigured as window; main door enframingent painted and sidelights replaced; basement window sills lowered, center window reconfigured as entrance, non-historic door framed by fluted pilasters; historic wood one-over-one windows at first story replaced; historic wood windows with four vertical lights in the upper sash replaced at second story; signage stenciled on glazed door panel and first-story window sashes; awnings at door and first-story windows; lights; signage; vent in stoop; remote utility meter; electric outlet

#### **Site**

Raised areaway leveled to grade and paved; stairs to basement relocated; non-historic railings with sign

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

### **448 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 26

**Date(s):** 1909 (NB 4299-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival with Colonial Revival elements  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style house with Colonial Revival elements is one of a row of 14 houses (416-448 Bay Ridge Parkway) designed in 1909 under the same new building (NB) permit by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Advertised by the developers as "House Colonial," 438-448 Bay Ridge Parkway were unique within the row having been designed with arched entrances with keyed surrounds associated with 18th century styles. Like most of the row houses on the street, 448 Bay Ridge Parkway

was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 448 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay with rough-faced rustication at the basement. The stoop with limestone cheek walls terminating in newels with domical tops leads to a segmental-arched entrance with Gibbs surround. The entrance features a wood-and-glass door set in a wood enframing with engaged columns, leaded-glass sidelights, and fanlight transom. Above the entrance is a window with paneled lintel and simple projecting sill course that extends across the bay. The fenestration of the bay is articulated by a molded sill course at the first story and incised spandrel panels. The center windows at the first and second stories are further articulated by full molded surrounds. The left and right basement windows are protected by historic grilles. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels.

**Alterations**

Stoop treads and risers resurfaced, metal railings added; door enframing painted; historic wood one-over-one windows at first story replaced; historic wood windows with four vertical lights in the upper sash replaced at second story; metal gate and handrail at under-stoop entrance; alarm; center grille at basement replaced; security camera; lights; signage; remote utility meter

**Site**

Raised areaway with grade-level walkway to under-stoop entrance; retaining wall resurfaced and painted, main walkway resurfaced; non-historic fences and gates; landscaped planting bed

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (July 3, 1909), 5.

**450 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 27

**Date(s):** 1909 (Plan 6470-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival with Colonial Revival elements  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house with Colonial Revival elements is one of a row of three houses (450-454 Bay Ridge Parkway) designed in 1909 under the same new building plan by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Advertised by

the developers as “House Colonial,” the houses were designed with arched entrances with keyed surrounds associated with 18th century styles. Like most of the row houses on the street, 450 Bay Ridge Parkway was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 450 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with limestone cheek walls terminating in newels with ball finials leads to a round-arched entrance with molded surround with impostes and foliate keystone. The entrance features a wood-and-glass door set in a wood enframingent with engaged columns, leaded-glass sidelights, and fanlight transom. Above the entrance is a window with paneled lintel and simple projecting sill course that extends across the bay. The fenestration of the bay is articulated by a molded sill course at the first story and spandrel panels with stylized design. The center windows at the first and second stories are further articulated by full, molded surrounds. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels

#### **Alterations**

Stoop treads and risers resurfaced and cheek walls painted, metal railings added, vents in wall; door enframingent and door painted; historic wood one-over-one windows at first story replaced; historic wood windows with four vertical lights in the upper sash replaced at second story; under-stoop entrance infilled; basement painted; center window at basement reconfigured as entrance, non-historic door; lights; signage; non-historic grilles at basement; utility meters (including one remote), spigot, and mail slots attached to stoop; intercom at basement; electrical conduit

#### **Site**

Raised areaway leveled to grade, main walkway and planting beds reduced in size; staircase to basement entrance relocated; non-historic railings; non-historic lamppost and post with hanging sign

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete and stone curb

#### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (September 18, 1909), 322.

### **452 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 28

**Date(s):** 1909 (Plan 6470-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival with Colonial Revival elements  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice



**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house with Colonial Revival elements is one of a row of three houses (450-454 Bay Ridge Parkway) designed in 1909 under the same new building plan by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Advertised by the developers as “House Colonial,” the houses were designed with arched entrances with keyed surrounds associated with 18th century styles. Like most of the row houses on the street, 452 Bay Ridge Parkway was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 452 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay with rough faced rustication at the basement. The brownstone stoop with limestone cheek walls terminating in newels with domical tops leads to a segmental-arched entrance with Gibbs surround. The entrance features a wood-and-glass door set in a wood enframingent with engaged columns, leaded-glass sidelights, and fanlight transom. Above the entrance is a flathead window with paneled lintel and simple projecting sill course that extends across the bay. The fenestration of the bay is articulated by a molded sill course at the first story and incised spandrel panels. The center windows at the first and second stories are further articulated by full molded surrounds. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels.

**Alterations**

Stoop extended and painted, treads replaced, metal railings added; under-stoop entrance infilled; metal grille added to glazed panel of main door; historic wood one-over-one windows at first story replaced; historic wood windows with four vertical lights in the upper sash replaced at second story; basement painted; basement window sills lowered, center window reconfigured as entrance, non-historic door with security gate; non-historic grilles at basement and first story; remote utility meter and vents under stoop; signage; light; dish antenna on roof

**Site**

Raised areaway leveled to grade; staircase to basement relocated, paved with brick; areaway at basement paved with slate; non-historic railings

**Sidewalk / Curb Materials**

Concrete sidewalk/stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (September 18, 1909), 322.

**454 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 29

**Date(s):** 1909 (Plan 6470-1909)  
**Architect(s) / Builder(s):** William Flanagan  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house

**Style(s):** Renaissance Revival with Colonial Revival elements  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style house with Colonial Revival elements is one of a row of three houses (450-454 Bay Ridge Parkway) designed in 1909 under the same new building plan by William Flanagan for A. D. Constant of the Bay Ridge Development Company. Advertised by the developers as “House Colonial,” the houses were designed with arched entrances with keyed surrounds associated with 18th century styles. Like most of the row houses on the street, 454 Bay Ridge Parkway was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 454 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with limestone cheek walls terminating in newels with ball finials leads to a round-arched entrance with molded surround with impostes and foliate keystone. The entrance features a wood-and-glass door set in a wood enframing with engaged columns, sidelights, and leaded-glass fanlight transom. Above the entrance is a window with paneled lintel and simple projecting sill course that extends across the bay. The fenestration of the bay is articulated by a molded sill course at the first story and spandrel panels with stylized design. The center windows at the first and second stories are further articulated by full molded surrounds. The projecting metal cornice features block modillions and a frieze decorated with cartouches set in individual panels.

**Alterations**

Facade painted; stoop extended prior to 1940; stoop painted and treads replaced; door painted; under-stoop entrance reconfigured as window; historic wood one-over-one windows at first story replaced; historic wood windows with four vertical lights in the upper sash replaced at second story; window sills at basement lowered, center window reconfigured as entrance prior to 1940, door painted; lights; signage; remote utility meter; spigot; security camera at main entrance; television antenna on roof

**Site**

Raised areaway leveled to grade and stairs to basement relocated prior to 1940; non-historic railings; non-historic metal post with sign

**Sidewalk / Curb Materials**

Concrete sidewalk/stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (September 18, 1909), 322.

## 458 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 30

**Date(s):** c. 1907  
**Architect(s) / Builder(s):** Not determined  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style house was designed c. 1907 as part of a row of five (458-466 Bay Ridge Parkway) for A. D. Constant of the Bay Ridge Development Co. No new building (NB) permit has been found for these houses but based on the similarity to the houses on the north side of Bay Ridge Parkway it is likely that these houses were designed by Benjamin Driesler. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 458 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The stoop with limestone cheek walls terminating in newels with domical tops leads to an entrance with full surround incorporating engaged columns with stylized capitals supporting an entablature with frieze with carved decoration. The fenestration at the first and second stories is articulated by molded and rough-faced stone sill and lintel courses and shallow ogee arches at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with cartouches and foliation.

### Alterations

Stoop extended, painted, treads replaced, and metal railings added; under-stoop entrance reconfigured as a window; historic wood-and-glass double-leaf door replaced with security door; historic wood one-over-one windows replaced; basement window sills lowered, center window reconfigured as entrance, non-historic metal security gate; basement patched; security camera; remote utility meter; lights

### Site

Raised areaway leveled to grade; staircase to basement relocated; non-historic fence, gate, and railings; two planting beds; non-historic metal post with armature

### Sidewalk / Curb Materials

Concrete sidewalk/stone curb

### References

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 2; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives.

## 460 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 31

**Date(s):** c. 1907  
**Architect(s) / Builder(s):** Not determined  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style house was designed c. 1907 as part of a row of five (458-466 Bay Ridge Parkway) for A. D. Constant of the Bay Ridge Development Co. No new building (NB) permit has been found for these houses but based on the similarity to the houses on the north side of Bay Ridge Parkway it is likely that these houses were designed by Benjamin Driesler. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 460 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The brownstone stoop with limestone cheek walls terminating in newels with domical tops leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, rough-faced frieze, and dentil course. The house retains its historic wood-and-glass, double leaf door with distinctive stained-glass transom with house number. The fenestration at the first and second stories is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze with swags.

### Alterations

Stoop extended and resurfaced; non-historic door at under-stoop entrance; basement painted; basement window sills lowered, center window reconfigured as an entrance, non-historic door; historic wood one-over-one windows replaced; non-historic grilles at basement; lights; signage; doorbell

### Site

Raised areaway leveled to grade; steps to basement relocated; non-historic railings, fence and gates; small planting beds; non-historic post with sign

### Sidewalk / Curb Materials

Concrete sidewalk/stone curb

### References

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 2; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives.

## 462 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 32

**Date(s):** c. 1907  
**Architect(s) / Builder(s):** Not determined  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style house was designed c. 1907 as part of a row of five (458-466 Bay Ridge Parkway) for A. D. Constant of the Bay Ridge Development Co. No new building (NB) permit has been found for these houses but based on the similarity to the houses on the north side of Bay Ridge Parkway it is likely that these houses were designed by Benjamin Driesler. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 462 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The brownstone stoop with limestone cheek walls terminating in newels with domical tops leads to an entrance with full surround incorporating paneled pilasters with carved pendants and stylized capitals supporting a pedimented entablature with dentils and frieze with carved decoration. Above the door, the house retains its distinctive stained-glass transom. The fenestration at the first and second stories is articulated by molded and rough-faced stone sill and lintel courses; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with cartouches and foliation.

### Alterations

Stoop treads resurfaced, metal railings added; historic wood-and-glass, double-leaf door replaced; historic wood one-over-one windows replaced; non-historic door under the stoop; intercom; security camera; remote utility meter; lights; name plate attached to door

### Site

Raised, paved areaway with two steps at sidewalk; steps to under-stoop entrance; non-historic lamppost with hanging sign; non-historic fence and gate

### Sidewalk / Curb Materials

Concrete sidewalk/concrete and stone curb

### References

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 2; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives.



## 464 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 33

**Date(s):** c. 1907  
**Architect(s) / Builder(s):** Not determined  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal cornice  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style house was designed c. 1907 as part of a row of five (458-466 Bay Ridge Parkway) for A. D. Constant of the Bay Ridge Development Co. No new building (NB) permit has been found for these houses but based on the similarity to the houses on the north side of Bay Ridge Parkway it is likely that these houses were designed by Benjamin Driesler. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 464 Bay Ridge Parkway has a limestone facade featuring a rounded bay. The stoop with limestone cheek walls terminating in newels with domical tops leads to an entrance with full surround incorporating fluted pilasters with stylized capitals supporting an entablature with egg-and-dart molding, rough-faced frieze, and dentil course. The house retains its historic wood-and-glass, double-leaf door with distinctive stained-glass transom with house number. The fenestration at the first and second stories is articulated by molded and rough-faced stone sill and lintel courses and dentils at the window heads; fluted pilasters with stylized capitals separate the windows of the bay. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze with swags.

### Alterations

Stoop extended prior to 1940, steps resurfaced, metal railings added; wood-and-glass door and metal mesh transom at under-stoop entrance; historic wood one-over-one windows replaced; basement painted; basement window sills lowered, center window reconfigured as an entrance prior to 1940, door may date to the alteration; business name stenciled on glazed door panel; lights; alarm box; doorbell

### Site

Prior to 1940, raised areaway leveled to grade at main and basement walkways, stairs to basement relocated; possibly-historic railings at basement; raised planting beds; non-historic perimeter fence and gates

### Sidewalk / Curb Materials

Concrete sidewalk/concrete curb

### References

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 2; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives.

## 466 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 34

**Date(s):** c. 1907  
**Architect(s) / Builder(s):** Not determined  
**Original Owner(s)/ Developer(s):** A. D. Constant, Bay Ridge Development Co.  
**Type:** Row house  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Limestone; brownstone; pressed metal  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style house was designed c. 1907 as part of a row of five (458-466 Bay Ridge Parkway) for A. D. Constant of the Bay Ridge Development Co. No new building (NB) permit has been found for these houses but based on the similarity to the houses on the north side of Bay Ridge Parkway it is likely that these houses were designed by Benjamin Driesler. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 466 Bay Ridge Parkway has a limestone facade featuring a three-sided, angled bay. The brownstone stoop with limestone cheek walls terminating in newels with domical tops leads to an entrance with full surround incorporating engaged columns with stylized capitals supporting an entablature featuring a frieze with carved decoration. The fenestration at the first and second stories is articulated by molded and rough-faced stone sill and lintel courses; fluted pilasters with stylized capitals separate the windows of the bay. The basement windows are protected by historic grilles. The projecting metal cornice features scrolled modillions with acanthus leaves, egg-and-dart molding, and a frieze decorated with cartouches and foliation.

### Alterations

Stoop extended, cheek walls painted, and metal railings added; non-historic door at under-stoop entrance; historic wood-and-glass, double-leaf door and transom replaced; historic wood one-over-one windows replaced; bird deterrent wires on entrance surround and second story lintels; flagpole with bracket; lights; remote utility meter

### Site

Raised areaway leveled to grade; non-historic, brick-bordered raised planting bed; non-historic lamppost with hanging sign; non-historic fence and gate

### Sidewalk / Curb Materials

Concrete sidewalk/concrete curb

### References

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G. W. Bromley, 1907), v. 2, pl. 2; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives.

## 470 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 35

**Date(s):** 1906 (NB 1285-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** Malcolm C. Ludlam  
**Type:** Row house  
**Style(s):** Renaissance Revival / Colonial Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; pressed metal  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival / Colonial Revival-style house was designed in 1906 as part of a row of five (470-478 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for Malcolm C. Ludlam. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 470 Bay Ridge Parkway has a three-bay-wide light brick facade featuring brick quoins and a stone belt course above the basement. The stoop leads to an entrance with bracketed lintel. The fenestration at the first and second stories is articulated by stone sills and splayed lintels with keystones. The projecting metal cornice features modillions and frieze decorated with a wave pattern.

### Alterations

Facade patched; stoop resurfaced in pink granite except for rough-faced stone above under-stoop entrance, metal railings added; historic wood-and-glass double-leaf door and transom replaced; historic wood one-over-one windows replaced; awning; mailbox; lights; non-historic grilles at basement and first story; remote utility meter; pipe at under-stoop entrance; security camera; doorbells

### Site

Areaway paved; non-historic fence, gate, and railings

### Sidewalk / Curb Materials

Concrete sidewalk/concrete curb

### References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (May 19, 1906), 593.

## 472 Bay Ridge Parkway

Borough of Brooklyn Tax Map Block 5941, Lot 36

**Date(s):** 1906 (NB 1285-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** Malcolm C. Ludlam

**Type:** Row house  
**Style(s):** Renaissance Revival / Colonial Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; pressed metal cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival / Colonial Revival-style house was designed in 1906 as part of a row of five (470-478 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for Malcolm C. Ludlam. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 472 Bay Ridge Parkway has a three-bay-wide brick facade featuring colonnettes with foliate corbels and a stone belt course above the basement. The brownstone stoop with stone cheek walls leads to an entrance with a pedimented lintel supported on fluted brackets. The fenestration at the first and second stories is articulated by stone sills and splayed lintels with keystones. The projecting metal cornice features modillions and frieze decorated with a wave pattern.

### **Alterations**

Facade and stoop painted; metal railings added to stoop; non-historic door at under-stoop entrance; historic wood-and-glass double-leaf door and transom replaced; historic wood one-over-one windows replaced; decorative metalwork at windows; non-historic grilles at basement; through-wall air conditioners; signage; lights; bird deterrent wires in cornice

### **Site**

Paved, raised areaway with grade-level walkway; non-historic fences, gate, and railing

### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (May 19, 1906), 593.

## **474 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 37

**Date(s):** 1906 (NB 1285-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** Malcolm C. Ludlum  
**Type:** Row house  
**Style(s):** Renaissance Revival / Colonial Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; pressed metal cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival / Colonial Revival-style house was designed in 1906 as part of a row of five (470-478 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for Malcolm C. Ludlam. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 474 Bay Ridge Parkway has a three-bay-wide brick facade featuring quoins and a stone belt course above the basement. The brownstone stoop with stone cheek walls leads to an entrance with bracketed lintel. The double window at the first story is articulated by a stone sill and heavy, molded lintel; the windows at the second story are articulated by stone sills and splayed lintels with keystones. The projecting metal cornice features modillions and frieze decorated with a wave pattern.

### **Alterations**

Facade and stoop painted, metal railings added to stoop; under-stoop door replaced; historic wood-and-glass, double-leaf door and transom replaced; lintel of first story window replaced; historic wood one-over-one windows replaced; non-historic grilles at basement; dish antenna on roof; light; bird deterrent wires at roof

### **Site**

Raised paved areaway; small planting beds; non-historic railing at under-stoop entrance; non-historic brick areaway wall and posts with metal fence and gate; non-historic lamppost with hanging sign

### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (May 19, 1906), 593.

## **476 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 38

**Date(s):** 1906 (NB 1285-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** Malcolm C. Ludlam  
**Type:** Row house  
**Style(s):** Renaissance Revival / Colonial Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; pressed metal cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival / Colonial Revival-style house was designed in 1906 as part of a row of five (470-478 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for Malcolm C. Ludlam. Like most of the row houses on the street, it was



built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 476 Bay Ridge Parkway has a three-bay-wide brick facade featuring colonnettes with foliate corbels and a stone belt course above the basement. The brownstone stoop leads to an entrance with a pedimented lintel supported on fluted brackets. The fenestration at the first and second stories is articulated by stone sills and splayed lintels with keystones. The projecting metal cornice features modillions, two large brackets, and a frieze decorated with a wave pattern.

#### **Alterations**

Facade patched and painted; stoop painted, cheek walls replaced with metal railings; non-historic door at under-stoop entrance; historic wood-and-glass, double-leaf door replaced; historic wood one-over-one windows replaced; non-historic grilles at basement; security cameras; lights; conduits; signage; remote utility meter; bird deterrent wires in cornice

#### **Site**

Paved areaway; ramp to under-stoop entrance with brick retaining wall and non-historic fence and gate; non-historic pole with hanging sign embedded in concrete planter; diamond plate hatch

#### **Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

#### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (May 19, 1906), 593.

### **478 Bay Ridge Parkway**

Borough of Brooklyn Tax Map Block 5941, Lot 39

**Date(s):** 1906 (NB 1285-1906)  
**Architect(s) / Builder(s):** Benjamin J. Driesler  
**Original Owner(s)/ Developer(s):** Malcolm C. Ludlam  
**Type:** Row house  
**Style(s):** Renaissance Revival / Colonial Revival with alterations  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; pressed metal cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival / Colonial Revival-style house was designed in 1906 as part of a row of five (470-478 Bay Ridge Parkway) under the same new building (NB) permit by Benjamin Driesler for Malcolm C. Ludlam. Like most of the row houses on the street, it was built in anticipation of the arrival of the BMT subway along Fourth Avenue first announced in 1903 and which, after many delays, reached 86th Street by 1916.

No. 478 Bay Ridge Parkway has a brick facade featuring quoins and a large right-angled bay with double windows facing the street and single windows facing west. The fenestration is

articulated by stone sills and splayed lintels except the double window at the first story which has a heavy molded lintel. The projecting metal cornice features modillions and frieze decorated with a wave pattern.

**Alterations**

Stoop removed; facade clad with black granite at ground floor, upper stories painted; double entrance at ground floor with canopy; glass doors stenciled with business information; historic entrance replaced with two windows with stone sills; ground floor window sills lowered; historic wood one-over-one windows replaced; lights; alarm box; non-historic grilles; bird deterrent wires in cornice; leader from canopy

**Site**

Paved areaway; short wall with metal railing; gooseneck pipe

**Sidewalk / Curb Materials**

Concrete sidewalk/concrete curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; *Real Estate Record and Builders' Guide*, Brooklyn and Long Island ed. (May 19, 1906), 593.

# Bay Ridge Parkway – Doctors’ Row Historic District: Appendix



## Appendix: Medical Professionals in Residence by Decade, 1910- 1960

Bay Ridge Parkway – Doctors’ Row Historic  
District

Medical professionals listed below likely worked  
and lived at the given addresses, although this  
could not be confirmed for all names.

### 1910

#### North Side of Bay Ridge Parkway

- Dr. John J. M. Carey, general practitioner,  
437 Bay Ridge Parkway
- Dr. Henry F. Bruning, general practitioner,  
467 Bay Ridge Parkway
- Dr. Edward C. Bennett, general  
practitioner, 475 Bay Ridge Parkway

### 1920

#### North Side of Bay Ridge Parkway

- Dr. John J. M. Carey, general practitioner,  
437 Bay Ridge Parkway
- Dr. Hugh A. Rodden, general practitioner,  
447 Bay Ridge Parkway
- Dr. William J. Clemens, general  
practitioner, 459 Bay Ridge Parkway
- Dr. Henry F. Bruning, general practitioner,  
467 Bay Ridge Parkway
- Dr. William L. Stone, general practitioner,

473 and 475 Bay Ridge Parkway

#### South Side of Bay Ridge Parkway

- Dr. Charles E. McIntosh, dentist, 430 Bay  
Ridge Parkway
- Dr. Charles W. Bartlett, pharmacist, 440  
Bay Ridge Parkway
- Dr. Ralph H. Garlick, obstetrician and  
gynecologist, 478 Bay Ridge Parkway

### 1930

#### North Side of Bay Ridge Parkway

- Dr. Fred Mather, general practice  
physician, 431 Bay Ridge Parkway
- Dr. John J. M. Carey, general practitioner,  
437 Bay Ridge Parkway
- Dr. Harry W. Donovan, dentist, 445 Bay  
Ridge Parkway
- Dr. William Ostrow, general practice  
physician and stomach specialist, 455 Bay  
Ridge Parkway
- Dr. Edwin R. Hodge, physician, 457 Bay  
Ridge Parkway
- Dr. Charles V. O’Brien, general practice  
physician, 459 Bay Ridge Parkway
- Dr. William L. Stone, general practitioner,  
473 and 475 Bay Ridge Parkway

#### South Side of Bay Ridge Parkway

- Dr. Arthur M. Boroman, dentist, 416 Bay  
Ridge Parkway
- Dr. Charles E. McIntosh, dentist, 430 Bay  
Ridge Parkway

- Dr. Charles W. Bartlett, pharmacist, 440 Bay Ridge Parkway

## 1940

### North Side of Bay Ridge Parkway

- Dr. Fred Mather, general practice physician, 431 Bay Ridge Parkway
- Dr. John J. M. Carey, general practitioner, 437 Bay Ridge Parkway
- Dr. Harry W. Donovan, dentist, 445 Bay Ridge Parkway
- Dr. George Brancato, general practitioner, 449 Bay Ridge Parkway
- Dr. William Ostrow, general practice physician and stomach specialist, 455 Bay Ridge Parkway
- Dr. Charles V. O'Brien, general practice physician, 459 Bay Ridge Parkway
- Dr. Robert Princer, eye specialist, 461 Bay Ridge Parkway
- Dr. Jacob Sheetz, osteopathic practitioner, 467 Bay Ridge Parkway
- Dr. William L. Stone, general practitioner, 473 and 475 Bay Ridge Parkway

### South Side of Bay Ridge Parkway

- Dr. William F. Rexer, cardiologist, 416 Bay Ridge Parkway
- Dr. Franklin Ferdon, dentist, 418 Bay Ridge Parkway
- Dr. Samuel Bloom, medical doctor, 422 Bay Ridge Parkway
- Dr. Milton Hoefle, medical doctor, 430 Bay Ridge Parkway

- Dr. L. Gaston Papae, medical doctor, 434 Bay Ridge Parkway
- Dr. Charles W. Bartlett, pharmacist, 440 Bay Ridge Parkway
- Dr. Reuben Kayser, medical doctor, 442 Bay Ridge Parkway
- Dr. S. Joseph Bergstein, dentist, 454 Bay Ridge Parkway
- Dr. Peter Di Brienza, medical doctor, 458 Bay Ridge Parkway
- Dr. Joseph Sica, dentist, 464 Bay Ridge Parkway

## 1950

### North Side of Bay Ridge Parkway

- Dr. James T. Tonery, dentist, 419 Bay Ridge Parkway
- Dr. Fred Mather, general practice physician, 431 Bay Ridge Parkway
- Dr. Frank J. Romano, medical doctor, 433 Bay Ridge Parkway
- Dr. Richard F. Del Nunzio, medical doctor, 435 Bay Ridge Parkway
- Dr. F. Granger Osborne, medical doctor, 437 Bay Ridge Parkway
- Dr. Clinton F. Carrougher, medical doctor, 441 Bay Ridge Parkway
- Dr. Harry W. Donovan, dentist, 445 Bay Ridge Parkway
- Dr. George Brancato, general practitioner, 449 Bay Ridge Parkway
- Dr. G.P. Jensen, chiropractor, 453 Bay Ridge Parkway
- Dr. William Ostrow, general practice physician and stomach specialist, 455 Bay Ridge Parkway



#### Ridge Parkway

- Dr. William F. Kessler, medical doctor, 457 Bay Ridge Parkway
- Dr. Mark E. Shay, dentist, 459 Bay Ridge Parkway
- Dr. Robert Princer, eye specialist, 461 Bay Ridge Parkway
- Dr. Joel F. Smith, medical doctor, 465 Bay Ridge Parkway
- Dr. Jacob Sheetz, osteopathic practitioner, 467 Bay Ridge Parkway
- Dr. William L. Stone, general practitioner, 473 Bay Ridge Parkway
- Dr. W.C. Staehr, chiropractor, 475 Bay Ridge Parkway

#### South Side of Bay Ridge Parkway

- Dr. William F. Rexer, cardiologist, 416 Bay Ridge Parkway
- Dr. Joseph J. DeVito, dentist, 418 Bay Ridge Parkway
- Dr. Samuel Bloom, medical doctor, 422 Bay Ridge Parkway
- Dr. Howard Hofer, dentist, 424 Bay Ridge Parkway
- Dr. Milton Hoefle, medical doctor, 430 Bay Ridge Parkway
- Dr. L. Gaston Papae, medical doctor, 434 Bay Ridge Parkway
- Dr. Harold V. Montague, chiropractor, 440 Bay Ridge Parkway
- Dr. Reuben Kayser, medical doctor, and Dr. Charles Stern, medical doctor, 442 Bay Ridge Parkway
- Dr. Frederick L. Zinke, chiropractor, 446 Bay Ridge Parkway
- Dr. S. Joseph Bergstein, dentist, 454 Bay

#### Ridge Parkway

- Dr. Peter Di Brienza, medical doctor, 458 Bay Ridge Parkway
- Dr. Morris C. Starr, medical doctor, 460 Bay Ridge Parkway
- Dr. Joseph Sica, dentist, 464 Bay Ridge Parkway
- Dr. Moses Silverman and Helen M. Silverman, medical doctor and registered nurse, 466 Bay Ridge Parkway

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#### North Side of Bay Ridge Parkway

- Dr. Peter J. Di Conza, dentist, 415 Bay Ridge Parkway
- Dr. P. Edward Giardino, medical doctor, 419 Bay Ridge Parkway
- Dr. Fred Mather, general practice physician, 431 Bay Ridge Parkway
- Dr. John A. Korniewicz, dentist, 433 Bay Ridge Parkway
- Dr. Richard F. Del Nunzio, medical doctor, 435 Bay Ridge Parkway
- Dr. Clinton F. Carrougher, medical doctor, 441 Bay Ridge Parkway
- Dr. Harry W. Donovan, dentist, 445 Bay Ridge Parkway
- Dr. George Brancato, general practitioner, 449 Bay Ridge Parkway
- Dr. Jan J. Figley, chiropractor, 453 Bay Ridge Parkway
- Dr. William Ostrow, general practice physician and stomach specialist, 455 Bay Ridge Parkway
- Dr. Harry Drubych, dentist, 457 Bay

- Ridge Parkway
- Dr. Mark E. Shay, dentist, 459 Bay Ridge Parkway
- Dr. Robert Princer, eye specialist, 461 Bay Ridge Parkway
- Dr. Frank J. Romano, medical doctor, 465 Bay Ridge Parkway
- Dr. Jacob Sheetz, osteopathic practitioner, 467 Bay Ridge Parkway
- Dr. William L. Stone, general practitioner, 473 Bay Ridge Parkway
- Dr. W.C. Staehr, chiropodist, 475 Bay Ridge Parkway

- Dr. Henry Levy, orthodontist, 462 Bay Ridge Parkway
- Dr. Joseph Sica, dentist, 464 Bay Ridge Parkway
- Dr. Moses Silverman and Helen M. Silverman, medical doctor and registered nurse, 466 Bay Ridge Parkway
- Dr. Askel T. Storaker, dentist, 472 Bay Ridge Parkway

### **South Side of Bay Ridge Parkway**

- Dr. William F. Rexer, cardiologist, 416 Bay Ridge Parkway
- Dr. Samuel Bloom, medical doctor, 422 Bay Ridge Parkway
- Dr. Aaron Lubell, dentist, 424 Bay Ridge Parkway
- Dr. Adrian R. Avitabite, medical doctor, 426 Bay Ridge Parkway
- Dr. L. Gaston Papae, medical doctor, 434 Bay Ridge Parkway
- Dr. Julius Levine, medical doctor, 438 Bay Ridge Parkway
- Dr. Harold V. Montague, chiropodist, 440 Bay Ridge Parkway
- Dr. Charles Stern, medical doctor, 442 Bay Ridge Parkway
- Dr. S. Joseph Bergstein, dentist, 454 Bay Ridge Parkway
- Dr. Peter Di Brienza, medical doctor, 458 Bay Ridge Parkway
- Dr. Morris C. Starr, medical doctor, 460 Bay Ridge Parkway