

PROSPECT HEIGHTS HISTORIC DISTRICT Designation Report



New York City Landmarks Preservation Commission
June 23, 2009

Cover Photograph:
123 to 133 Prospect Place (John V. Porter, c. 1873).
Theresa C. Noonan, August 2008.

Prospect Heights Historic District Designation Report

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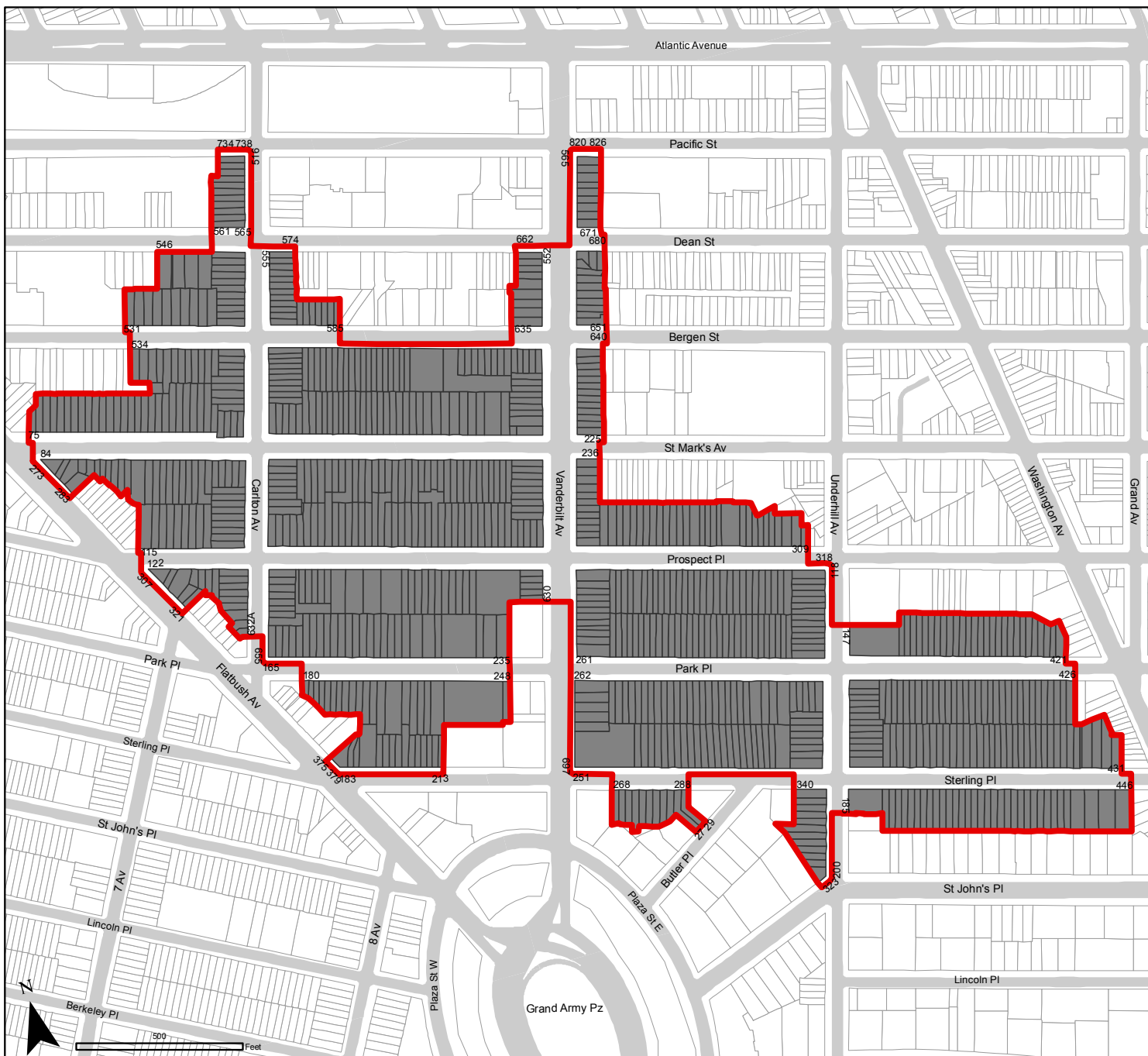
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
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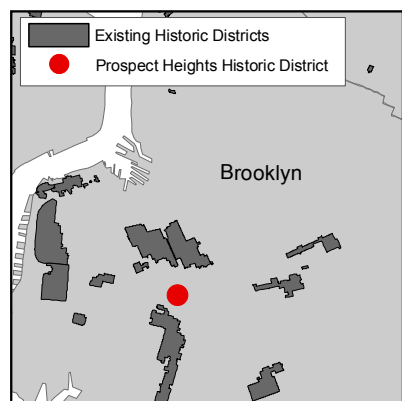
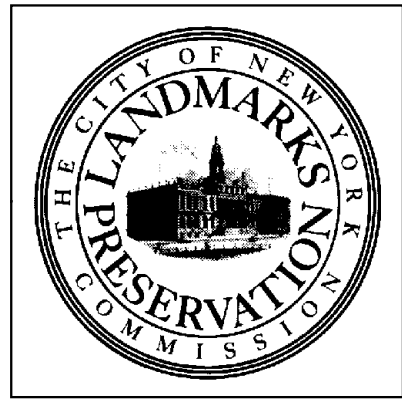
Prospect Heights Historic District



Prospect Heights
Historic District
Borough of Brooklyn, NY
Landmarks Preservation Commission

Calendared: July 15, 2008
Public Hearing: October 28, 2008
Designated: June 23, 2009

-  Boundary of Historic District
-  Tax Map Lots in Historic District



Graphic Source: MapPLUTO, Edition 06C, 2006. June 23, 2009. JM.

Testimony at the Public Hearing

On October 28, 2008, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Prospect Heights Historic District (Item No. 4). The hearing was duly advertised in accordance with the provisions of the law. Twenty-eight people spoke in favor of designation, including Council Member Letitia James, Brooklyn Borough President Marty Markowitz, representatives of Congresswoman Yvette D. Clarke, Historic Districts Council, Municipal Arts Society, Four Borough Neighborhood Preservation Alliance, Prospect Place Block Association, 119 Prospect Place Owners Corp., Community Board 8, Crown Heights North Association, Prospect Heights Neighborhood Development Council, Crow Hill Community Association, Prospect Heights Association, Metropolitan Chapter of the Victorian Society of America, Noticing New York, New York Landmarks Conservancy, and Society for the Architecture of the City of New York, and numerous citizens and local residents. One person spoke in opposition to the proposed designation, two owners of commercial properties on Flatbush Avenue testified against including those properties in the district and two people did not state whether they supported or opposed the proposed designation. In addition, the Commission also received many letters and emails regarding this designation. The majority have been in favor of designation.

Boundary Description

The Prospect Heights Historic District consists of the properties bounded by a line beginning at the southwest corner of Underhill Avenue and Prospect Place, extending southerly along the western curbline of Underhill Avenue to a point in said curbline formed by its intersection with a line extending westerly from the northern property line of 349-351 Park Place, aka 147-151 Underhill Avenue (Block 1160, Lot 1), easterly across Underhill Avenue and along said property line, northerly along the western property line of 369 Park Place, easterly along the northern Property lines of 369 to 411 Park Place and a portion of the northern property line of 413 Park Place, easterly along the angled northern property lines of 413 to 421 Park Place, southerly along the eastern property line of 421 Park Place across Park Place to its southern curbline, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 426 Park Place, southerly along said property line, easterly along the northern property lines of 423 to 429 Sterling Place, southerly along a portion of the eastern property line of 429 Sterling Place, easterly along the northern property line of 431 Sterling Place, southerly along the eastern property line of 431 Sterling Place, across Sterling Place to its southern curbline, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 446 Sterling Place, southerly along said property line, westerly along the southern property lines of 446 to 364 Sterling Place, northerly along a portion of the western property line of 364 Sterling Place, westerly along the southern property line of 346 Sterling Place, aka 185 Underhill Avenue and across Underhill Avenue to its western curbline, southerly along said curbline to the northwest corner of Underhill Avenue and St. John's Place, westerly along the northern curbline of St. John's Place to a point formed by its intersection with a line extending southerly from the western property line of 323 St. John's Place, aka 200 Underhill Avenue, northerly along the angled property lines of 323 St. John's Place, aka 200 Underhill Avenue, and 198 to 188 Underhill Avenue, easterly along a portion of the northern property line of 188 Underhill Avenue, northerly along the western property lines of 186 Underhill Avenue (aka 186A Underhill Avenue) to 176 Underhill Avenue, aka 340-344 Sterling Place, and across Sterling Place to its northern curbline, westerly along said curbline to a point formed by its intersection with a line extending northerly across Sterling Place from a

portion of the eastern property line of 288 Sterling Place, aka 29 Butler Place, southerly across Sterling Place and said property line, following its eastward angle to the northern curblineline of Butler Place, westerly along said curblineline to a point formed by its intersection with a line extending southerly from a portion of the western property line of 286 Sterling Place, aka 27 Butler Place, northerly along said property line, westerly along the angled southern property lines of 284 and 282 Sterling Place, continuing westerly along the southern property lines of 280 to 276 Sterling Place, southerly along a portion of the eastern property line of 274 Sterling Place, westerly along the southern property line of 274 Sterling Place, northerly along a portion of the western property line of 274 Sterling Place, westerly along the southern property line of 272 Sterling Place and the angled southern property lines of 270 and 268 Sterling Place, northerly along the western property line of 268 Sterling Place and across Sterling Place to its northern curblineline, westerly along said curblineline to the northeast corner of Sterling Place and Vanderbilt Avenue, northerly along the eastern curblineline of Vanderbilt Avenue and across Park Place to a point in said curblineline formed by its intersection with a line extending eastward from the southern property line of 630A Vanderbilt Avenue, westerly across Vanderbilt Avenue and along said property line, southerly along a portion of the eastern property line of 210A-220 Prospect Place and the eastern property line of 233-235 Park Place, across Park Place and continuing southerly along the eastern property line of 248 Park Place, westerly along the southern property line of 248 Park Place, southerly along a portion of the eastern property line of 226-246 Park Place, westerly along the southern property line of 226-246 Park Place, southerly along the eastern property line of 213 Sterling Place to the northern curblineline of Sterling Place, westerly along said curblineline, northerly along the eastern curblineline of Flatbush Avenue, easterly along the northern property line of 375 Flatbush Avenue, easterly along the northern property lines of 375 Flatbush Avenue and 183 to 187 Sterling Place, northerly along portions of the western property lines of 189-191 Sterling Place and 200 Park Place, westerly along a portion of the southern property line of 200 Park Place and the southern property lines of 196 to 188 Park Place and the angled southern property lines of 186 to 180 Park Place, northerly along the western property line of 180 Park Place and across Park Place to its northern curblineline, westerly along said curblineline, northerly along the eastern curblineline of Carlton Avenue to a point in said curblineline formed by its intersection with a line extending easterly from the southern property line of 632A Carlton Avenue, westerly across Carlton Avenue and along said property line to a point formed by its intersection with a line extending southerly from the western property line of 632 Carlton Avenue, northerly along said line and the western property line of 632 Carlton Avenue, easterly along a portion of the northern property line of 632 Carlton Avenue, northerly along the western property lines of 628-630 and 626 Carlton Avenue, westerly along the angled southern property lines of 140 and 138 Prospect Place, northerly along a portion of the western property line of 138 Prospect Place, westerly along the southern property line of 321 Flatbush Avenue to the eastern curblineline of Flatbush Avenue, northerly along the eastern curblineline of Flatbush Avenue to the northern curblineline of Prospect Place, westerly along said curblineline to a point formed by its intersection with a line extending southward from the western property line of 115 Prospect Place, northerly along said property line and the angled western property lines of 112 to 102 St. Mark's Avenue, westerly along the southern property line of 283 Flatbush Avenue to the eastern curblineline of Flatbush Avenue, northerly along said curblineline to the northern curblineline of St. Mark's Avenue, westerly along the northern curblineline of Saint Mark's Avenue to a point formed by its intersection with a line extending southward from the western property line of 75 St. Mark's Avenue, northerly along said property line, easterly along the northern property line of 75 St. Mark's Avenue, northerly along a portion of the western property line of 77 St. Mark's Avenue, easterly along the northern property lines of 77 to 107 St. Mark's Avenue and a portion of the northern property line of 109 St. Mark's Avenue, northerly along the western property line of Block 1143, Lot 140 (an interior lot), westerly along a portion of the southern property line of 538 Bergen Street and the southern property lines of 536 and 534 Bergen Street, northerly along the western property line of 534

Bergen Street and across Bergen Street to the northern curbline of Bergen Street, westerly along said curbline to a point formed by its intersection with a line extending southward from the western property line of 531 Bergen Street, northerly along said property line, easterly along the northern property lines of 531 to 535 Bergen Street and a portion of the northern property line of 537 Bergen Street, northerly along the western property line of 546 Dean Street to the southern curbline of Dean Street, easterly along the southern curbline of Dean Street to a point formed by its intersection with a line extending southerly from the western property line of 536 Carlton Avenue, aka 561-565 Dean Street, northerly across Dean Street and along the western property lines of 536 to 522 Carlton Avenue, easterly along a portion of the northern property line of 522 Carlton Avenue, northerly along the western property lines of 520 to 516 Carlton Avenue, aka 734-738 Pacific Street, to the southern curbline of Pacific Street, easterly along said curbline to the southwest corner of Pacific Street and Carlton Avenue, southerly along the western curbline of Carlton Avenue and across Dean Street to the southwest corner of Dean Street and Carlton Avenue, easterly across Carlton Avenue and along the southern curbline of Dean Street to a point formed by its intersection with a line extending northerly from the eastern property line of 555 Carlton Avenue, aka 574 Dean Street, southerly along the eastern property lines of 555 to 565A Carlton Avenue and a portion of the eastern property line of 567 Carlton Avenue, easterly along the northern property lines of 573 to 585 Bergen Street, southerly along the eastern property line of 585 Bergen Street and across Bergen Street to the southern curbline of Bergen Street, easterly along said curbline to a point formed by its intersection with a line extending southward and across Bergen Street from the western property line of 570 Vanderbilt Avenue, aka 635 Bergen Street, northerly across Bergen Street and along the western property lines of 570 to 566 Vanderbilt Avenue and a portion of the western property line of 564 Vanderbilt Avenue, westerly along a portion of the southern property line of 564 Vanderbilt Avenue, northerly along portions of the western property lines of 564 and 560 Vanderbilt Avenue, easterly along a portion of the northern property line of 560 Vanderbilt Avenue, northerly along a portion of the western property line of 560 Vanderbilt Avenue and the western property lines of 558 to 552 Vanderbilt Avenue, aka 662 Dean Street to the southern curbline of Dean Street, easterly along said curbline and across Vanderbilt Avenue to the southeast corner of Vanderbilt Avenue and Dean Street, northerly across Dean Street and along the eastern curbline of Vanderbilt Avenue to the southeast corner of Vanderbilt Avenue and Pacific Street, easterly along the southern curbline of Pacific Street to a point formed by its intersection with a line extending northward from the eastern property line of 565 Vanderbilt Avenue, aka 820-826 Pacific Street, southerly along the eastern property lines of 565 to 583 Vanderbilt Avenue and across Dean Street to its southern curbline, easterly along said curbline to a point formed by its intersection with a line extending northward from the eastern property line of 680 Dean Street, southerly along the eastern property line of 680 Dean Street and the angled eastern property line of 589 Vanderbilt Avenue, easterly along a portion of the northern property line of 591 Vanderbilt Avenue, southerly along the eastern property line of 591 Vanderbilt Avenue and a portion of the eastern property line of 593 Vanderbilt Avenue, easterly along a portion of the northern property line of 593 Vanderbilt Avenue, southerly along a portion of the eastern property line of 593 Vanderbilt Avenue and the eastern property lines of 593½ to 601 Vanderbilt Avenue, aka 651 Bergen Street, continuing southerly across Bergen Street to its southern curbline, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 603 Vanderbilt Avenue, aka 640 Bergen Street, southerly along the eastern property lines of 603 to 623 Vanderbilt Avenue to the northern curbline of St. Mark's Avenue, westerly along said curbline to a point formed by its intersection with a line extending northerly and across St. Mark's Avenue from the eastern property line of 625 Vanderbilt Avenue, aka 236 St. Mark's Avenue, southerly across St. Mark's Avenue and along the eastern property lines of 625 to 633 Vanderbilt Avenue and a portion of the eastern property line of 635 Vanderbilt Avenue, easterly along the northern property lines of 239 to 277 Prospect Place, northerly along a portion of the

western property line of 281 Prospect Place, easterly along a portion of the northern property line of 281 Prospect Place, southerly along a portion of the eastern property line of 281 Prospect Place, easterly along a portion of the northern property line of 281 Prospect Place and the northern property lines of 287 and 289 Prospect Place, southerly along the angled portion of the eastern property lines of 289 and 291 Prospect Place, easterly along the angled northern property lines of 293 to 297 Prospect Place, southerly along a portion of the eastern property line of 297 Prospect Place, easterly along the northern property lines of 299 to 307 Prospect Place, southerly along a portion of the eastern property line of 307 Prospect Place, easterly along the northern property line of 309 Prospect Place, southerly along the eastern property line of 309 Prospect Place and across Prospect Place to its southern curbline, and easterly along said curbline to the point of the beginning.

PROSPECT HEIGHTS

Summary

The Prospect Heights Historic District includes approximately 850 buildings, predominately single-family row houses and apartment buildings, constructed, for the most part, between the middle of the nineteenth century and the early twentieth century. The Prospect Heights neighborhood is located immediately north of Prospect Park and is bounded by Atlantic Avenue to the north, Eastern Parkway to the south, Flatbush Avenue to the west, and Washington Avenue to the east.

The area was occupied by the Lenape Indians at the time of European contact. During the eighteenth century the land came into possession of a number of different owners, several of whom were slave owners. It was still predominately farm and wood lands until the middle of the nineteenth century.

The two most important factors in the growth of Prospect Heights were transportation improvements and the development of Prospect Park. These transportation improvements included new links between Prospect Heights and the ferries along Brooklyn's waterfront. Construction began on Prospect Park in 1866 and the park opened to the public in 1871, although it was not yet complete. The land in the southeast part of the district was taken for the park but was not included in the final design and after years of litigation was sold and developed starting in the 1890s.

The earliest houses were built in the Italianate style of architecture, popular from about 1840 to 1870. The two frame houses at 578 and 580 Carlton Avenue appear to date from the 1850s and are the oldest buildings in the district. They still retain some of their Italianate style details. Row houses began to be designed in two variations of the Italianate style, the Anglo-Italianate, popular from about 1865 to 1870 and the Italianate style with Second Empire elements, popular from 1870 to 1885. By the mid-1870s the simpler neo-Grec style supplanted the rounded, ornate Italianate, Anglo-Italianate and Second Empire styles. Prospect Heights has houses dating from the second half of the 1870s and the 1880s designed in the neo-Grec style by prominent Brooklyn architects such as the Parfitt Brothers, John H. Doherty, Nelson Whipple, Jeremiah J. Gilligan, Eastman & Daus and Marshall J. Morrill.

The Romanesque Revival style was very popular in Prospect Heights and there are many excellent examples dating from the late 1880s and 1890s. Classically-inspired styles gained in popularity in America as a reaction to the picturesque Romanesque Revival and Queen Anne styles. The restrained Renaissance Revival style, popular from about 1880 to 1910, is also well represented in the district. Many of the residences designed by Benjamin Driesler, Axel Hedman and Magnus Dahlander, major Brooklyn architects of the time, combined elements from both the Romanesque Revival and Renaissance Revival styles.

The multiple dwellings built in Prospect Heights during the nineteenth century were designed in all of the popular residential styles, including the Italianate, neo-Grec, Queen Anne, Romanesque and Renaissance Revivals styles. These buildings were typically four-story walk-ups. The earliest multiple dwellings in the district appear on Vanderbilt Avenue, in the early 1870s. Vanderbilt Avenue and Flatbush Avenue, two of the major thoroughfares in Brooklyn, are characterized by multi-family residential buildings with ground floor commercial spaces in Prospect Heights.

The Prospect Heights Historic District has some important institutional buildings, including the former Public School 9 Annex, the Duryea Presbyterian Church and the former Mount Prospect Laboratory. Although the district was substantially built prior to 1910, it does have some fine examples of styles popular in the early twentieth century including the Colonial Revival, neo-classical, Arts and Crafts, Art Deco and Moderne styles.

The Prospect Heights Historic District remains among Brooklyn's most architecturally distinguished areas, retaining some of the borough's most beautiful and well-preserved residential streets, and featuring a broad array of outstanding residential architecture in popular styles of the late-nineteenth and early-twentieth centuries. The area continues to retain its cohesion due to its tree-lined streets, scale, predominant residential character and its architectural integrity.

THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE PROSPECT HEIGHTS HISTORIC DISTRICT

Introduction

The Prospect Heights Historic District includes approximately 850 buildings, predominately single-family row houses and apartment houses, constructed, for the most part, between the middle of the nineteenth century and the early twentieth century. The Prospect Heights neighborhood is located immediately north of Prospect Park and is bounded by Atlantic Avenue to the north, Eastern Parkway to the south, Flatbush Avenue to the west, and Washington Avenue to the east.¹ The name Prospect Heights appears to have come into popular use in the 1880s but was often used to refer to the area west of Flatbush Avenue in those early years.² The Prospect Heights area was, at times, also referred to as Prospect Hill, Mount Prospect or Flatbush Hill, after the second tallest elevation in Brooklyn near where Flatbush Avenue and Eastern Parkway meet.³

Early History to the End of the Eighteenth Century⁴

Before the Europeans first made contact with Native Americans on what is now called Long Island, large portions of the island, including present-day Brooklyn, were occupied by the Lenape, or Delaware Indians. The Lenape lived in communities of bark- or grass-covered wigwams, and in their larger settlements—typically located on high ground adjacent to fresh water, and occupied in the fall, winter, and spring—they fished, harvested shellfish, and trapped animals. Although no known evidence indicates that large Lenape settlements existed in the Prospect Heights vicinity, the area could have held one of their smaller inland campsites, where the Lenape hunted, gathered wild fruits and vegetables, and cultivated corn, tobacco, beans, and other crops.

By the 1630s, Dutch and English settlers were taking control of the western end of Long Island. In 1637, Joris Hansen de Raplje “purchased” about 335 acres around Wallabout Bay, and over the following two years, Director William Kieft of the Dutch West India Company “secured by purchase from the Indians the title to nearly all the land in the counties of Kings and Queens,” according to Henry R. Stiles’ *History of Brooklyn and Kings County*.⁵

¹ “Prospect Heights” in Kenneth T. Jackson, ed., *The Encyclopedia of the City of New York* (New Haven: Yale University Press, 1995), 945. See also Iver Peterson, “Prospect Heights Beginning Climb to Gentrification,” *The New York Times* (November 27, 1988), R1; Jeff Vandam, “Living In/Prospect Heights, Brooklyn: A Neighborhood Comes Into Its Own,” *The New York Times* (December 18, 2005), J7. The eastern boundary is sometimes noted to be Franklin Avenue or Bedford Avenue rather than Washington Avenue. See Community Board 8 (<http://www.brooklynbc8.org/maps.htm#>). In addition, the name “Prospect Heights” appears to have ceased being used at times during the twentieth century and the area was considered by some to be part of its eastern neighbor, Crown Heights. See Myra Klockenbrink, “If You’re Thinking of Living in: Crown Heights,” *The New York Times* (January 20, 1985), R9.

² In the late nineteenth century organizations and buildings such as the Prospect Heights Presbyterian Church (10th Street and 8th Avenue), Prospect Heights Tennis Club (Union Street near 8th Avenue) and Prospect Heights Hall (19th Street and 5th Avenue) were located west of Flatbush Avenue in what is now known as Park Slope.

³ Mount Prospect was part of a chain of wooded hills that stretched to Jamaica. This area runs roughly along Long Island’s terminal moraine, a high ridge cutting across the island that marks the southernmost extent of the Wisconsin glacier, which originated in Canada approximately 85,000 years ago. The retreat of the glacier about 21,000 years ago left a pocked landscape to the north of the moraine.

⁴ Portions of this section relating to the early history of the Prospect Heights Historic District are adapted from LPC, *Crown Heights North Historic District Designation Report* (LP-2204) (New York: City of New York, 2007), prepared by Michael D. Caratzas.

⁵ Henry R. Stiles, *History of the County of Kings* (New York: W.W. Musell & Co., 1884), 1:43-44.

Prospect Heights is part of the land that was patented in 1647 to Gerrit Wolphertsen (Van Cowenhoven) by Governor Willem Kieft.⁶ This land came into the possession of Maritije Garretse, widow of Nicholas Jance, a baker, who sold it to George (Jores) Hansen (Bergen) in 1698.⁷ It remained farm and wood lands until well into the nineteenth century. The southeast part of the district was part of the second or middle division of the “quondam”⁸ common wood lands. A town meeting held on February 25, 1693 divided the common wood lands (about 800 to 900 acres) that had been purchased into three parts.⁹ The second or middle division was located to the east of the old Flatbush Road and belonged to the freeholders and inhabitants of Bedford and Cripplebush. In 1739 surveyors noted that it contained 62 lots of about 10 acres each,¹⁰ to which the freeholders and inhabitants had privileges including the right to obtain wood.¹¹

During the eighteenth century the land came into possession of a number of different owners including members of the Cowenhoven and Bergen families and other individuals. The area remained rural, but it is not clear if the owners lived here and farmed the land, or lived elsewhere and had tenant farmers, or held the land without any farming activities being conducted. Farmers in Kings County relied heavily on enslaved African-Americans as agricultural laborers until the first decades of the nineteenth century, so much so that the county had the highest proportion of slaveholders and slaves in the North.¹² Several of the landowners in Prospect Heights owned slaves including George (Joris) Hansen (Bergen), Jacob Hansen (Bergen), John Rapalje,¹³ John Cowenhoven, John R. Cowenhoven, Nicholas Cowenhoven, George Powers, Adolphus Brower, Aquila Giles, Nehemiah Denton and possibly Michael Hansen Bergen and Hans Bergen.¹⁴

The Battle of Brooklyn or Battle of Long Island, the first major battle of the American Revolution after the signing of the Declaration of Independence occurred in and around the vicinity of Prospect Heights on August 22-27, 1776.¹⁵ It was on the chain of wooded hills that included Mount Prospect, that General George Washington and his staff built a line of earthworks and lookout posts. During the Battle of Brooklyn, the British and Hessians, under General William Howe and General de Heister, stretched their encampments in an arc, roughly along the Kings Highway to Flatlands. American forces under General John Sullivan took up positions in the hills overlooking the Flatbush Pass – now called Battle Pass and located in Prospect Park – and were attacked and vastly outnumbered by the Hessians under the command of General de Heister. They were able to hold off the British to allow the American forces to retreat to Manhattan. As a result of the Battle of Brooklyn, Long Island, Staten Island and Manhattan were occupied by the British for the duration of the war.

⁶ Henry R. Stiles, *History of the City of Brooklyn* (Brooklyn: Published by Subscription, 1870), 1:96-97.

⁷ Kings County, Office of the Register, Liber, Deeds and Conveyances, liber 2, page 181, recorded September 20, 1698.

⁸ The word “quondam” is an adjective from Latin meaning “that was at one time; former.” Victoria Neufeldt and David B. Guralnik, eds., *Webster’s New World Dictionary*, 3rd college edition (New York: Simon & Schuster, Inc., 1988), 1105.

⁹ Kings County, liber 1, page 317 (old), page 313 (new), recorded July 31, 1693.

¹⁰ Kings County, liber 5, page 94, recorded April 16, 1739.

¹¹ Stiles, *History of Brooklyn*, 1:211.

¹² Marc Linder and Lawrence S. Zacharias, *Of Cabbages and Kings County: Agriculture and the Formation of Modern Brooklyn* (Iowa City: University of Iowa Press, 1999), 81.

¹³ John Rapalje, a loyalist, had his property confiscated after the American Revolution; his property within the district was sold by the Commissioner of Forfeiture on Morgan Lewis in 1784. Kings County, Liber 6, page 344, recorded June 26, 1785.

¹⁴ 1698 list of all freeholders in town of Brooklyn; 1738 list of inhabitants in town of Brooklyn; 1755 Census of Slaves; 1790 US Census; 1800 US Census; 1810 US Census; and 1820 US Census.

¹⁵ The portion of this section relating to the Battle of Brooklyn is adapted from the LPC, *Park Slope Historic District Designation Report* (LP-0709) (New York: City of New York, 1973).

Early Eighteenth Century History

The area within the Prospect Heights Historic District is located between the original villages of Brooklyn and Bedford, south of the Ferry Road to Jamaica and intersected diagonally by the Ferry Road to Flatbush.¹⁶ The Ferry Roads were Indian trails that were widened by the Dutch settlers into wagon roads. In the early eighteenth century, the Kings Highway was built on the two lines of the Ferry Road and also included several branch roads. The Ferry Road to Flatbush became known as the old Flatbush Road¹⁷ or Flatbush Turnpike and was situated to the east of present day Flatbush Avenue; it ran diagonally from northwest to southeast through the middle of the district. (Figure 1) It was the major route between Brooklyn and the separate village of Flatbush.

On March 17, 1809, the Brooklyn, Jamaica and Flatbush Turnpike Company was incorporated and constructed its turnpikes on the two main branches. Ferry service between Manhattan and Brooklyn had started as early as 1632 and in 1814 the first steam ferry service established by Robert Fulton. The ferries provided the sole transportation between Brooklyn and New York until the construction of the Brooklyn Bridge. Stages began running along the old Flatbush Road in 1830 and omnibuses started in 1834. These provided a way for residents in the outlying villages to reach downtown Brooklyn and the ferries.

Stiles, writing about the Prospect Heights area as it was in about 1810, states that the only buildings on the old Flatbush Road from the old toll-gate, which stood a little south of present Hanson Place about 75 feet west of St. Felix Street, to the boundary of Brooklyn and Flatbush were: the Valley Grove Tavern; Farmer's Resort and Citizen's Retreat (500 yards to the west); small buildings in the wood near the top of Prospect Hill; a small house half-way down the hill on the Brooklyn side; and another house at the junction of Flatbush and Jamaica roads (now Atlantic Avenue and Elliott Place), all on the easterly side of the road. Stiles notes that the portion of the old Flatbush Road that went through what is now Prospect Park was almost uninhabitable due to fevers and other malarious diseases caused by several stagnant ponds that were located in the thick woods which covered this location.¹⁸

When Brooklyn was incorporated as a city in 1834, it was divided into nine Wards. Prospect Heights was located in the 8th and 9th Wards before 1852; the section west of the old Flatbush Road was in the 8th Ward and that east of the old Flatbush Road was in the 9th Ward. These two wards were the least populated of Brooklyn's nine wards in the first half of the 19th century.¹⁹ When the old Flatbush Road was closed and Flatbush Avenue was opened in 1852, the whole district was included in the 9th Ward.

Transportation Improvements and the Development of Prospect Park²⁰

Prospect Heights remained rural until the middle of the nineteenth century, however, when the first speculative row houses were built after the Civil War, changes were occurring that

¹⁶ The portion of this section regarding the Flatbush and Jamaica Turnpikes is based on Eugene L. Armsbruster, *The Ferry Road on Long Island* (New York: G. Quattlander, 1919).

¹⁷ This report will refer to the ferry road to Flatbush, later part of the King's Highway, and then the Flatbush Turnpike, as the "old Flatbush Road." It was closed in 1852 when Flatbush Avenue was opened.

¹⁸ Stiles, *History of Kings County*, 1:135.

¹⁹ The 1840 New York State Census showed 944 residents in the 8th Ward and 1054 residents in the 9th Ward out of a total of 36,233 residents in Brooklyn. The 1845 NY State Census had 1369 residents in the 8th Ward and 1897 residents in the 9th Ward out of a total of 59,574 residents in Brooklyn. The 1850 NY State Census had 2585 residents in the 8th Ward and 3261 residents in the 9th Ward out of a total of 98,838 residents in Brooklyn. *The Brooklyn Daily Eagle Almanac* (Brooklyn: Brooklyn Daily Eagle, 1876), 234.

²⁰ Portions of this essay relating to the development of the Prospect Heights Historic District are adapted from LPC, *Crown Heights North Historic District Designation Report* (LP-2204) (New York: City of New York, 2007), prepared by Michael D. Caratzas.

would lay the foundation for the neighborhood's urban growth. The two most important factors in the growth of Prospect Heights were transportation improvements and the development of Prospect Park. These transportation improvements included new links between Prospect Heights (and Bedford farther to the east) and the ferries along Brooklyn's waterfront. In 1836, the Brooklyn & Jamaica Railroad, which connected the ferry with Jamaica, started running along Atlantic Avenue, just north of the district. Brooklyn & Jamaica's route, which was soon leased to the Long Island Rail Road, did little to stimulate the area's growth because early locomotives were slow. Nevertheless, it seemed clear, even in the 1830s, that Brooklyn's urban development would eventually reach Prospect Heights and Brooklyn's street grid, which was laid out in 1839, extended to Prospect Heights. Although, as David Ment and Mary S. Donovan explain, "the mapping of city streets through the fields and woods of Dutch farmers did not mean that the streets would be opened immediately ... it did signify the public expectation of the eventual urbanization of the area and established a structure within which future development would take place."²¹

The new Brooklyn and Jamaica Railroad faced stiff competition from stagecoach, or omnibus, lines. In the 1830s, an old carryall, or small carriage, made two trips a day from Bedford to Fulton Ferry by way of the Jamaica Turnpike. Omnibuses were soon supplemented, and largely supplanted by, horse cars, the horse-drawn precursors to electric trolleys. Horse car service was frequent and relatively fast: cars made the trip on the Jamaica Turnpike from Bedford to Fulton Ferry within 30 minutes. Brooklyn's pioneering horse car company, the Brooklyn City Railroad, was founded in 1853, and it soon established four lines radiating outward from Fulton Ferry, including one along the Jamaica Turnpike, through Bedford, to East New York. These lines were extended and new service was provided, including a line on Flatbush Avenue that commenced in 1875. The construction of the Brooklyn Bridge (1867-1883, John A. Roebling and Washington A. Roebling, a designated New York City Landmark) was also underway at this time. Once it was completed and connected to rapid transit lines, travel to downtown Brooklyn and New York City from the interior of Brooklyn was greatly improved.

Transportation improvements continued with the inauguration of service on the Kings County Elevated Railway along Fulton Street between Fulton Ferry and Nostrand Avenue in April of 1888. The Fulton Street El terminated close to the Brooklyn Bridge, where a transfer station to the bridge's cable railway was soon completed. Despite the Panic of 1893, transit improvements continued in the 1890s. Streetcar travel became increasingly attractive with the conversion of horse cars to electric trolleys, beginning in 1892; the Flatbush Avenue line was one of the first five of Brooklyn's old horse car lines to be electrified after the experimental work in electrification was deemed successful. In 1898, the year in which Brooklyn merged with the other four boroughs to form Greater New York City, several trolley lines inaugurated direct service over the Brooklyn Bridge to Park Row in Manhattan, and later that year, the first electrified Kings County Railway train crossed the Brooklyn Bridge.

The other factor in the growth of Prospect Heights was the development of Prospect Park. The success of New York City's Central Park (Frederick Law Olmsted and Calvert Vaux, begun 1857, a designated New York City Scenic Landmark) led to the passage of an act by the New York State legislature on April 18, 1859 that provided for the appointment of a commission to select a location for a great public park and a parade ground in the City of Brooklyn. James T. Stranahan was appointed president of the newly formed Brooklyn Parks Commission, a position

²¹ David Ment and Mary S. Donovan, *The People of Brooklyn: A History of Two Neighborhoods* (Brooklyn: Brooklyn Education and Cultural Alliance, 1980), 15; *Map of the City of Brooklyn, as Adopted and Confirmed by Commissioners Appointed Under an Act of the Legislature of the State of New York Entitled "An Act Authorising the Appointment of Commissioners to Lay Out Streets, Avenues and Squares in the City of Brooklyn," Passed April 23, 1835 and the Acts Amending the Same* (in the collection of the New-York Historical Society Library).

that he would hold until 1882. The commission hired Egbert L. Viele, the original engineer for Central Park, to draw a plan for the park. His 1861 design straddled Flatbush Avenue and included Mount Prospect, the reservoir and Battle Pass, the location of part of the Battle of Brooklyn. The City of Brooklyn acquired the land in 1861, including the land in the southeast corner of the district, south of Prospect Place and east of Vanderbilt Avenue. However, work did not start on the park because of the Civil War. In 1865, after the war ended, the Parks Commissioner asked Calvert Vaux, who along with Frederick Law Olmsted designed Central Park, to review the plan created by Viele. Vaux prepared a new plan in 1865 with different boundaries. He objected to Flatbush Avenue running through the park and his design positioned the park farther west and south than Viele's plan. (Figures 2 and 3) Vaux also did not believe that the reservoir should be included in the park. Frederick Law Olmsted joined Vaux and they produced a revised, expanded plan for Prospect Park in 1866-67. The following year they were appointed landscape architects of the park. The 585-acre Prospect Park (Frederick Law Olmsted and Calvert Vaux, designed 1865-66, constructed 1866-73, a designated New York City Scenic Landmark) opened to the public in 1871, although it was not complete.²²

The land for the Park to the east of Flatbush Avenue became known as the east side park lands. It included 121 acres minus the eleven and one-half acres of the reservoir.²³ The *Brooklyn Daily Eagle* noted in 1873 that the large tract acquired for the park consisted of "rocky sterile land, occupied only by goats and squatters," and was purchased under the general right of eminent domain.²⁴ *The New York Times*, just prior to an auction of part of the land in 1881 noted,

When these lands were bought they were, to use the classic expression of one of Brooklyn's untutored Aldermen, "a howling wilderness." The reservoir was upon them, and that was about all the sign of civilization to be found in the immediate neighborhood. They were farm lands gone to seed. The speculators, however, saw their value when the project of a public park in that section of the City was mooted and they bought them in for a song. As a consequence, when the park scheme became fully outlined, the city was compelled to pay many times their value.²⁵

This area of Prospect Heights was not developed until the 1890s. A controversy developed over selling the land and some questioned whether land that had been taken by eminent domain for a park could be sold to private citizens. There were also some residents of the 9th Ward that objected to the sale of the land.²⁶ After several attempts to sell the land beginning in the early 1870s²⁷ and years of litigation, the land was finally sold in 1881 and 1888.²⁸ The land was described as being located in the highest and most desirable part of the city

²² The portion of this section relating to the design and development of Prospect Park is based on David Schuyler and Jane Turner Censer, eds., *The Papers of Frederick Law Olmsted*, vol. 6, *The Years of Olmsted, Vaux and Company 1865-1874* (Baltimore: The Johns Hopkins University Press, 1992).

²³ *Report of the Brooklyn Park Commissioners from January 1874 to December 3, 1879*, 38-39.

²⁴ "East Side Park Lands," *Brooklyn Daily Eagle* (August 21, 1873), 4.

²⁵ "Brooklyn's Surplus Land," *New York Times* (November 14, 1881), 5.

²⁶ *The Papers of Frederick Law Olmsted*, 5:335; "The Proposed Sale of the Eastern Portion of Prospect Park," *Brooklyn Daily Eagle* (January 29, 1869), 2.

²⁷ A sale proposed for December of 1874 was postponed because of the "present depressed condition of the market for real estate," *Report of Brooklyn Park Commissioners 1874-79*, 40.

²⁸ *Annual Report of the Brooklyn Park Commissioners for the Year 1881*, 13; *Twenty-Second Annual Report of the Brooklyn Park Commissioners for the Year 1882*, 6; *Twenty-Eight Annual Report of the Department of Park for the Year 1888*, 8; *Auction Sale of the East Side Park Lands Map* by William Cole and Thomas A. Kerrigan on May 9, 1888 of 378 lots. Notice of a restrictive clause in the terms of sale prohibiting the erection of any buildings that would be detrimental to the first-class neighborhood in which the lots were situated. Specified uses were not permitted such as slaughter houses, etc. No wood buildings or roofs were permitted. Title was guaranteed by the City of Brooklyn. (in the collection of the New York

by the *Brooklyn Daily Eagle*,²⁹ but many of the lots were above grade and needed to be dug down to the level of the street while others were below grade and need to be filled in.³⁰ As late as 1894, the *Brooklyn Daily Eagle* wrote of the squatters' shanties, goats, geese, cows, pigs and chickens that still occupied the east side park lands.³¹

Olmsted and Vaux did not want any public buildings located in the park, so the portion of the east side park lands that was south of Eastern Parkway was retained by the Commission for public use, including public buildings.³² Included in Vaux's 1865 design was the elliptical Prospect Park Plaza (now Grand Army Plaza), constructed between 1865 and 1879, which was to serve as a grand entrance to the park. Eastern Parkway, at the southern end of Prospect Heights, designed by Frederick Law Olmsted and Calvert Vaux, (1870-1874, a designated New York City Scenic Landmark) was envisioned as part of a regional system of boulevards.

Early Nineteenth Century Development

In 1825, Andre Parmentier (1780-1830), a Belgian immigrant, bought about 25 acres of land for \$4,000 in the northwest section of the district at the juncture where the Kings Highway split. On this property he built a nursery, which he called a "horticultural and botanic garden," as well as a house for him and his family, two laborers' dwellings, two tool and work houses, a barn and three greenhouses. Parmentier came from a family of well-known horticulturists and planted a large variety of native and foreign fruit and ornamental trees and plants. His garden became famous and Parmentier, an advocate of naturalistic landscape design, was responsible for the design of a number of landscape gardens in this country and Canada.³³ After he died in 1830, his widow, Sylvie Parmentier carried on the business, but she closed the garden and sold the land in 1833. The property was then subdivided and sold off in lots.³⁴

Public Library, Map Collection). Although the land was sold, the question of ownership was not finally resolved by the courts until 1894. *Thirty-Fourth Annual Report of the Department of Parks for the City of Brooklyn for the Year 1894*, 14.

²⁹ "At Auction: The East Side Park Lands Under the Hammer," *Brooklyn Daily Eagle* (November 17, 1881), 4.

³⁰ Letter from James Howell, Mayor to the Common Council dated November 21, 1881 reproduced in the *Annual Report of the Brooklyn Park Commissioners 1881*, 14.

³¹ "The East Side Lands: Changes Caused by Their Absorption by the City," *Brooklyn Daily Eagle* (November 18, 1894), 10.

³² Elizabeth Stevenson, *Park Maker: A Life of Frederick Law Olmsted* (New York: Macmillan, 1977), 277; *Annual Report of the Department of Park for the Year 1888*, 54-64. The Mount Prospect Reservoir (now the Mount Prospect Park Playground), Brooklyn Museum (McKim, Mead & White, 1893-1915, a designated New York City individual landmark), Brooklyn Botanic Garden (established 1909) and Brooklyn Public Library, Central Building (Alfred Morton Githens and Francis Keally, 1935-41, a designated New York City individual landmark), are located on this land.

³³ His landscape designs were so well known that Andrew Jackson Downing in his *Treatise on the Theory and Practice of Landscape Gardening* stated, "In short, we consider M. Parmentier's labors and examples as having effected, directly, far more landscape gardening in America than those of any individual whatever." Andrew Jackson Downing, *A Treatise on the Theory and Practice of Landscape Gardening* (New York: Wiley and Putnam, 1841), 41.

³⁴ Stiles, *History of Brooklyn* 2:239 notes that the land was purchased for \$57,000 and was sold in lots at auction for between \$60,000 and \$70,000. The sources for the information about Parmentier include Stiles, *History of the City of Brooklyn*, 2:173-74; Dr. C. Stuart Gager, "The Four Botanic Gardens of Brooklyn," *The Long Island Historical Society*, 2:1 (January 1940): 5-18; Henry G. Bayer, *A Short Biography of Andre Parmentier and Adele Bayer* (The Parmentier-Bayer Centenary Commission, 1925); "Andre Parmentier" by Cynthia Zaitzevsky in *Pioneers of American Landscape Design* by Charles A. Birnbaum and Robin Karson, New York: McGraw-Hill, 2000, 285-287; *Supplement to the American Farmer*, April 21, 1826, containing the Provisional Catalogue of Mr. Andrew (sic) Parmentier (in the collection of the Brooklyn Botanic Garden Library).

The sale of building lots in Prospect Heights began in 1834; this was part of a general speculation in land between downtown Brooklyn and Bedford that began in 1833.³⁵ Real estate speculators, including Charles Hoyt and James E. Underhill, began to sell lots measuring 25 feet by 100 feet that were part of a street plan laid out at about a 45 degree angle to the present street grid.³⁶ (Figure 4) These streets were laid down in a map of 1833 by Isaac T. Ludham, the Village Surveyor. Stiles noted that during the fall of 1833, speculation in land increased rapidly and at an auction sale of Mount Prospect lots sales were between \$60 and \$200, mostly above \$100 per lot.³⁷ It does not appear that buildings were constructed on these lots. The most likely reason for this is that in 1835, the New York State Legislature passed “an act authorizing the appointment of commissioners to lay out streets, avenues, and squares in the city of Brooklyn;” ratified in 1839, their plan extended the city’s street grid to Brooklyn’s outer sections, including Prospect Heights. The 1844 U. S. Coastal map shows several buildings along the old Flatbush Road within the district, three to the east and two to the west of the road.³⁸ (Figure 5) The new streets opened in Prospect Heights beginning in the 1840s. Fulton Avenue (now Fulton Street), just north of the district, opened in 1842, and replaced the Brooklyn and Jamaica Turnpike. The first streets to open in the district were Carlton Avenue and Dean Streets in 1846. The remainder of the streets opened in the 1850s including Flatbush Avenue which opened in 1852, replacing the old Flatbush Road, which was then closed from Fulton Street (Brooklyn and Jamaica Turnpike) to the city line between Brooklyn and Flatbush.³⁹ The new Flatbush Avenue avoided the previous difficulty of traveling over Mount Prospect;⁴⁰ however, its opening was delayed for several years because of the strenuous opposition of residents in the neighborhood.⁴¹ It is unclear how many of the streets shown on the earlier grid were opened but it appears that at least some were because in 1851 an application was made to the New York State Legislature to close some of the streets that were laid down pursuant to the 1833 surveyor’s map.⁴²

In 1853, the Board of Supervisors voted in favor of relocating the Kings County Courthouse from the town of Flatbush to Brooklyn “on Prospect Hill.” The proposed courthouse was to be located on Vanderbilt Avenue (opened in 1850) between Park Place (formerly known as Baltic Street) and Prospect Place (formerly known as Warren Street). The *Brooklyn Daily Eagle* wrote that the decision

³⁵ Henry W. B. Howard, ed., *The Eagle and Brooklyn: The Record of the Progress of the Brooklyn Daily Eagle* (Brooklyn: Brooklyn Daily Eagle, 1893) 2:1104.

³⁶ This earlier street grid is referred in deeds executed in 1834-37 and also appears in the Map of Parmentier’s Garden (file map no. 373) dated November 13, 1833 and is overlaid on the 1839 street grid on the map of Nehemiah Denton (file map no. 527) dated April 28, 1853. (file maps in the possession of the Kings County Clerk’s Office) The streets were laid out radiating from the old Flatbush Turnpike.

³⁷ Stiles, *History of Brooklyn*, 2:239.

³⁸ U.S. Coastal Survey, *Map of New-York Bay and the Environs*, 1844. No other buildings are noted within the boundaries of the district.

³⁹ John Dikeman, Jr., comp. *The Brooklyn Compendium: Showing the Opening, Closing and alterations in the Lines of the Various Streets, Avenues, &c. in the City of Brooklyn...from the Year 1819 down, to the Date of the Close of the Compilation....* (Brooklyn: Common Council, 1870), 27-31, 39-41, 61-62, 66-67. St. Mark’s Avenue was formerly known as Wyckoff Street, Prospect Place was formerly known as Warren Street, Park Place was formerly known as Baltic Street and Sterling Place was formerly known as Butler Street. These name changes occurred in 1869-1874 except for Sterling Place in 1898-1903.

⁴⁰ “City Intelligence: Flatbush Avenue,” *Brooklyn Daily Eagle* (August 18, 1846), 2

⁴¹ “The prosperity of the 9th Ward has heretofore been retarded by the inertness of its inhabitants. There has (sic) been many instances, an unwise opposition to improvements in that ward...This improvement [opening of Flatbush Avenue] has been struggling for existence in the last four years...and although of vast importance to individuals and to the public, it has met with opposition rarely equaled.” “Brooklyn as it was – as it is – and as it will be,” *Brooklyn Daily Eagle* (June 9, 1851), 2.

⁴² “A notice of an application to the New York State Legislature to close Parmentier and Vanderveer Avenues and Willink, Vasques and Franklin Streets,” *Brooklyn Daily Eagle* (December 31, 1851), 4.

has rather taken people by surprise; and a good deal is said in disparagement of the Board for proposing to erect this important building so far out of the way of our ordinary business; and in a place very inconvenient for all who have business with the county courts or county offices. It is acknowledged that the place, as a mere location, is sufficiently eligible; that Prospect Hill is a commanding and beautiful situation; ... but it is said on the other hand to be a place out of the way and inconvenient and however near it is to the geographical centre, it is always will be quite away from the *business centre* of our city.⁴³

The Kings County Board of Supervisors contracted to purchase 17 acres, but the plan was eventually abandoned.⁴⁴

The Brooklyn Industrial School Association and Home for Destitute Children was organized in 1854 and incorporated in 1857. Fourteen lots were purchased on Butler Street (now Sterling Place) between Flatbush and Vanderbilt Avenues and the home was erected in 1861, with wings added in 1874 and 1880-83.⁴⁵ Stiles noted that when the home was built there were no paved streets and no buildings in the immediate vicinity.⁴⁶

In 1856 a reservoir was constructed on Mount Prospect and was supplied with water from a pumping station on Underhill Avenue. Along with the reservoir, there was a gate house and tower on the site. Associated buildings included an engine house at the Prospect Place and Underhill Avenue, a pumping station at St. Mark's and Underhill Avenues and a laboratory building at Park Place and Underhill Avenues. This reservoir supplied water until the Catskill Mountain and Delaware River Valley water systems were developed. The site was transferred to the Parks Department in 1940 and is now the location of Mount Prospect Park Playground.

The two frame houses at 578 and 580 Carlton Avenue appear to date from the 1850s and are the oldest buildings in the district. Although they have been altered, they still retain their size and scale and No. 578 still has its Italianate style cornice. (Figure 6)

Public School 9, serving the 9th Ward, was established between 1830 and 1836 and was located on Prospect Hill in the eastern part of what is now Prospect Park.⁴⁷ The construction of Prospect Park created the need for a new school building. The new Romanesque Revival style school building for P.S. 9 (later P. S. 111, now P.S. 340) was built at 249 Sterling Place (Samuel B. Leonard, 1867-68; additions, James W. Naughton, 1887, a designated New York City individual landmark). By 1885, a growth in the school population necessitated the construction of P.S. 9 Annex, which was built across the street at 251 Sterling Place and is located within the district (James W. Naughton, 1895, a designated New York City individual landmark). P.S. 9 Annex was also designed in the Romanesque Revival style but has neo-classical style elements. It is a grand, imposing building and is in marked contrast with the simpler style of P.S. 9. (Figure 7) Architect James W. Naughton was Superintendent of Buildings for the Brooklyn Board of

⁴³ "The Proposed Court House," *Brooklyn Daily Eagle* (Sept. 6, 1853), 2. The article went on to state that all business locations should be convenient to the ferries to New York and Prospect Hill is a full hour from the ferries. A letter to the editor of the *Brooklyn Daily Eagle* two years later discussing the purchase of lots in Prospect Hill for the proposed courthouse noted that "some of our most influential citizens are owners of lots in that part of our city. They have expended a large amount of money in paving streets on which there is not, for miles, a single house." "To the Inhabitants of the County of Kings," *Brooklyn Daily Eagle* (Sept. 15, 1855), 2.

⁴⁴ "Prospect Hill Court House," *Brooklyn Daily Eagle* (Oct. 2, 1855), 2.

⁴⁵ Howard, *The Eagle and Brooklyn*, 2:652.

⁴⁶ Stiles, *History of Kings County*, 2:984-5. The buildings were demolished in the 1930s for the apartment buildings at 226-246 Park Place and 215-235 Sterling Place.

⁴⁷ Howard, *The Eagle and Brooklyn*, 1:711.

Education.⁴⁸ In an 1898 *New York Times* article, the area, referred to as “the Park Slope,” was noted to be one of the finest residential sections of Brooklyn.⁴⁹

Residential Row House Development in the Nineteenth Century⁵⁰

Prospect Heights continued to develop slowly at the end of the 1860s, even though the population of Brooklyn had quadrupled to about 4,000,000 between 1850 and 1870. However, once development started after the Civil War, buildings were constructed in all of the popular middle to late nineteenth century residential architectural styles. The earliest is the Italianate style of architecture, popular from about 1840 to 1870, and characterized by elaborate projecting ornament with an emphasis on repetitive forms; high stoops with elaborate cast-iron handrails, balusters, fences and newels; deeply recessed doorways with heavy protruding door hoods and console brackets; round-headed double-leaf doors with heavily molded arched panels; large double-hung windows; heavy, projecting stone window lintels and sills; and heavy, projecting cornices, embellished with moldings and supported by rectangular or scroll-shaped brackets. A fine example of an Italianate style row of houses is 117 to 127 St. Mark’s Avenue built c. 1870-72 by John V. Porter. (Figure 8) The row features stylized classical details with high brownstone stoops, segmental-arched pediment entryways, heavily bracketed door surrounds, molded window enframements, and prominent cornices. Other examples of Italianate style row houses include 100 to 104 St. Mark’s Avenue built c. 1868 and 211 to 217 Prospect Place built c. 1872.

The Anglo-Italianate style, popular from about 1865 to 1870, is similar to the Italianate style and is characterized by narrow width, rusticated brownstone basement and first story with smooth brownstone or brick upper stories; low stoops; round-headed double-leaf wood doors with arched panels; round-arched door surrounds; simple stone window lintels and sills; and bracketed cornices with recessed panels and arched fascia. The row of brownstone houses at 616 to 628 Carlton Avenue was built c. 1871 and designed by William Flanagan. (Figure 9) These houses have Italianate style ornamentation but feature a bracketed cornice with arched fascia that is characteristic of the Anglo-Italianate style.

Another variation on the Italianate style was the addition of a slate mansard roof (usually with iron cresting) associated with the French Second Empire style. This style, popular from about 1870 to 1885, is also characterized by wide stoops with classically inspired iron handrails, fences and newels; and doorways with stone pilasters, consoles and segmental arched pediments. One of the best preserved rows in the district is 123 to 133 Prospect Place, built c. 1873 and designed by John V. Porter. (Figure 10)

By the mid-1870s the simpler neo-Grec style supplanted the rounded, ornate Italianate, Anglo-Italianate and Second Empire styles. The neo-Grec style, popular until about 1890, is characterized by extremely stylized, classical details, angular forms, and incised detailing formed by mechanical stone cutting; high stoops with massive, heavy, angular cast-iron handrails, fences and newels; massive door hoods and enframements with angular decorative elements resting on stylized brackets; double-leaf wood entrance doors with angular ornament; stylized, angular incised window surrounds; projecting angular bays; and projecting cornices resting on angular

⁴⁸ LPC, *Public School 111 Designation Report* (LP-0975) (New York: City of New York, 1978); LPC, *Public School 9 Annex Designation Report* (LP-0974) (New York: City of New York, 1978).

⁴⁹ “Diphtheria in a School,” *The New York Times* (March 22, 1898), 4.

⁵⁰ Portions of this essay relating to the architecture of the Prospect Heights Historic District are adapted from LPC, *Brooklyn Survey: Prospect Heights Proposed Historic District* (Meredith Sykes, Director of Survey; Henry F. Ludder, Jr., Project Supervisor; Luella Boddewyn, Research and Coordinator of Written Report; c. 1977; LPC Research Files); LPC, *Prospect Heights Survey* (Marianne Percival and Kathryn E. Horak; 2006; LPC Research Files); LPC, *Crown Heights North Historic District Designation Report* (LP-2204) (New York: City of New York, 2007), prepared by Michael D. Caratzas; National Register of Historic Place, Nomination Form, Prospect Heights Historic District, Andrew S. Dolkart, 1983; and LPC, *Rowhouse Manual* (New York: City of New York, undated).

brackets. Prominent Brooklyn architects such as the Parfitt Brothers, John H. Doherty, Nelson Whipple, Jeremiah J. Gilligan, Eastman & Daus, and Marshall J. Morrill designed houses in Prospect Heights in the neo-Grec style. An excellent example is the intact row attributed to Benjamin Estes and built c. 1884 at 574 to 580 Bergen Street. (Figure 11) The houses retain nearly all of their historic neo-Grec-style detailing, including rusticated basements, bracketed sills, window surrounds and door hoods with incised foliate ornament, and wood cornices with frill-like small, round dentils.

The Queen Anne style, popular from about 1870 to 1890, is characterized by asymmetrical massing of forms and details; contrasts of varied materials, colors and textures; eccentric details; use of terra cotta; projecting bay windows; juxtaposition of window pane size; wrought iron used at doorways and railings; multi-paneled wood doors; and gable roofs covered with tiles or slate and featuring dormers and chimneys. Prospect Heights does not have many buildings designed in the Queen Anne style and those that are have very restrained ornament. Nos. 582 to 604 Bergen Street comprise a row of modest two-story and basement brick houses constructed c. 1886 by owner Thomas Butler and designed by William H. Wirth. (Figure 12) These Queen Anne style houses have rough-faced stone basements, stone trim, dog-toothed brickwork, terra-cotta ornament and wood cornices decorated with pendants. These houses were built near the northern boundary of Prospect Heights, adjacent to the manufacturing district and railroads around Atlantic Avenue. In 1900, the houses at 582 to 604 Bergen Street were rentals and two of them (nos. 594 and 600) were occupied by two families. By 1910, five (no. 590, 592, 594, 596, and 598) of the houses were owner-occupied and five (nos. 584, 590, 592, 596, and 598) were occupied by two families.⁵¹

The Panic of 1893 triggered a general building slowdown and a reduction of the selling prices of homes. By 1894, a house on Prospect Place near Carlton Avenue was being offered at a “reduced price” of \$10,000.⁵²

The Romanesque Revival style, popular from about 1880 to 1900, is characterized by heavy forms, asymmetry, and polychromic materials, and a straightforward use of materials and expression of structure; tonal and textural juxtaposition of materials; Byzantine-style carved ornament, including spiny, interlaced vegetal forms, abstract patterns, and grotesque human and animal heads; deeply recessed round-arched door and window openings; multi-paneled wood double doors; and elaborate stained-glass transoms. Compared with the neo-Grec, the Romanesque Revival style exhibits a greater freedom in their massing and a more varied, and frequently whimsical, use of ornament. The Romanesque Revival style was very popular in Prospect Heights and there are many excellent examples. With its asymmetrical massing, arched openings, materials of different colors and textures, one of the finest examples is the building at 577-579 Carlton Avenue aka 562 Bergen Street built c. 1893 by William L. Beers and designed by Magnus Dahlander. (Figure 13) Executed in a unified composition that gives the houses the appearance of a single, imposing mansion, the building has separate entrances for each of its residences—one on Bergen Street, and two on Carlton Avenue. The Bergen Street entrance is particularly impressive: reached by a high L-shaped stoop, it is crowned by a large round arch composed of three soldier-brick courses and a stone molding that springs from two carved foliate blocks. This arch, along with the building’s full-height round towers with conical roofs, are among its most characteristic Romanesque Revival style features, as are its many carved stone panels, round-arched windows, and textured facades composed of brownstone and rough-faced brick.

Classically-inspired styles gained in popularity in America as a reaction to the picturesque Romanesque Revival and Queen Anne styles. The revival of Renaissance-inspired

⁵¹ 1900 and 1910 U.S. Census.

⁵² “For Sale—Houses—Prospect Park section” (Advertisement), *Brooklyn Daily Eagle* (March 31, 1894), 7.

forms originated in America with the construction of McKim, Mead & White's Villard Houses (a designated New York City individual landmark) on New York's Madison Avenue between 1882 and 1884; Chicago's World's Columbian Exposition of 1893 played a major role in making the public, as well as the architectural profession, aware of the grandeur of ancient and Renaissance architecture and planning, resulting in a nationwide flurry of classically-inspired buildings on every social level and scale, from the most opulent mansions and public buildings to the most modest residential structures. The Renaissance Revival style, popular from about 1880 to 1910, is characterized by simple, restrained Renaissance design forms, and an interest in classicism; light-colored facades; subdued classical ornament concentrated around the door and window openings; applied detail including motifs of wreaths, baskets of fruit and garlands of flowers; L-shaped stoops; entrance surrounds featuring a full stone enframing; wood double-leaf doors with glazed openings, sometimes with iron grilles; and simple iron cornices with Renaissance-inspired ornament. The Renaissance Revival style pair of houses at 287 to 289 Prospect Place was built by Erick Soderstrom c. 1892 and designed by William H. Wirth. These elegant, restrained two-story houses feature Renaissance inspired design including molded door lintels supported on stylized brackets, carved rosettes and bracketed cornices with modillions. (Figure 14)

Many of the residences designed by Benjamin Driesler, Axel Hedman and Magnus Dahlander, major Brooklyn architects of the time, combined elements from both the Romanesque Revival and Renaissance Revival styles. William H. Reynolds built two rows, each with twenty-two houses, at 280 to 322 Park Place and 281 to 323 Sterling Place, c. 1897. (Figures 15 and 16) While none of the houses in either the row are identical, they all have decorative details that are similar, and in some cases identical, to houses in the another row. The rows feature both Renaissance- and Romanesque-inspired ornament, such as rough-faced stone, carved panels, capitals and keystones, pilasters, round-arch fenestration, and cornices with dentils, scroll designs and scrolled brackets. William Reynolds was a prominent builder; he built several rows in the 1890s in the southeast part of the district.

Sample data from the U.S. Census from 1880 to 1930 show that the residents of the neighborhood were overwhelmingly white, with more than half the residents born in the U.S. The country of origin of the largest number of immigrants was Ireland. The residents were employed in a variety of occupations, including the service, commerce and manufacturing sections.⁵³

Flats and Apartment Buildings

As development intensified in the Prospect Heights Historic District, multiple dwellings gained increasing favor there. The multiple dwellings built in Prospect Heights during the nineteenth century were designed in all of the popular residential styles, including the Italianate, neo-Grec, Queen Anne, Romanesque and Renaissance Revivals styles. These buildings were typically four-story walk-ups. The earliest multiple dwellings in the district appear on Vanderbilt Avenue in the early 1870s; many of them were built with ground story commercial space, as Vanderbilt Avenue was a major commercial thoroughfare. The only multiple dwelling built during the 1870s in the district that was not located on Vanderbilt Avenue is the four-story Italianate style brick building at 195 St. Mark's Avenue. Most of these early tenements were designed in the popular Italianate style. One of the earliest rows is the nine buildings at 598 to 614 Vanderbilt Avenue built c. 1871 of brick with brownstone trim. (Figure 17) Another of these early tenement buildings is a three-story neo-Grec style brick building at 577 Vanderbilt Avenue that was constructed c. 1877 by M. Fitzgerald and designed by Thomas F. Houghton. (Figure 18)

⁵³ The sample data was for ten buildings located in Block 1151 (bounded by St. Mark's Avenue, Vanderbilt Avenue, Prospect Place and Carlton Avenue) and ten buildings located in Block 1165 (bounded by Park Place, Underhill Avenue, Sterling Place and Vanderbilt Avenue) and was compiled by Benika Morokuma of the Municipal Arts Society.

Modestly ornamented, its most characteristic neo-Grec style details are the incised ornament within its main-entrance entablature and its bracketed wood cornice, which is decorated with rosettes.

Flatbush Avenue, one of the major thoroughfares in Brooklyn, is also characterized by buildings with ground floor commercial spaces in Prospect Heights. No. 375-379 Flatbush Avenue and 185-187 Sterling Place is a row of flats buildings with ground floor commercial space at the corner building. It was designed by William M. Cook for the developer John Konvalinka c. 1885 using a combination of the neo-Grec and Second Empire styles and features a prominent corner tower. (Figure 19)

The group of six flats buildings at 573 to 583 Bergen Street built by Cevdra Blake Sheldon c.1889 and designed by Walter M. Coots are some of the few Queen Anne style buildings in the district. (Figure 20) They feature Philadelphia brick facades with smooth and rough-faced brownstone trim and patterned-brick spandrel panels with double-leaf wood doors with small panels. Sheldon was a prominent developer in Park Slope. Most of the streetscape along the west side of Vanderbilt Avenue between Bergen Street and St. Mark's Avenue was developed by Daniel O'Connell and his architect Timothy Remsen between 1891 and 1894. The Romanesque Revival/Renaissance Revival style mixed-used structure at 638 Bergen Street aka 574-576 Vanderbilt Avenue with its rusticated base and prominent rounded corner bay dominates the block on the north. (Figure 21) For the apartments at 578 to 592 Vanderbilt Avenue, Remsen designed simple brick facades with heavy rusticated stone window lintels and arched doorways topped by classically-inspired lintels with keystones. (Figure 22)

The diagonal path of Flatbush Avenue created flatiron shaped sites that were developed as mixed-use structures. The facades on the side streets were residential with the ground floors on Flatbush Avenue, including the corner, being used for commercial enterprises. Two prominent Romanesque Revival style buildings occupy the southeast corners of the intersection of Flatbush Avenue with St. Mark's Avenue and Prospect Place. No. 122-126 Prospect Place (aka 307-309 Flatbush Avenue) was built and designed by John J. Kierst of Standard Building Company c. 1889; and No. 273-275 Flatbush Avenue (aka 84-90 St. Mark's Avenue) was built by L. Schelling c. 1888 and designed by Charles Werner. (Figures 23 and 24) Both buildings have a rounded corner tower and create a commanding presence on its corner.

The rows of flats at 531-549 Bergen Street between 6th and Carlton Avenues were developed by Thomas R. Farrell with designs by Isaac D. Reynolds & Son (531 to 539) and Henry Pohlman (541 to 549) in c. 1894 and c. 1904, respectively. Nos. 531 to 539 are Romanesque Revival style buildings with Renaissance Revival style elements. Nos. 531 to 535 and Nos. 537 to 539 Bergen were built as separate rows but they bear a strong resemblance to each other with minor differences in some decorative details. Both rows feature rough-faced brownstone basements and upper-story trim, and round arches over their fourth floor windows. Their arch-headed first floor windows with keystones, rope-molded mullions and carved spandrels are especially striking. Although the Romanesque style was the main inspiration for the buildings' design, their light-colored iron-spot brick facades, window quoining, and prominent cornices, adorned with large foliate brackets, dentils, egg-and-dart, modillions and foliate designs, draw upon the Renaissance Revival style. (Figure 25) Nos. 541 to 549 Bergen were designed in the Renaissance Revival style and feature light-colored iron-spot brick facades, limestone trim, slightly swelled bays, denticulated brickwork, and classically-inspired cornices with modillions, foliate brackets, and decorative wreaths. (Figure 26)

Early Twentieth Century Development

The Duryea Presbyterian Church was constructed c. 1905 at the southeast corner of Sterling Place and Underhill Avenue in the Romanesque Revival style. (Figure 27) The church was designed by architects W. O. Weaver & Son. The Duryea Presbyterian Church was founded earlier in the nineteenth century as the Duryea Presbyterian Mission, an offshoot of the Classon

Avenue Presbyterian Church. The church's first location was on Clermont Avenue, near Atlantic Avenue, where it remained until the present church was built. The congregation began to contemplate moving to the Prospect Heights area in 1902, noting that most worshipers had moved eastward to the Prospect Heights. The architects W.O. Weaver & Son were employed to design a stunning new Romanesque Revival style, rough-faced granite edifice with a tall, highly-visible corner tower topped by an open belfry and domed roof. Other Romanesque-inspired elements include the central rose window, blind arches containing lancets, and clerestory roof along the nave. The belfry and domed roof of the corner tower were later removed and replaced with a simpler roof, but the church remains otherwise remarkably intact, and is a significant example of early twentieth century ecclesiastical architecture.

The Colonial Revival style, popular from 1900 to 1930, is characterized by the use of colonial era design motifs, a combination of elements from Federal and Greek Revival styles; symmetrical red brick façades laid in Flemish bond; stone trim around doorway and window openings; multi-paneled wood doors with leaded fanlight or rectangular sidelights and transoms; simple iron handrails and fences; multi-pane double-hung wood windows; classical details including urns, festoons, and broken pediments; delicate, slender moldings; and simple cornices. The Colonial Revival style achieved widespread popularity following the reconstruction of several early American buildings at the 1876 Centennial Exhibition in Philadelphia, and the World's Columbian Exposition, which featured a model of John Hancock's house that served as the Massachusetts Pavilion. The style, which was symbolic of American national pride partly in response to rising immigration, came to be seen as "a tangible expression of our national character."⁵⁴ Architects began to favor the Colonial Revival style over the Renaissance Revival style for the construction of apartment buildings. The neo-Georgian style apartment building at 186 Prospect Place was constructed c. 1910 and designed by the architectural firm of Slee & Bryson for the Gustaf A. Johnson Building Company. (Figure 28) This building, one of the few six-story multiple dwellings built in the district, features a brick and stone façade, three-bay-wide portico with projecting central bay topped by a broken pediment with elaborate cartouche, stone window surrounds and stepped parapet coped with coat-of-arms characteristic of the neo-Georgian style. The Colonial Revival style four-story apartment building at 285 Prospect Place was designed by the firm of Springsteen & Goldhammer and built c. 1925 by Hecla Building Co. (Figure 29) The seven-bay-wide building features a façade of wire-cut brick in a diaper pattern, blind round-arched lintels at the second story and an arched entrance with massive stone surround.

Although some of the historical revival styles that gained popularity in the nineteenth century, including the Renaissance and Colonial Revivals, continued to be used after the turn of the century, the twentieth century brought several styles that were not based on historical revivals of architecture styles but on new design concepts; these styles include the Art and Crafts, Art Deco and Moderne styles. The Arts and Crafts movement originated in England in the late nineteenth century as a reaction to the more elaborate revival styles of the time. Its emphasis was on simplicity of form, modest decoration and an "honest" use of materials. Prospect Heights has a few Arts and Crafts style buildings, including the flats buildings at 641 and 643 Vanderbilt Avenue built c. 1916 by Minnie L. von Lehn and designed by William H. Ludwig. (Figure 30) Although the buildings have been altered by the removal of their storefront infill and tiled, bracketed cornices, they retain their other Arts and Crafts style features such as wire-cut brick, pedimented parapets and common spandrel panel at the second story with diamond-shaped

⁵⁴ William B. Rhoads, "The Colonial Revival and American Nationalism," *Journal of the Society of Architectural Historians* (December 1976), 241, cited in the introductory essay to LPC, *Fieldston Historic District Designation Report* (LP-2138) (New York: City of New York, 2006), prepared by Virginia Kurshan, 21.

medallions and a continuous stone sill course. A decorative brick enframingent with molded keystone surrounds the grouped windows at the second and third stories of each building.

Among the last single-family houses constructed in the Prospect Heights Historic District were several rows designed by architects Benjamin Drieser and Alex Hedman in the Renaissance Revival and Romanesque Revival styles and built in the first decade of the twentieth century on Sterling Place, west of Underhill Avenue.

Prospect Heights has some buildings that were constructed to house two families. The Renaissance Revival style two-family houses at 152 to 164 Underhill Avenue and 336 to 344 Park Place were built by Wilfred Burr c. 1906 and designed by Benjamin Driesler. (Figure 31) The rows are comprised of two repeating designs, one with a curved bay and the other with an angled bay. The basement and stoop are brownstone and the upper stories are limestone. The houses are unified by their high stoops and restrained Renaissance-inspired style ornament, such as door surrounds with columns and dentils at the houses with the curved bays, incised scroll and leaf designs at the houses with the angled bay, and cornices with modillions, dentils and leaf scroll design.

The district has only three free-standing houses; all were built in the first decade of the twentieth century. Nos. 324 and 326 Park Place were designed by Benjamin Driesler for owner Samuel Charig in the neo-classical style and built c. 1906. (Figure 32) These houses feature porches with Doric columns, bay windows, splayed lintels, foliate, shell and swag ornamentation and cornices with ornament such as triglyphs, metope, guttae, dentils, and modillions, all characteristic of the neo-classical style. The following year, Carl L. Otto designed a neo-classical style house next door at No. 330 for owner Albin G. Schumann.⁵⁵ The last single-family house built in the district is its neighbor; a Colonial Revival style semi-attached house built c. 1922 and designed by architects Slee & Bryson.

The 1920 opening of the IRT Subway extension under Eastern Parkway spurred the construction of another type of building in this part of Brooklyn: the six-story elevator apartment house.⁵⁶ The six-story apartment house was an attractive choice for developers, as the New York City Building Code only required the first two floors of six-story buildings to be fireproof, as opposed to all floors of seven-story buildings.⁵⁷ Although a large number of these buildings were constructed just south of the district in the Prospect Heights neighborhood on the Plaza and Eastern Parkway, there are only four six-story apartment buildings in the district.⁵⁸ The historic district was fully developed prior to 1920 and there were fewer than ten buildings constructed between 1920 and 1940.

The Art Deco style, which was popular from about 1920 to 1940, featured low-relief stylized, geometric ornamentation and was most often employed for skyscrapers and large commercial and apartment buildings. No. 226-246 Park Place, a six-story brick apartment building is the only Art Deco style building in the district and was built c. 1937. It is characterized by angular or geometric ornamentation and architectural details that emphasize the horizontality. It replaced the Home for Destitute Children. The developer and architect have not been determined.

The Moderne style, popular from about 1930 to 1940, is characterized by streamlined and curvilinear forms and there are only two examples in Prospect Heights. The former Mount Prospect Laboratory (now DOE) built c. 1938 by the Department of Water Supply, Gas & Electric of the City of New York at 349-355 Park Place aka 147-151 Underhill Avenue was

⁵⁵ This house was completely altered in c. 2006-08 and is now an apartment building.

⁵⁶ "Brooklyn Tube Extensions Open: I.R.T. Begins Service on Eastern Parkway and Nostrand Avenue Lines," *New York Times* (August 23, 1920), 13.

⁵⁷ Richard Plunz, *A History of Housing in New York City* (New York: Columbia University Press, 1990), 124.

⁵⁸ One of which, 186 Prospect Place, designed by Slee & Bryson, was built earlier c. 1910.

designed by prominent architect Aymar Embury II. (Figure 33) The former Mount Prospect Laboratory was built during the latter years of the Great Depression when the City was upgrading and expanding its infrastructure with funds provided by the federal Works Progress Administration. Embury designed or supervised the design of many public buildings during this period. The present structure replaced a laboratory building that had been constructed in 1897 and continued to serve as the city's chief water testing lab into the 1960s. The building is presently used as the offices of Community School District 13. The limestone-faced building's rectilinear design and restrained detailing, represented in the use of polished green granite spandrels and button moldings at the parapets, are hallmarks of the Moderne style as it was usually applied to non-ceremonial public buildings. The building, which is remarkably intact, is a significant example of Depression-era public architecture.

Later History⁵⁹

Although the residential development of Prospect Heights largely ended in the early twentieth century, important changes continued to occur within the neighborhood. In 1936, the Independent, or IND, Subway opened beneath Fulton Street, replacing the elevated line and providing direct access to the area from Harlem, which was then the center of New York's African-American community. Bedford-Stuyvesant, the neighborhood to the northeast of Prospect Heights, had attracted a substantial number of African-American families by 1930; by 1950, it was more than 80% black, and large portions of northern Crown Heights, to the east of Prospect Heights, had substantial African-American populations as well. At that time, the relatively small number of Caribbean immigrants to New York City tended to settle in Central Harlem and Bedford-Stuyvesant. Although Prospect Heights is located just to the west of these neighborhoods, it did not go through similar demographic changes until later and remained overwhelmingly white in 1950.⁶⁰

The black population of Prospect Heights, including people of Caribbean descent, increased from less than 1% in 1950 to 22% by 1960, and in the next decade increased to 61% of the population. In the 1960s, the core of the city's Caribbean community, which grew following the elimination of the national quota system for immigrants in 1965, moved from Harlem and Bedford-Stuyvesant to neighboring Crown Heights. The city's annual West Indian-American Day Parade, which began in Harlem in the 1940s, moved to Eastern Parkway in 1967, and it has become one of the city's premier annual events, attracting an estimated two million spectators every Labor Day Weekend.

During the 1960s, Prospect Heights, like many other neighborhoods in Brooklyn, Manhattan, and the Bronx, experienced deterioration of its building stock and intensifying social problems, including rising unemployment and crime rates. In response to these conditions, the Prospect Heights Neighborhood Corporation was formed in 1980 to restore buildings and provide low- and middle-income housing. The late 1970s and 1980s saw housing rehabilitation in Prospect Heights by a variety of developers and organizations utilizing public and private funds.⁶¹ The area was designated by the City Planning Commission as a Neighborhood Preservation Area, which made it eligible for special housing finance assistance from the New

⁵⁹ Portions of this section relating to the later history of the Prospect Heights Historic District are adapted from LPC, *Crown Heights North Historic District Designation Report* (LP-2204) (New York; City of New York, 2007), prepared by Michael D. Caratzas.

⁶⁰ Demographic information regarding Prospect Heights is based on U.S. census information for census tract 163, bounded by Atlantic Avenue to the north, Vanderbilt Avenue to the east, Sterling Place to the south and Carlton Avenue to the west.

⁶¹ Alan S. Oser, "The 82 Steps to Getting a C.P.C. Housing Loan," *New York Times* (June 14, 1978), D18; Glenn Fowler, "City Starts Programs to Enable it to Return Housing to Tax Rolls," *New York Times* (May 26, 1979), 23; Glenn Fowler, "In New York, a Plan to Fight Decay with Co-ops," *New York Times* (October 13, 1979), 21.

York City Community Preservation Corporation, a private non-profit institution that provides construction and mortgage loans for residential housing. By 1988, Prospect Heights began attracting more affluent residents who were drawn to neighborhood by its location, housing stock and real estate values.⁶²

Today Prospect Heights is a diverse, multi-ethnic neighborhood with about equal number of residents identifying themselves as white (43%) and black (44%), about 11% of its residents identifying themselves as Hispanic or Latino and about 14% identify themselves as West Indian (excluding Hispanic) in the 2000 U. S. Census for census tract 163.⁶³

The Prospect Heights Historic District remains among Brooklyn's most architecturally distinguished areas, retaining some of the borough's most beautiful and well-preserved residential streets, and featuring a broad array of outstanding residential architecture in popular late-nineteenth and early-twentieth centuries styles, including the Italianate, Anglo-Italianate, Second Empire, neo-Grec, Romanesque Revival, Renaissance Revival and Colonial Revival. The area continues to retain its cohesion due to its tree-lined streets, scale, predominant residential character and its architectural integrity.

⁶² Iver Peterson, "Prospect Heights Beginning Climb to Gentrification," *New York Times* (November 27, 1988), R1; Jerry Cheslow, "If You're Thinking of Living in: Prospect Heights," *New York Times* (May 27, 1990), R5

⁶³ U.S. Census Bureau, American Factfinder, Profile of General Demographic Characteristics, Kings County, Census Tract 163 (<http://factfinder.census.gov>).

ARCHITECTS' APPENDIX

ANGELL & HIGGINSON

647 and 649 Vanderbilt Avenue

Little is known about the life and career of architect Edward Angell. He established an architectural practice in New York City by 1886. He continued to practice through 1900, including a short partnership with William Higginson in 1897-98. Angell's designs include row houses and tenements in the Greenwich Village Historic District, and in the historic districts of the Upper West Side of Manhattan. He employed a variety of styles, such as Queen Anne, Romanesque, neo-Grec, Renaissance Revival, and Chateausque. Angell & Higginson's work included several Renaissance Revival-style apartment buildings and row houses on the Upper West Side and along Central Park West. William J. Higginson was born in England in 1867 and immigrated to the United States in 1886. Little is known about his early life or education, although city directories indicate that Higginson had established an architecture practice by 1894. Higginson, whose work is found in the Dumbo Historic District in Brooklyn and West Chelsea Historic District in Manhattan, appears to have worked mainly in industrial architecture.

LPC, *Dumbo Historic District Designation Report*; LPC, *West End-Collegiate Historic District Designation Report*.

BAILEY, John W.

567 Vanderbilt Avenue

John W. Bailey was listed in city directories as an architect from 1885 to 1893, during which time he maintained his office at a variety of downtown Brooklyn locations. His only-known work outside of the Prospect Heights Historic district is a row of houses located in the Park Slope Historic District.

Brooklyn City Directories; Dennis Steadman Francis, *Architects in Practice New York City 1840-1900* (N.Y.: Committee for the Preservation of Architectural Records, 1979); LPC Research files.

BEASLEY, Alfred L.

572 and 574 Carlton Avenue

City directories list Alfred L. Beasley as having maintained an architectural office at various Brooklyn locations from 1897 to 1901; however, his only building in the Prospect Heights Historic District was constructed over twenty years earlier, suggesting that Beasley was practicing for a much longer period.

Brooklyn City Directories; Francis.

BEERS, William L.

254 to 258 Prospect Place

260 to 264 Prospect Place

City directories list the office of architect William L. Beers at 186 Remsen Street in 1895, at which time he was a resident of 253 Prospect Place in the Prospect Heights Historic District.

Brooklyn City Directories.

BENNETT, Thomas

606-612 Bergen Street (attrib.)
203 Park Place
205 and 207 Park Place

City directories list the architectural office of Thomas Bennett at several Brooklyn locations, mostly in the Sunset Park area, between 1887 and 1907, although he appears to have continued practicing through around 1920. He also designed many rows of buildings in the Park Slope Historic District.

Brooklyn City Directories; Francis; LPC Research files.

LOUIS BERGER & CO.

629 Vanderbilt Avenue

Born in 1875 in Rheinpfalz, Germany, Louis Berger immigrated to America as a child in 1880 and settled in the Ridgewood area (now Queens) of Long Island in 1892. He studied architecture at Pratt Institute in Brooklyn and served as an apprentice with the firm Carrere & Hastings before establishing his own business in Bushwick, Brooklyn, in 1895. His specialty was in the design of tenement houses and in the laws governing their construction. In 1910, he moved his office to Ridgewood, joining the development team of August Bauer and Paul Stier, the area's most prominent developers, as resident architect. Berger was the most prolific architect to work in Ridgewood, and designed thousands of buildings in the neighborhood, including the majority of buildings that are now within the Ridgewood National Register Historic Districts. Berger also designed all the buildings in the Stockholm Street Historic District, which is also a designated New York City Historic District. Berger, who also served as the president of the Brooklyn Society of Architects, appeared to have stopped practicing around 1930.

LPC, *Stockholm Street Historic District Designation Report*.

COHN, Benjamin

542 Bergen Street

Nothing is known about Benjamin Cohn, who may have been a member of the architecture firm, Cohn Bros., which was active in Brooklyn during the early and mid twentieth century.

LPC Research files.

COOK, William

375-379 Flatbush Avenue
185 and 187 Sterling Place

City directories list William Cook as having maintained an architectural office at various Brooklyn locations from 1899 to 1903; however, his only building in the Prospect Heights Historic District was constructed over ten years earlier, suggesting that Cook was practicing for a much longer period.

Brooklyn City Directories.

COOTS, Walter M.

573 to 583 Bergen Street
220 Park Place
206 Prospect Place
208 Prospect Place

Walter M. Coots opened his first architecture office on Pearl Street in Manhattan in 1884, but is listed in Brooklyn city directories as having moved it to Brooklyn by 1885. That office, which was located in Park Slope, closed by 1906. His work can also be found in the Park Slope Historic District and in the Cobble Hill, Bushwick and East New York neighborhoods. He was also active in Democratic Party politics.

Brooklyn Eagle (Jan. 11, 1889), 4; *Brooklyn Eagle* Dec. 28, 1890), 7; Brooklyn and New York City Directories; Francis, 87; LPC Research files.

COZZENS & BROWN

291 to 297 Prospect Place

Little is known about the partnership of Cozzens & Brown. Directories list Charles Cozzens as a builder from 1885 to 1887. He was also listed as having been a resident of Brooklyn until 1897.

Brooklyn City Directories; Francis.

CROWN, John H.

540 to 546 Carlton Avenue

Little is known about John H. Crown (b.1873), who was listed in city directories as a resident of various Brooklyn addresses from 1900 until 1930.

Brooklyn City Directories; United States Census.

DAHLANDER, Magnus

577 to 579 Carlton Avenue

Little is known about the architect Magnus Dahlander, who practiced prolifically throughout the brownstone belt in Brooklyn, where he maintained an office from 1889 to 1897. He worked mainly in the Renaissance Revival, Romanesque Revival, and Queen Anne styles. His work is well represented in the Park Slope Historic District and in the Bedford-Stuyvesant neighborhood, including the Stuyvesant Heights Historic District. He maintained short partnerships with Frederick B. Langston (Langston & Dahlander, 1891-92), whose work is found in the Park Slope Historic District, and with Axel S. Hedman, one of the most active architects in the nearby Crown Heights North Historic District. Dahlander & Hedman, whose partnership lasted from 1894 to 1896, collaborated on many buildings in the Prospect Heights Historic District.

Francis, 87, 92; LPC, *Park Slope Historic District Designation Report*; LPC, *Stuyvesant Heights Historic District Designation Report*.

DAHLANDER & HEDMAN

287 to 293 Park Place
311 to 323 Park Place

391 to 403 Park Place
394 to 416 Park Place
405 to 419 Park Place (attrib.)
421 Park Place
274 to 282 Prospect Place
300 to 304 Prospect Place
673 to 681 Vanderbilt Avenue

See separate entries for Magnus Dahlander and Axel Hedman.

DEBUS, William

112-114 St. Mark's Avenue

William Debus appears to have practiced architecture in Brooklyn for over half a century, from about 1896 through the early 1950s. During this period, his office was located either in Bedford-Stuyvesant or Bushwick. In 1899-1900, Henry Debus was the head draughtsman in the office of Brooklyn architect Henry Vollweiller, who was active in Brooklyn's German community, where he was known to have designed several music halls. According to an article in the *Brooklyn Eagle*, Debus was the first architect to design an apartment house in Brooklyn under the new tenement law of 1902 and was praised as a young member of the architecture profession with a "reputation in the Tenement House Department and among builders of having a comprehensive grasp of the meaning of the tenement house law amendments." (*Brooklyn Eagle*, July 12, 1902, p. 11). In 1931, Debus received the Gold Medal Award from the New York Society of Architects. Debus's work can also be found in the Park Slope, Crown Heights North, and Stuyvesant Heights Historic Districts, and in Bushwick.

Brooklyn City Directories; *Brooklyn Eagle* (Apr. 19, 1902), 11; *Brooklyn Eagle* (Apr. 26, 1902), 3; *Brooklyn Eagle* (Jul. 12, 1902), 11; Francis, 87; LPC Research files; New York City Telephone Directories; *New York Times* (Apr. 26, 1931), RE7.

DIXON, Robert

202 to 206 Park Place
193 and 195 Sterling Place
603 Vanderbilt Avenue

According to city directories, architect Robert Dixon worked in Brooklyn from 1876 through 1903, either practicing on his own or, alternately, as the head draftsman or office manager for fellow architect George W. Bush, whose offices were located at the same Montague Street address as Dixon's. He also designed several rows of buildings in the Park Slope Historic District.

Brooklyn City Directories; Francis; LPC Research files.

DOHERTY, John H. (also J. H. Doherty & Brother)

581 and 583 Carlton Avenue (attrib.)
585 to 589 Carlton Avenue
593 and 593A Vanderbilt Avenue

Brooklyn resident John H. Doherty, born in 1814 in Ireland, was listed in city directories and new building applications as either a builder or an architect. He designed several rows in the Park Slope Historic District between 1881 and 1886 under the name J. Doherty & Son, which was

located at the same business address as his brother I.H. Doherty (I.H. Doherty & Bro.), who also worked in the Park Slope Historic District. John Doherty practiced until 1903.

Brooklyn City Directories; United States Census.

DRIESLER, Benjamin

324 and 326 Park Place
336 to 344 Park Place
268 to 288 Sterling Place
363 to 391 Sterling Place
364 to 396 Sterling Place
152 and 154 Underhill Avenue
156 to 164 Underhill Avenue (attrib.)

Benjamin Driesler (1869-1949) was born in Bavaria, arrived in the United States in 1881. By 1895, directories listed him as a builder with an office at the corner of Avenue C and Flatbush Avenue. By 1899, listed as an architect, and with his office moved to Flatbush Avenue near Avenue F, Driesler was marketing his 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 from his designs in the New York region over the previous fifteen 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. In 1924, the *Brooklyn Eagle* described him as a “well-known architect of this borough.” Driesler designed many houses in the Ditmas Park and Fiske Terrace-Midwood Park Historic Districts. He also wrote a series of articles in the *Brooklyn Eagle* on “the architect and his client” as well as an article for the *Real Estate Record and Builders Guide’s* Brooklyn and Long Island Edition on two-family houses and tenement buildings.

“A Home for You Costing \$1,600” (Advertisement), *Brooklyn Eagle* (April 16, 1899); “Asks Separation from Driesler,” *Brooklyn Eagle* (May 13, 1924); “Benjamin Driesler, Noted Architect” (Obituary), *Brooklyn Eagle* (November 13, 1949); Brooklyn city directories; LPC, *Ditmas Park Historic District Designation Report*; Benjamin Driesler, “The Architect and His Client,” *Brooklyn Eagle* (January 4, 1913); Benjamin Driesler, “Tenements and Two-Family Dwellings,” *Real Estate Record and Builders Guide Brooklyn and Long Island Edition* (December 19, 1908), 599; LPC, *Fiske Terrace-Midwood Park Historic District Designation Report*; “Model Suburban Homes,” *New York Times* (September 18, 1899), 15.

EASTMAN & DAUS

203 to 209 Prospect Place

Rudolphe Laurence Daus (1854-1916) was born in Mexico, and educated in the United States, Berlin and Paris, where he studied at the Atelier Andre at the Ecole des Beaux Arts. He returned to this country in 1879 and briefly entered the offices of Richard M. Hunt and George B. Post (two previous Beaux Arts graduates), before establishing his own practice in 1884 in downtown Brooklyn. Forced by ill health to retire at the age of 54, Daus spent his final years in Paris, where he died in 1916.

Daus’s worked in a range of styles and types of buildings. He designed private residences in Manhattan, Brooklyn, and Long Island (including his own vacation house in Arverne-by-the-Sea, built in 1900). Daus worked on numerous public buildings as well, including the façade and entrance hall of the 13th Regiment Armory in Brooklyn (1891), a remodeling and extension of the Kings County Hall of Records (1902-05, demolished), the

Wyckoff Heights Hospital (1902, formerly the German Hospital), and the Lincoln Club (1896), all in Brooklyn. He also held many civic positions, such as Surveyor of Buildings for Brooklyn in 1899-1900, as a member of a commission appointed in 1898 to consider building codes for the City of New York, and a member of the architects' committee for the Brooklyn Carnegie Libraries. Four of the Brooklyn Carnegie Libraries were designed by Daus, including the Flatbush, Greenpoint, Walt Whitman and Saratoga branches. He was prominent in Catholic circles and designed or remodeled several Catholic churches and related buildings, including Our Lady of Lourdes (1897), the Monastery of the Precious Blood (1895), and the St. John's Orphan Asylum (1901), all in Brooklyn. Daus' industrial and commercial buildings included those for the New York County National Bank, the National Lead Company and the American Can Company, and two buildings for the New York and New Jersey Telephone Company (in Brooklyn and Newark, NJ).

Richard B. Eastman maintained an architecture office in Brooklyn from 1876 to 1898, including one at the same address (26 Court Street) in the 1880s, around the same time that the two men collaborated on a small row of houses on Prospect Place in the Prospect Heights Historic District.

The Brooklyn Daily Eagle (Oct. 16, 1916), *The New York Herald* (October 19, 1916), LPC, (Former) *New York and New Jersey Telephone and Telegraph Building Designation Report*, and *The New York Times* (Oct. 16, 1916).

EMBURY, Aymar II

349-355 Park Place, *Former Mount Prospect Laboratory*

Aymar Embury II (1880-1966) was born in New York City and studied engineering at Princeton University, where he received a Master of Science degree in 1901. He acquired his architectural training through apprenticeships with three New York firms: George B. Post, Howells and Stokes, and Palmer and Hornbostel. He also worked for Cass Gilbert. In 1905, Embury won both first and second prize in a contest held by the Garden City Company for a modest country house to be built in Garden City, Long Island. This gained for him a reputation as a talented designer, and led to many commissions for country houses in the New York metropolitan area. He subsequently published seven books and several pamphlets, mainly on early American architecture, establishing him as an authority on that subject. By the start of the Great Depression, he was well known and had received a wide range of commissions all over the east coast of the United States, including college buildings and social clubs, in addition to residences. He designed the Players and Nassau Clubs in Princeton, New Jersey, the Princeton Club in New York City, and the University Club in Washington, D.C. Embury was said to have supervised the design of over six hundred public projects, including Orchard Beach, Bryant Park, the New York City Building at the 1939 World's Fair, the Donnell Branch of the New York Public Library, the Hofstra University Campus, the Central Park and Prospect Park Zoos, Jacob Riis Park, five of the eleven neighborhood pool and play centers, the Lincoln Tunnel, the Triborough Bridge, and many more.

LPC, *McCarren Play Center Designation Report*.

ENGELHARDT, Theobald

619 and 621 Vanderbilt Avenue

Born in 1851 in Brooklyn, Theobald Engelhardt opened an architectural office in that city in 1877, and over the course of the next several decades produced plans for hundreds of buildings, mainly in Bushwick, Bedford, Williamsburg, and Greenpoint. His work included

houses, factories, banks, and churches, a number of which are located within the Greenpoint Historic District, including St. John's Evangelical Lutheran Church (1891) at 152-157 Milton Street, the Greenpoint Home for the Aged (1886-87) at 137 Oak Street, and the houses at 122 and 124 Milton Street (1889). He also designed the former Maison au Candy Company (1885), now the Cadman Plaza Artists Houses at 22 Henry Street in the Brooklyn Heights Historic District. His work is also represented in the Eberhard Faber Pencil Company Historic District in Greenpoint.

LPC, Eberhard Faber Pencil Company Historic District Designation Report.

FARRELL, Thomas

185 to 191 St. Mark's Avenue

Identified in the New Building application as the architect for this row of buildings, Thomas Farrell was listed once in city directories in 1903 as a builder located at 269 Flatbush Avenue, which is located near the Prospect Heights Historic District.

Brooklyn City Directories.

FLANAGAN, William

616 to 628 Carlton Avenue
138 and 140 Prospect Place

The prolific builder, William Flanagan, designed hundreds of buildings, mainly row houses, in Brooklyn in the late nineteenth century. His work included over a hundred buildings in the Park Slope Historic District, where he resided. Many of them were constructed in collaboration with his long-time partner, the builder John Magilligan, whose work is also found throughout Brooklyn's brownstone belt.

Brooklyn City Directories; Francis; LPC Research files.

GILLIGAN, Jeremiah J.

591 and 593 Carlton Avenue
194 and 196 Park Place
191 to 199 Prospect Place
137 to 141 St. Mark's Avenue
143 to 151 St. Mark's Avenue

Architect/builder Jeremiah J. Gilligan (b.1855) worked extensively in Brooklyn from 1884 to 1900, during which time he designed and built dozens of row houses, many of which are located in the Park Slope area, where his offices were located.

Brooklyn City Directories; Francis; LPC files; United States Census.

HEBBERD, Charles E.

115-117 Prospect Place

Little is known about architect Charles E. Hebbard, who maintained an architectural office in Manhattan from 1883 through 1904, while also operating a Brooklyn office for a few years in the 1880s.

LPC, *Crown Heights North Historic District Designation Report*; Francis, 38, 90; James Ward, *Architects in Practice New York City 1900-1940* (Union, N.J.: J & D Associates, 1989), 34.

HEDMAN, Axel S.

552 to 560 Dean Street
284 to 298 Prospect Place
393 to 413 Sterling Place
398 to 406 Sterling Place
408 to 420 Sterling Place
415 to 423 Sterling Place

One of the most active architects in the Prospect Heights Historic District, Axel S. Hedman (dates undetermined) was a Brooklyn architect listed in directories between 1894 through at least 1936. He was a principal in Hedman & [Magnus] Dahlander in 1894-96, and in Hedman & [Eugene] Schoen from about 1906 to 1918. Hedman was responsible for the Hicks Street and Bridge Street Public Baths (1902-03) and Lorraine Street Fire Station. He was also the designer of many Brooklyn row houses (c. 1897-1914), including those in the neo-Renaissance and neo-Classical styles in the Park Slope, Stuyvesant Heights, and Crown Heights North Historic Districts.

LPC, *Crown Heights North Historic District Designation Report*; Francis; Ward; AIA Directories; LPC Research files.

HOUGHTON, Thomas F.

577 Vanderbilt Avenue

Thomas F. Houghton (1842-1913) had an architecture office in lower Manhattan from 1869 to 1876, before moving it permanently to Brooklyn, where it remained in operation until 1907. Houghton's other work included buildings in the Stuyvesant Heights and the Park Slope Historic Districts. According to his obituary, Houghton was also noted for his church designs and was the son-in-law of another prominent church designer, Patrick C. Keely, with whom he was said to have collaborated.

Brooklyn City Directories; *Brooklyn Daily Eagle* (March 6, 1913); Francis; LPC Research files.

INFANGER, Charles

325 to 335 Park Place
244 to 250 Prospect Place

Born in 1856 in Germany, Charles Infanger moved to the United States in 1882. A mason by training, Infanger operated an architecture office in Brooklyn, where he also resided, from 1887 through 1907. He also designed buildings in the Stuyvesant Heights, Prospect Lefferts Gardens, and Brooklyn Academy of Music Historic Districts, as well as in the Ridgewood area of Queens.

Brooklyn City Directories; Francis; LPC Research files; United States Census.

KENNEY, George W.

200 Park Place

George W. Kenney, of whom little is known, practiced architecture in Brooklyn from 1891 until at least 1907. This house is his only known work.

Brooklyn City Directories; Francis.

KLAM, Andrew
252 Prospect Place

Andrew Klam (1864-1934), who was listed as the architect of record for 252 Prospect Place, was born in Alsace-Lorraine and came to the United States at the age of eighteen. A builder by trade, he developed buildings in south Brooklyn for forty years, and was a founder of the South Brooklyn Savings and Loan Association. A long-term resident of Brooklyn, he was also the president of the Germania Singing Society.

Brooklyn Daily Eagle (Dec. 23, 1934); United States Census.

LOWE, Frank S.
176 Underhill Avenue

Frank S. Lowe practiced architecture mainly in Brooklyn in the late-nineteenth and early-twentieth centuries, specializing in the design of small apartment buildings, such as 176 Underhill Avenue. His work is also found in the Stuyvesant Heights, Park Slope, and Prospect Lefferts Gardens Historic Districts, and in Harlem.

Brooklyn City Directories; Francis; LPC Research files.

LUDWIG, William H.
233 Prospect Place
239 Prospect Place (attrib.)
641 and 643 Vanderbilt Avenue

Little is known about architect and Brooklyn resident William H. Ludwig (b.1873), who remained active until at least 1930. These buildings are his only-known works.

Brooklyn City Directories; United States Census.

MILLER, George M.
186 to 208 St. Mark's Avenue

Little is known about architect George M. Miller, who city directories list as having maintained a Brooklyn office from 1891 to 1909. His work is also found in the Park Slope Historic District.

Brooklyn City Directories; Francis; LPC Research files.

MONAS, John
158 to 162 St. Mark's Avenue

Little is known about the career of builder and Brooklyn resident John Monas, who was born in Prussia in 1811 to French parents. This row is his only-known work, for which he is listed as the architect of record

United States Census.

MORRILL, Marshall J.

99 St. Mark's Avenue (alt.)
122 to 130 St. Mark's Avenue

Architect Marshall J. Morrill practiced architecture in Brooklyn from the 1860s into the early 1900s. His work is also found in the Park Slope, Cobble Hill, Fort Greene, and Carroll Gardens Historic Districts,

Brooklyn City Directories; Francis; LPC Research files.

MORSE, George

201 Prospect Place

George Morse (1835-1924) practiced architecture in Brooklyn for several decades beginning around 1860, continuing into the early twentieth century. Little is known about his work, which included buildings in the Prospect Park South, Prospect Lefferts Gardens, and Ditmas Park Historic Districts.

Brooklyn City Directories; Francis; LPC Research files.

MUMFORD, John

251 and 253 Prospect Place
153 to 159 St. Mark's Avenue

John Mumford (1837-1914), an architect and engineer, served as a draftsman with the United States Navy during the Civil War, and is credited with having designed all the Monitor-type boats built by the Navy with the exception of the original "Monitor." After the war, he formed a short-lived partnership with the established architect Ebenezer L. Roberts (Roberts & Mumford), before he opened his own office on Montague Street in 1868. He also operated a partnership with architect John J. Glover at that location from 1868-70. His office remained in Brooklyn until about 1910. His work is also found in the Clinton Hill, Crown Heights North, and Park Slope Historic Districts.

Brooklyn City Directories; Francis, 65, 89, 93; LPC Research files; Henry F. Withey & Elsie Rathburn Withey, *Biographical Dictionary of American Architect (deceased)* (Los Angeles: Hennessey & Ingalls, Inc., 1970), 433.

NAUGHTON, James W.

251 Sterling Place, *Former Public School 9 Annex*

James W. Naughton (1840-1898), the architect of Public School 116, succeeded Samuel B. Leonard as the Superintendent of Buildings for the Board of Education of the City of Brooklyn, serving from 1879 until his death on February 12, 1898. During this period, he was responsible for the design and construction of over 100 schools, over two-thirds of all public school buildings erected in the city of Brooklyn during the nineteenth century.

Naughton had been born in Ireland and brought to this country by his parents in 1848. Receiving his early education in Brooklyn, he apparently left school after his father died in 1854 and worked at the Brooklyn dry goods firm of Sweetzer & Bro. for about a year before migrating

to Milwaukee, Wisconsin. There, in 1855, he began a four-year apprenticeship in the firm of J.A. Douglas, Architects and Builders. In 1861, Naughton returned to Brooklyn and continued his architectural studies in the evenings at the Cooper Union in Manhattan while working in the building industry during the day. He became active in Brooklyn politics and was elected a ward supervisor in 1871. In 1874, he was appointed Superintendent of Buildings for the city for two years and then served as Superintendent of Construction and Repair for Kings County until 1879, when he was elected Superintendent of Buildings for the Board of Education.

During Naughton's tenure as Superintendent, he designed schools in a number of styles that were popular in the last quarter of the nineteenth century. Two of his most famous schools both stylistically and because of their academic importance were the Girls' High School (1885-86; 1891 wing demolished; 1912) on Nostrand Avenue and Boys' High School (1891) on Marcy Avenue, both designated New York City Landmarks. Naughton also designed Public School 71 (1888-89) at 119 Heyward Street, Public School 73 (1888 and 1895) at 241 MacDougal Street, Public School 65 (1889 alteration and extension) at 158 Richmond Street, Public School 86 (1892-93) at 220 Irving Avenue, Public School 108 (1895) at 200 Linwood Street, and Public School 116 (The Elizabeth Farrell School) (187-99) at 515 Knickerbocker Avenue, all designated New York City Landmarks.

LPC, *Public School 116 (The Elizabeth Farrell School) Designation Report*.

NEUSCHLER, Edward

418 to 424 Park Place

Little is known about the work of Edward Neuschler, who was born in 1856 of German ancestry. According to city directories, the Brooklyn resident opened an office as early as 1892, and continued practicing through at least 1920. In census data, his profession was listed alternately as carpenter, builder, or architect. This small row is his only-known work.

Brooklyn City Directories; United States Census.

PARFITT BROS.

550 to 556 Carlton Avenue

Parfitt Brothers was among the most successful architectural firms in Brooklyn in the final two decades of the nineteenth century. The firm consisted of three brothers, all of whom were English immigrants: Walter E. Parfitt (d. 1925), Henry D. Parfitt (1848-1888), and Albert E. Parfitt (1863-1926). Parfitt Brothers designed hundreds of buildings, including many in designated historic districts.

Parfitt Brothers excelled in the design of buildings in the Queen Anne style which it may have introduced into residential architecture in Brooklyn in 1881 with of a pair of red brick buildings with Queen Anne-inspired terra-cotta decoration, located at 472 and 474 Lafayette Avenue between Franklin and Bedford Avenues. These flats were soon followed by a series of superb single-family homes in the Queen Anne style.

Parfitt Brothers also pioneered in the design of apartment houses for the middle class in Brooklyn, with the Montague, Berkeley, and Grosvenor, 103, 115, and 117 Montague Street, all dating from 1885, in the Brooklyn Heights Historic District. Besides residential work, Parfitt Brothers was responsible for several Brooklyn civic structures, most notably a landmark firehouse in Bushwick, Engine Company 52 (1896-97; now Engine Co, 252). The firm also designed many Brooklyn churches, such as the Nostrand Avenue Methodist Church (1881) on Nostrand Avenue in Bedford-Stuyvesant, Grace Methodist Church (1882) on Seventh Avenue in the Park Slope Historic District, St. Augustine's R.C. Church (1888) on Sixth Avenue in Park

Slope (outside of the designated historic district), and the Embury Methodist Church (1894; now the Mount Lebanon Baptist Church) in the Stuyvesant Heights Historic District. Of the firm's many buildings for important Brooklyn hospitals and philanthropic organizations, all have been demolished. This Prospect Heights row is one of the firm's earlier works.

LPC, *John and Elizabeth Truslow House Designation Report*.

POHLMAN, Henry

541 to 549 Bergen Street
174 and 180 Prospect Place
622 Vanderbilt Avenue
624 to 630 Vanderbilt Avenue

See entry for Pohlman & Patrick.

POHLMAN & PATRICK

189 Sterling Place

According to city directories, Henry Pohlman was a Brooklyn resident working as a draughtsman from 1887 until he opened an architectural office in Brooklyn in 1897. For a time, he was a member of the partnership of Pohlman & Patrick. Pohlman remained active until about 1910. His other known work is a row of flats in the Crown Heights North Historic District and of about a dozen rows of masonry houses in the Sunset Park area of Brooklyn, some of which were designed by Pohlman & Patrick.

Brooklyn City Directories; Francis, 94; LPC Research files.

PORTER, John V.

556 Bergen Street
180 to 184 Park Place
214 to 218 Park Place
123 to 133 Prospect Place
158 Prospect Place
160 to 168 Prospect Place
117 to 127 St. Mark's Avenue
207 to 211 Sterling Place
213 Sterling Place
605 to 609 Vanderbilt Avenue

Little is known about John V. Porter, who was listed as the architect of record for many buildings in the Prospect Heights Historic Districts in the 1870s and 1880s. Born in Bristol, England, in 1834, he resided in Brooklyn for over forty years. These are his only known works.

Brooklyn City Directories; United States Census.

REMSEN, Timothy A.

630 and 632 Bergen Street
634 and 636 Bergen Street
638 Bergen Street
578 to 588 Vanderbilt Avenue
590 and 592 Vanderbilt Avenue

Little is known about Brooklyn resident, Timothy A. Remsen, who was listed as the architect of record for many buildings in the Prospect Heights Historic Districts in the 1890s. Born in New York in 1828, he lived until at least 1900. These are his only known works.

Brooklyn City Directories; United States Census.

REYNOLDS, Isaac D. (also I. D. Reynolds & Son)

531 to 535 Bergen Street
537 and 539 Bergen Street
182 and 184 St. Mark's Avenue
566 to 570 Vanderbilt Avenue

The architect Isaac D. Reynolds established a practice in Brooklyn in the 1860s, and continued in business until at least 1905. His other works are found in the Stuyvesant Heights and Park Slope Historic Districts. Herbert B. Reynolds, possibly his son, was also a member of the firm, which at times was known as I. D. Reynolds & Son.

Brooklyn City Directories; Francis, 94; LPC Research files.

REYNOLDS, William H.

273 to 285 Park Place
280 to 322 Park Place
297 to 309 Park Place
364 and 366 Park Place
368 to 392 Park Place
281 to 323 Sterling Place
118 Underhill Avenue
120 to 142 Underhill Avenue
144 Underhill Avenue
153 Underhill Avenue
155 to 175 Underhill Avenue

Very little is known about William H. Reynolds, who was listed as the architect of record for many rows of buildings in the Prospect Heights Historic District. They are his only known works. City directories listed him as a builder.

Brooklyn City Directories.

RICHTER, Charles H., Jr.

615 to 617A Vanderbilt Avenue

Born in 1873 in New York State of German descent, Charles H. Richter, Jr. is an architect whose life and career are little known. He established an architectural practice by 1894 in Brooklyn, which he moved to Manhattan two years later. Richter's work included French flats, offices, stables, factories, warehouses, commercial buildings, and utilitarian structures. He continued to practice until at least the 1920s.

Francis; Ward; LPC Research files; U.S. Census (1900).

ROOSEN, George F.

538 Carlton Avenue
170 Prospect Place
327 Sterling Place

Little is known about architect George Roosen, who was active from about 1896 to around 1910, and whose work is found in the Park Slope and Clinton Hill Historic Districts, as well as in the Sunset Park, Crown Heights North, and the Prospect Heights neighborhoods. At various times, he was associated with architect Albert E. White.

Brooklyn City Directories; LPC Research files.

SCHMIDT, S. H.

546 Dean Street
665 to 671 Vanderbilt Avenue

Nothing is known about the life and work of S.H. Schmidt, who is also the architect of record of a number of buildings in the Bushwick area of Brooklyn.

LPC Research files.

SISLIAN, ROTHSTEIN & TOWERS (SR+T Architects)

565 Dean Street

Karla Rothstein, a graduate of the University of Maryland School of Architecture, and the Graduate School of Architecture, Planning and Preservation at Columbia University, and Joel E. Towers is the Dean of the School of Design Strategies [SDS] at Parsons the New School for Design and Associate Professor of Architecture and Sustainable Design, formed SR+T Architects as a design studio in 1992. They were joined in 1997 by Salvatore Perry, an architect, builder and developer. SR+T is a multidisciplinary architecture practice with a comprehensive approach to making space. The built work and projects of SR+T Architects explore and interpret spatial relationships, tectonic practice, and social structures, and have been published in *Casabella*, *Architecture*, and *L'industria Italiana del Cemento* magazines, in *Detail: Einfamiliehäuser / In Detail: Single Family Houses*, *The New York Times*, the forthcoming expanded edition of Kenneth Frampton's *American Masterworks*, and exhibited at Max Protetch gallery in NYC. In 2003 Rothstein and Towers expanded their NYC practice, opening a European competition office, SR+T/Berlin, pursuing architectural propositions focused on the interface between public and private realms. The firm's most notable New York City work is the design of 25 units of affordable housing on 5 development sites in Brownsville, Brooklyn.

From the [SR+T](#) website.

SKELTON, Christopher Payson

618 to 628 Bergen Street

According to his obituary, Christopher P. Skelton (c.1846-1922), the architect of record of this row of buildings, was a prominent builder in Brooklyn, having constructed hundreds of houses in south Brooklyn and in the Bay Ridge area. A native of Lowell, Massachusetts, he moved to Brooklyn at age twenty, remaining there until his retirement. A Park Slope resident, he was a founding member of the Sixth Avenue Baptist Church.

Brooklyn Daily Eagle (May 22, 1925).

SLEE & BRYSON

334 Park Place
186 Prospect Place
269 Prospect Place

The firm of Slee & Bryson, founded around 1905 by John Slee (1875-1947) and Robert Bryson (1875-1938), designed buildings in Brooklyn for over a quarter of a century. Slee was born in Maryland and studied at the Maryland Institute before coming to New York. Bryson was born in Newark, New Jersey, and educated in Brooklyn. Early in their careers, both men worked for the architect John J. Petit. After forming a partnership, Slee & Bryson designed many buildings in Brooklyn, including Colonial Revival and neo-Tudor style houses, such as those found in Prospect Park South, Ditmas Park, and the Prospect Lefferts Gardens Historic Districts. The firm was most active in the design of early-twentieth-century neo-Federal and neo-Georgian-style row houses. Their finest designs in these styles are found on Albemarle Terrace in the Albemarle-Kenmore Terrace Historic District, as well as at 828-838 St. Marks Avenue in the Crown Heights North Historic District and at 1329 to 1337 Carroll Street in Crown Heights South.

LPC, *Upper East Side Historic District Designation Report*.

SPRINGSTEEN & GOLDHAMMER

285 Prospect Place

Born in Brooklyn, George W. Springsteen (1879?-1954) studied at both Cooper Union and Pratt Institute. The early years of his architectural career were spent in the office of Rouse & Goldstone. He later formed the partnerships of Mast & Springsteen and Sass & Springsteen. In 1919 the firm of Springsteen & Goldhammer was formed with Albert Goldhammer (dates undetermined), of whom little is known. In partnership for fifteen years, the firm was active in the design of apartments for low-cost housing in the city, many examples of which can be found in the Bronx and Manhattan. Their first such project was the Amalgamated Cooperative Apartments which was erected in 1926-27 at Sedgwick, Jackson, and Dickson Avenues in the Bronx. On Manhattan's East Side, the firm designed the Amalgamated Dwellings, built in 1930. Other designs by the firm include a neo-Renaissance/neo-Romanesque style store and loft building in the Upper West Side/Central Park West Historic District in 1922-23 and a unique example of an Arts and Crafts style apartment house in the Hamilton Heights/Sugar Hill Northeast Historic District. Independently, Goldhammer designed a synagogue, school and apartment building for the Society for the Advancement of Judaism in 1938.

George W. Springsteen obituary, *New York Times*, (Oct. 6, 1954), 25; LPC, *Hamilton Heights Historic District Extension Designation Report*; LPC Research Files.

STYLES, John Emory

164 to 170 St. Mark's Avenue
172 to 180 St. Mark's Avenue

John Emory Styles (1844-1920), listed as the architect of record for the above rows of buildings, was a prominent Brooklyn builder and real estate operator, according to his obituary. A native of New York, Styles lived for many years in Montclair, New Jersey, where he also was a builder and served for a time as the school commissioner. He moved to Brooklyn in 1879. These

houses are possibly among his earliest works in the borough, which included a residence for the father of President William H. Taft.

Brooklyn Daily Eagle (Feb. 19, 1920).

THOMAS, T. Floyd

273 to 279 Prospect Place

Little is known about the life and work of architect T. Floyd Thomas, who maintained an office in Brooklyn from 1854 through 1892. This row is his only known design.

Francis.

WALSH, Michael F.

266 to 272 Prospect Place

Little is known about architect and Brooklyn resident Michael F. Walsh, who operated a design office in Brooklyn in the 1890s.

Brooklyn City Directories; Francis.

WEAVER, W. O. & Son

185 Underhill Avenue, *Duryea Presbyterian Church*

The architectural firm, W. O. Weaver & Son, which was based in Harrisburg, Pennsylvania, practiced in the late nineteenth and early twentieth centuries and was known mainly as the designer of protestant churches, examples of which can be found in Waynesboro, Pennsylvania (Waynesboro Methodist Church, 1901) and Altoona, Pennsylvania (Eighth Avenue Methodist Episcopal Church, 1901).

http://www.altoonalibrary.org/books/historyofmethodism/historyof_methodism0001.htm;
Pennsylvania Historical and Museum Commission Cultural Resources Database; Pennsylvania State Archives,

WERNER, Charles

558 and 560 Carlton Avenue

273 to 275 Flatbush Avenue

96-98 St. Mark's Avenue

Charles Werner was established as an architect in Brooklyn by 1876 with offices at 82-84 Schermerhorn Street. In 1887 his practice was relocated to the Garfield Building at 26 Court Street. He resided at 50 Sterling Place. At the turn of the century, the architect's representative works included the O. Wissner Piano Factory in Brooklyn and the Sisum Machine Works in Essex, New Jersey. However, the majority of his designs appear to have been residential. Examples of his houses are found throughout Brooklyn, including in the Park Slope, Prospect Park South, Fort Greene, and Stuyvesant Heights Historic Districts. Werner typically designed in the neo-Grec, Romanesque Revival, and Queen Anne styles.

Brooklyn City Directories; Francis; LPC Research files.

WHIPPLE, Nelson

568 to 572 Bergen Street

City directories list Nelson Whipple as having maintained an architectural office in Brooklyn from the late 1860s through the early 1880s, then relocating to Manhattan for about ten years; however, his only buildings in the Prospect Heights Historic District were constructed in the late 1890s, suggesting that Whipple practiced for a somewhat longer period.

Brooklyn City Directories; Francis; LPC Research files.

WIRTH, William H.

582 to 604 Bergen Street
287 and 289 Prospect Place
305 and 307 Prospect Place

Little is known about architect and real estate operator William H. Wirth, who maintained a Brooklyn office from the mid 1880s through the mid 1930s. In 1927, proposed that a vehicular and pedestrian tunnel be built under Greenwood Cemetery at Seventh Avenue to relieve traffic in that area. The plan did not materialize.

Brooklyn Daily Eagle (June 19, 1927); Brooklyn City Directories; Francis.

WOLFENSBERGER, Henry

333-343 Sterling Place

Little is known about architect Henry Wolfensberger, who served as the head draftsman in the office of Theobald Englehardt from 1899 to 1901. This is his only-known work.

Francis.

Architects/Builders with little to or no information found at the time of designation

BETTS, John

606 to 610 Carlton Avenue

BETTS, William

612 Carlton Avenue

BRADY, Van J.

222-224 Park Place

BRUCKER, Henry C.

562 to 568 Carlton Avenue

CASSIDY, Peter M.

299 Prospect Place

611 Vanderbilt Avenue

CONLON, Charles

128 Prospect Place

DECOMPS, Octan.

75 St. Mark's Avenue

DELANEY & COLLINS

645 Carlton Avenue

245 to 249 Prospect Place

255 to 265 Prospect Place

DONOVAN, John

101 to 105 St. Mark's Avenue

140 and 142 St. Mark's Avenue
144 St. Mark's Avenue
ESTES, Benjamin
574 to 580 Bergen Street (attrib.)
GOVERN, Benjamin
225 Park Place
HALSTED, Francis
560 and 564 Vanderbilt Avenue
HASKOPOULOS, John C.
330 Park Place
HENNEMAN, H.
623 Vanderbilt Avenue
HILL, David H.
202 and 204 Prospect Place
HOLSKE, L. R.
579 Vanderbilt Avenue
IRVING, Frank Keith
277 and 279 Flatbush Avenue
281-283 Flatbush Avenue
130 to 132 Prospect Place
IRWIN, James
552 and 554 Bergen Street
KALMAN, Elena
518 Carlton Avenue
KIERST, John J. (Standard Building Co.)
122-126 Prospect Place
134 to 136 Prospect Place
LINCOLN, F. B.
181 to 189 Prospect Place
MALCOLM, D. G.
361 Sterling Place
MASON, J. H.
605 Carlton Avenue
607 Carlton Avenue
McCORMACK, John
161 to 169 St. Mark's Avenue
McMANUS, A. J. & J. T.
651 to 663 Vanderbilt Avenue
PINE, B. F.
186 to 192 Park Place
NORDBERG, A.
613 Vanderbilt Avenue
ROGERS, Peter. B.
200 Prospect Place (attrib.)
SCHERMERHORN, Thomas K.
119 to 121 Prospect Place
STRANGE & VELLA
201-203 St. Mark's Avenue (alt.)

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this area, the Landmarks Preservation Commission finds that the Prospect Heights Historic District contains buildings and other improvements which have a special character and a special historical and aesthetic interest and value and which represents one or more eras of the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city.

The Commission further finds that, among its important qualities, the Prospect Heights Historic District includes approximately 850 buildings, predominately single-family row houses and apartment buildings, constructed, for the most part, between the middle of the nineteenth century and the early twentieth century; that the Prospect Heights neighborhood is located immediately north of Prospect Park and is bounded by Atlantic Avenue to the north, Eastern Parkway to the south, Flatbush Avenue to the west, and Washington Avenue to the east; that the area was occupied by the Lenape Indians at the time of European contact; that during the eighteenth century the land came into possession of a number of different owners, several of whom were slave owners; that it was still predominately farm and wood lands until the middle of the nineteenth century; that the two most important factors in the growth of Prospect Heights were transportation improvements and the development of Prospect Park; that the land in the southeast part of the district was taken for Prospect Park but was not included in the final design and after years of litigation was sold and developed starting in the 1890s; that the earliest houses were built in the Italianate style of architecture, popular from about 1840 to 1870; that the two frame houses at 578 and 580 Carlton Avenue appear to date from the 1850s, are the oldest buildings in the district, and still retain some of their Italianate style details; that row houses began to be designed in two variations of the Italianate style, the Anglo-Italianate, popular from about 1865 to 1870 and the Italianate style with Second Empire elements, popular from 1870 to 1885; that by the mid-1870s the simpler neo-Grec style supplanted the rounded, ornate Italianate, Anglo-Italianate and Second Empire styles; that Prospect Heights has houses dating from the second half of the 1870s and the 1880s designed in the neo-Grec style by prominent Brooklyn architects such as the Parfitt Brothers, John H. Doherty, Nelson Whipple, Jeremiah J. Gilligan, Eastman & Daus and Marshall J. Morrill; that the Romanesque Revival style was very popular in Prospect Heights and there are many excellent examples dating from the late 1880s and 1890s; that classically-inspired styles gained in popularity in America as a reaction to the picturesque Romanesque Revival and Queen Anne styles, and the restrained Renaissance Revival style, popular from about 1880 to 1910, is also well represented in the district; that many of the residences designed by Benjamin Driesler, Axel Hedman and Magnus Dahlander, major Brooklyn architects of the time, combined elements from both the Romanesque Revival and Renaissance Revival styles; that the multiple dwellings built in Prospect Heights during the nineteenth century were designed in all of the popular residential styles, including the Italianate, neo-Grec, Queen Anne, Romanesque and Renaissance Revivals styles; that these buildings were typically four-story walk-ups and that the earliest multiple dwellings in the district appear on Vanderbilt Avenue in the early 1870s; that Vanderbilt Avenue and Flatbush Avenue, two of the major thoroughfares in Brooklyn, are characterized by multi-family residential buildings with ground floor commercial spaces in Prospect Heights; that the Prospect Heights Historic District has some important institutional buildings, including the former Public School 9 Annex, Duryea Presbyterian Church and the former Mount Prospect Laboratory; that although the district was substantially built prior to 1910, it does have some fine examples of styles popular in the early twentieth century including the Colonial Revival, neo-classical, Arts and Crafts, Art Deco and Moderne styles; that the Prospect Heights Historic District remains among Brooklyn's most architecturally distinguished areas, retaining some of the borough's most beautiful and well-

preserved residential streets, and featuring a broad array of outstanding residential architecture in popular styles of the late-nineteenth and early-twentieth centuries; and that the area continues to retain its cohesion due to its tree-lined streets, scale, predominant residential character and its architectural integrity.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District, the Prospect Heights Historic District, consisting of the properties bounded by a line beginning at the southwest corner of Underhill Avenue and Prospect Place, extending southerly along the western curbline of Underhill Avenue to a point in said curbline formed by its intersection with a line extending westerly from the northern property line of 349-351 Park Place, aka 147-151 Underhill Avenue (Block 1160, Lot 1), easterly across Underhill Avenue and along said property line, northerly along the western property line of 369 Park Place, easterly along the northern Property lines of 369 to 411 Park Place and a portion of the northern property line of 413 Park Place, easterly along the angled northern property lines of 413 to 421 Park Place, southerly along the eastern property line of 421 Park Place across Park Place to its southern curbline, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 426 Park Place, southerly along said property line, easterly along the northern property lines of 423 to 429 Sterling Place, southerly along a portion of the eastern property line of 429 Sterling Place, easterly along the northern property line of 431 Sterling Place, southerly along the eastern property line of 431 Sterling Place, across Sterling Place to its southern curbline, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 446 Sterling Place, southerly along said property line, westerly along the southern property lines of 446 to 364 Sterling Place, northerly along a portion of the western property line of 364 Sterling Place, westerly along the southern property line of 346 Sterling Place, aka 185 Underhill Avenue and across Underhill Avenue to its western curbline, southerly along said curbline to the northwest corner of Underhill Avenue and St. John's Place, westerly along the northern curbline of St. John's Place to a point formed by its intersection with a line extending southerly from the western property line of 323 St. John's Place, aka 200 Underhill Avenue, northerly along the angled property lines of 323 St. John's Place, aka 200 Underhill Avenue, and 198 to 188 Underhill Avenue, easterly along a portion of the northern property line of 188 Underhill Avenue, northerly along the western property lines of 186 Underhill Avenue (aka 186A Underhill Avenue) to 176 Underhill Avenue, aka 340-344 Sterling Place, and across Sterling Place to its northern curbline, westerly along said curbline to a point formed by its intersection with a line extending northerly across Sterling Place from a portion of the eastern property line of 288 Sterling Place, aka 29 Butler Place, southerly across Sterling Place and said property line, following its eastward angle to the northern curbline of Butler Place, westerly along said curbline to a point formed by its intersection with a line extending southerly from a portion of the western property line of 286 Sterling Place, aka 27 Butler Place, northerly along said property line, westerly along the angled southern property lines of 284 and 282 Sterling Place, continuing westerly along the southern property lines of 280 to 276 Sterling Place, southerly along a portion of the eastern property line of 274 Sterling Place, westerly along the southern property line of 274 Sterling Place, northerly along a portion of the western property line of 274 Sterling Place, westerly along the southern property line of 272 Sterling Place and the angled southern property lines of 270 and 268 Sterling Place, northerly along the western property line of 268 Sterling Place and across Sterling Place to its northern curbline, westerly along said curbline to the northeast corner of Sterling Place and Vanderbilt Avenue, northerly along the eastern curbline of Vanderbilt Avenue and across Park Place to a point in said curbline formed by its intersection with a line extending eastward from the southern property line of 630A Vanderbilt Avenue,

westerly across Vanderbilt Avenue and along said property line, southerly along a portion of the eastern property line of 210A-220 Prospect Place and the eastern property line of 233-235 Park Place, across Park Place and continuing southerly along the eastern property line of 248 Park Place, westerly along the southern property line of 248 Park Place, southerly along a portion of the eastern property line of 226-246 Park Place, westerly along the southern property line of 226-246 Park Place, southerly along the eastern property line of 213 Sterling Place to the northern curbline of Sterling Place, westerly along said curbline, northerly along the eastern curbline of Flatbush Avenue, easterly along the northern property line of 375 Flatbush Avenue, easterly along the northern property lines of 375 Flatbush Avenue and 183 to 187 Sterling Place, northerly along portions of the western property lines of 189-191 Sterling Place and 200 Park Place, westerly along a portion of the southern property line of 200 Park Place and the southern property lines of 196 to 188 Park Place and the angled southern property lines of 186 to 180 Park Place, northerly along the western property line of 180 Park Place and across Park Place to its northern curbline, westerly along said curbline, northerly along the eastern curbline of Carlton Avenue to a point in said curbline formed by its intersection with a line extending easterly from the southern property line of 632A Carlton Avenue, westerly across Carlton Avenue and along said property line to a point formed by its intersection with a line extending southerly from the western property line of 632 Carlton Avenue, northerly along said line and the western property line of 632 Carlton Avenue, easterly along a portion of the northern property line of 632 Carlton Avenue, northerly along the western property lines of 628-630 and 626 Carlton Avenue, westerly along the angled southern property lines of 140 and 138 Prospect Place, northerly along a portion of the western property line of 138 Prospect Place, westerly along the southern property line of 321 Flatbush Avenue to the eastern curbline of Flatbush Avenue, northerly along the eastern curbline of Flatbush Avenue to the northern curbline of Prospect Place, westerly along said curbline to a point formed by its intersection with a line extending southward from the western property line of 115 Prospect Place, northerly along said property line and the angled western property lines of 112 to 102 St. Mark's Avenue, westerly along the southern property line of 283 Flatbush Avenue to the eastern curbline of Flatbush Avenue, northerly along said curbline to the northern curbline of St. Mark's Avenue, westerly along the northern curbline of Saint Mark's Avenue to a point formed by its intersection with a line extending southward from the western property line of 75 St. Mark's Avenue, northerly along said property line, easterly along the northern property line of 75 St. Mark's Avenue, northerly along a portion of the western property line of 77 St. Mark's Avenue, easterly along the northern property lines of 77 to 107 St. Mark's Avenue and a portion of the northern property line of 109 St. Mark's Avenue, northerly along the western property line of Block 1143, Lot 140 (an interior lot), westerly along a portion of the southern property line of 538 Bergen Street and the southern property lines of 536 and 534 Bergen Street, northerly along the western property line of 534 Bergen Street and across Bergen Street to the northern curbline of Bergen Street, westerly along said curbline to a point formed by its intersection with a line extending southward from the western property line of 531 Bergen Street, northerly along said property line, easterly along the northern property lines of 531 to 535 Bergen Street and a portion of the northern property line of 537 Bergen Street, northerly along the western property line of 546 Dean Street to the southern curbline of Dean Street, easterly along the southern curbline of Dean Street to a point formed by its intersection with a line extending southerly from the western property line of 536 Carlton Avenue, aka 561-565 Dean Street, northerly across Dean Street and along the western property lines of 536 to 522 Carlton Avenue, easterly along a portion of the northern property line of 522 Carlton Avenue, northerly along the western property lines of 520 to 516 Carlton Avenue, aka 734-738 Pacific Street, to the southern curbline of Pacific Street, easterly along said curbline to the southwest corner of Pacific Street and Carlton Avenue, southerly along the western curbline of Carlton Avenue and across Dean Street to the southwest corner of Dean Street and Carlton Avenue, easterly across Carlton Avenue and along the southern curbline of Dean Street to a point formed by its intersection with a line

extending northerly from the eastern property line of 555 Carlton Avenue, aka 574 Dean Street, southerly along the eastern property lines of 555 to 565A Carlton Avenue and a portion of the eastern property line of 567 Carlton Avenue, easterly along the northern property lines of 573 to 585 Bergen Street, southerly along the eastern property line of 585 Bergen Street and across Bergen Street to the southern curblineline of Bergen Street, easterly along said curblineline to a point formed by its intersection with a line extending southward and across Bergen Street from the western property line of 570 Vanderbilt Avenue, aka 635 Bergen Street, northerly across Bergen Street and along the western property lines of 570 to 566 Vanderbilt Avenue and a portion of the western property line of 564 Vanderbilt Avenue, westerly along a portion of the southern property line of 564 Vanderbilt Avenue, northerly along portions of the western property lines of 564 and 560 Vanderbilt Avenue, easterly along a portion of the northern property line of 560 Vanderbilt Avenue, northerly along a portion of the western property line of 560 Vanderbilt Avenue and the western property lines of 558 to 552 Vanderbilt Avenue, aka 662 Dean Street to the southern curblineline of Dean Street, easterly along said curblineline and across Vanderbilt Avenue to the southeast corner of Vanderbilt Avenue and Dean Street, northerly across Dean Street and along the eastern curblineline of Vanderbilt Avenue to the southeast corner of Vanderbilt Avenue and Pacific Street, easterly along the southern curblineline of Pacific Street to a point formed by its intersection with a line extending northward from the eastern property line of 565 Vanderbilt Avenue, aka 820-826 Pacific Street, southerly along the eastern property lines of 565 to 583 Vanderbilt Avenue and across Dean Street to its southern curblineline, easterly along said curblineline to a point formed by its intersection with a line extending northward from the eastern property line of 680 Dean Street, southerly along the eastern property line of 680 Dean Street and the angled eastern property line of 589 Vanderbilt Avenue, easterly along a portion of the northern property line of 591 Vanderbilt Avenue, southerly along the eastern property line of 591 Vanderbilt Avenue and a portion of the eastern property line of 593 Vanderbilt Avenue, easterly along a portion of the northern property line of 593 Vanderbilt Avenue, southerly along a portion of the eastern property line of 593 Vanderbilt Avenue and the eastern property lines of 593½ to 601 Vanderbilt Avenue, aka 651 Bergen Street, continuing southerly across Bergen Street to its southern curblineline, westerly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 603 Vanderbilt Avenue, aka 640 Bergen Street, southerly along the eastern property lines of 603 to 623 Vanderbilt Avenue to the northern curblineline of St. Mark's Avenue, westerly along said curblineline to a point formed by its intersection with a line extending northerly and across St. Mark's Avenue from the eastern property line of 625 Vanderbilt Avenue, aka 236 St. Mark's Avenue, southerly across St. Mark's Avenue and along the eastern property lines of 625 to 633 Vanderbilt Avenue and a portion of the eastern property line of 635 Vanderbilt Avenue, easterly along the northern property lines of 239 to 277 Prospect Place, northerly along a portion of the western property line of 281 Prospect Place, easterly along a portion of the northern property line of 281 Prospect Place, southerly along a portion of the eastern property line of 281 Prospect Place, easterly along a portion of the northern property line of 281 Prospect Place and the northern property lines of 287 and 289 Prospect Place, southerly along the angled portion of the eastern property lines of 289 and 291 Prospect Place, easterly along the angled northern property lines of 293 to 297 Prospect Place, southerly along a portion of the eastern property line of 297 Prospect Place, easterly along the northern property lines of 299 to 307 Prospect Place, southerly along a portion of the eastern property line of 307 Prospect Place, easterly along the northern property line of 309 Prospect Place, southerly along the eastern property line of 309 Prospect Place and across Prospect Place to its southern curblineline, and easterly along said curblineline to the point of the beginning.

Robert B. Tierney, Chair

Pablo E. Vengochea, Vice-Chair, Frederick Bland, Stephen F. Byrns, Diane Chapin, Joan Gerner, Roberta Brandes Gratz, Elizabeth Ryan, Roberta Washington, Commissioners

BUILDING PROFILES

531 TO 563 BERGEN STREET (NORTH SIDE) Between Sixth Avenue and Carlton Avenue

531, 533, 535 Bergen Street

Borough of Brooklyn Tax Map Block/Lots: 1136/71, 69, 68

Date: c.1894

Architect: Isaac D. Reynolds

Original Owner: Thomas Farrell

Type: Flats

Style/Ornament: Romanesque Revival with Renaissance Revival-style elements

Materials: Brick facades; brownstone trim

Stories: Four

History

Designed for Thomas Farrell by Isaac D. Reynolds and built c.1894, these three flats buildings were constructed at a time when multiple dwellings were gaining favor among developers in Prospect Heights due to increases in population and property values in Greater New York. Primarily Romanesque Revival in style, the buildings feature Romanesque-style colonettes at their main entrances, rough-faced brownstone basements and upper-story trim, and round arches over their fourth-floor windows. No. 535 retains its first-floor stained-glass transom sashes, although these appear to have been painted. Although the Romanesque style was the main inspiration for these buildings' design, their light-colored iron-spot brick facades and window quoining—painted over at Nos. 531 and 533—and cornices with large foliate brackets, denticulation, and quoining draw upon the classically inspired Renaissance Revival style. Bearing strong resemblance to the adjacent group of two flats houses at 537 and 539 Bergen Street, they were built by the same architect and owner, but differ in some details.

Description

531 Bergen Street Three bays at first floor; four bays at second through fourth floors; iron-spot brick façade, with rough-faced brownstone basement and trim at first through fourth floors; low brownstone stoop with opening on its west face; iron stoop railing with ornate balusters; brownstone main-entrance surround with lower buttresses and paired, Romanesque-style colonettes; main-entrance entablature composed of smooth architrave, rough-faced frieze, and molded cornice; basement window opening west of stoop containing central rope-molded mullion; continuous, smooth basement lintelcourse; smooth-faced spandrel panels above basement lintelcourse containing incised rosettes and ivy; continuous rough-faced brownstone sillcourses at first, third, and fourth floors, projecting below the first-floor openings; continuous rough-faced double-sillcourse at the second floor; continuous rough-faced brownstone springer courses at the first and fourth floors; basket-handle-arch-headed first-floor window openings, each with rough-faced brownstone voussoirs and keystone, and with wood transom containing two half-round openings and a carved spandrel; segmental-arch-headed window openings and continuous, rough-faced brownstone lintelcourse at second floor; square-headed openings and continuous, rough-faced brownstone lintelcourse at third floor; round-arch-headed window openings at fourth floor with rough-faced stone voussoirs; iron cornice with large foliate end brackets, modillions, denticulated band, and foliate ornament. Alterations: Façade and stoop painted; stoop newel posts removed and metal stoop gate installed; replacement main-entrance door within wide, non-historic door frame; postal release box and intercom panel on main-entrance door frame; metal awning over main entrance; light fixtures flanking main entrance;

security grilles over west basement opening; replacement sashes with panning within west basement opening; east basement opening covered with metal panel; first-floor transom sashes replaced with wood panels; first-floor rope mullions removed or covered with panning; replacement one-over-one, double-hung window sashes with panning installed at first through fourth floors; some foliate ornament missing from cornice; finials missing from cornice end brackets. West Façade: Stone basement, with brick above; setback northern portion of façade; segmental-arch-headed window openings with plain, projecting sills at basement through fourth floors; three chimneys. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung window sashes with panning at all floors; rooftop satellite dishes visible. Rear Façade: Brick; angled, setback western portion of façade containing segmental-arch-headed window openings; square-headed openings with plain stone lintels on main portion of façade; three brick chimneys; metal fire escape. Alterations: Façade and chimneys coated with stucco and/or painted; replacement one-over-one, double-hung window sashes with panning at all floors; rooftop satellite dishes visible. Site Features: Concrete areaway; brick planting bed in west areaway; historic stone basement steps; non-historic areaway fence and gate west of stoop on resurfaced stone curb; historic iron fence in east areaway; non-historic gate.

533 Bergen Street Similar to No. 531; paneled wood main-entrance reveal with rope molding; single-pane wood main-entrance transom. Alterations: Façade and stoop painted; stoop newel posts removed; replacement metal gate within understoop opening; entrance doors replaced with single door within a wide frame; intercom panel and postal release box attached to main-entrance frame; main-entrance reveal altered or covered below transom; decal numerals affixed to transom pane; light fixtures flanking the main entrance; metal numerals adjacent to main entrance; basement openings almost entirely filled with cinderblocks; first-floor window transoms and rope mullions removed or covered with panning; replacement one-over-one, double-hung window sashes with panning at first through fourth floors; finials missing from cornice end brackets. Rear Façade: Similar to rear façade of No. 531. Alterations: Façade partially coated with stucco; replacement one-over-one, double-hung window sashes. Site Features: Concrete areaway; basement stairs replaced with concrete or resurfaced; non-historic front areaway fence west of stoop; historic iron fence along west areaway border; concrete areaway fence curb; historic iron areaway fence east of stoop with some missing finials.

535 Bergen Street Similar to No. 531; red brick quoining at second- and third-floor windows; course of alternating red and tan-brick stretchers below the third- and fourth-floor sillcourses; wood rope molding at main entrance; possibly historic wood main-entrance transom; wood window frames at first floor, each with central mullion in the form of a rope molding crowned by a tulip, and ribbed transom bar; stained-glass first-floor transom sashes in west first-floor window. Alterations: Stoop, basement, and brownstone portions of façade painted; newel posts removed from stoop, with one newel possibly moved to west areaway; replacement main-entrance door within wide wood frame; light fixture hanging from soffit of main-entrance opening; sign (“BOYS TOWN”) attached at first floor between the main entrance and west window opening; transom sashes of west first-floor window painted; transom sashes of east first-floor window replaced with wood panels; metal security grilles over basement and first-floor windows; replacement sashes with panning at basement; replacement one-over-one, double-hung sashes at first through fourth floors, with panning at second through fourth floors; finials missing from cornice end brackets. Rear Façade: Similar to No. 531. Alterations: Façade partially coated with stucco; light fixture at east first-floor opening; rooftop railing; replacement one-over-one, double-hung window sashes. Site Features: Concrete areaway; bluestone basement steps; non-historic iron areaway fence and gate west of stoop; iron gate post, possibly moved from stoop; historic iron fence along west areaway border; metal pipe railing in west areaway, adjacent to basement stairs; trash enclosure in east areaway; historic iron areaway fence and gate in east areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (September 15, 1894), 380.

537, 539 Bergen Street

Borough of Brooklyn Tax Map Block/Lots: 1136/67, 65

Date: c.1894

Architect: Isaac D. Reynolds & Son

Original Owner: Thomas Farrell

Type: Flats

Style/Ornament: Romanesque Revival with Renaissance Revival-style elements

Materials: Brick facades; brownstone trim; iron cornices

Stories: Four

History

Designed for Thomas Farrell by Isaac D. Reynolds and built c.1894, these two flats buildings were constructed at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Primarily Romanesque Revival in style, these buildings feature rough-faced brownstone basements and upper-story trim, and round arches over their fourth-floor windows. Their basket-handle-arch-headed first-floor windows with rope-molded mullions and carved spandrels are especially striking and unusual. Remarkably, both of these buildings' first-floor windows retain their historic stained-glass transom sashes. Although the Romanesque style was the main inspiration for the buildings' design, their light-colored iron-spot brick facades and window quoining draw upon the Renaissance Revival style. Bearing strong resemblance to the adjacent group of three flats houses at 531, 533, and 535 Bergen Street, they were built by the same architect and owner, but differ in some details.

Description

537 Bergen Street Three bays at first floor; four bays at upper stories; iron-spot brick façade, brownstone basement and trim, and red-brick quoining around second- and third-floor windows; low brownstone stoop with rough-faced sides and basement opening on its east face containing iron gate; iron stoop railing with ornate balusters; square-headed main-entrance opening containing pair of paneled wood-and-glass doors, wood transom bar with egg-and-dart molding, single-pane wood transom window with bead-and-reel molding, and paneled reveal with rope molding; brownstone main-entrance surround with fluted pilasters, large fluted brackets with foliate detailing, plain entablature, and projecting, molded cornice; rough-faced basement; two basement openings; continuous stone basement sill west of main entrance; continuous smooth basement lintelcourse; smooth-faced spandrel panels above basement lintelcourse containing incised rosettes and ivy; continuous rough-faced sillcourses at first, third, and fourth floors, projecting below first-floor window openings; molded second-floor brownstone sillcourse, terminating in carved foliate block at its western end; continuous springer courses at the first and fourth floors; basket-handle-arch-headed first-floor window openings, each with voussoirs and a keystone, and containing a wood window with central mullion in the form of a rope molding, and wood transom with two half-round openings containing stained-glass sashes and carved spandrel; segmental-arch-headed window openings and lintelcourse at second floor; square-headed window openings and lintelcourse at third floor; round-arch-headed window openings with voussoirs at fourth floor; iron cornice with large foliate end brackets, modillions, egg-and-dart molding, sawtooth denticulation, and foliate ornament. Alterations: Stoop newel posts removed; stoop partially resurfaced; intercom box and light fixtures with conduit on stone portion of main-

entrance reveal; west basement opening filled with masonry; east basement opening covered with plywood; metal security grilles over first-floor windows; replacement one-over-one double-hung window sashes with panning at first through fourth floors; finials missing from cornice end brackets. Rear Façade: Brick; angled, setback western portion of façade containing segmental-arch-headed window openings; square-headed openings with plain stone lintels on main portion of façade; metal fire escape. Alterations: Rooftop television antenna. Site Features: Concrete areaway; bluestone basement steps; historic iron areaway fence; non-historic areaway gate; historic gate post with missing final.

539 Bergen Street Similar to No. 537; second-floor brownstone sillcourse terminating in carved foliate block at its eastern, rather than western, end; wood window brickmolds at second and fourth floors. Alterations: Stoop resurfaced; stoop newel posts removed; light fixture and camera attached to main-entrance soffit; decal numerals affixed to transom sash; small sign at the first floor, just east of main entrance; replacement sliding sashes with panning within west basement opening; one-over-one, double-hung sashes with panning within east basement opening; metal security grilles over first-floor windows; replacement one-over-one, double-hung window sashes, with panning at second floor, at first through fourth floors; finials missing from cornice end brackets. Rear Façade: Similar to No. 537; ground-floor door opening. Site Features: Concrete areaway; bluestone basement steps; historic iron areaway fence; non-historic areaway gate; iron gate posts with rosettes and ball finials.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) file; *Real Estate Record and Builders Guide* (March 3, 1894), 359.

541, 543, 545, 547, 549 Bergen Street

Borough of Brooklyn Tax Map Block/Lots: 1136/62, 61, 60, 59, 58

Date: c.1904

Architect: Henry Pohlman

Original Owner: Thomas R. Farrell

Type: Flats

Style/Ornament: Renaissance Revival

Materials: Brick facades; iron cornices

Stories: Four

History

Designed by Henry Pohlman and constructed c.1904, these five flats buildings were completed at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. With their light-colored iron-spot brick facades, limestone trim, denticulated brickwork, and classically inspired cornices with modillions, foliate brackets, and decorative wreaths, they are excellent examples of the Renaissance Revival style. They retain nearly all of their historic elements including, at Nos. 541 and 545, their historic wood-and-glass doors with carved aprons.

Description

541 Bergen Street Three large bays, including a two-window-wide central bay flanked by two, two-window-wide full-height round projecting bays; iron-spot brick façade with limestone trim; low brownstone stoop with rough-faced sides; understoop opening on east stoop face; brownstone stoop walls with round foliate projections; pair of wood-and-glass main-entrance doors with molded wood transom bar and reveal, decorated with an egg-and-dart molding; limestone main-

entrance surround of fluted pilasters supporting a carved entablature with central cartouche and foliate ornament, crowned by a molded cornice; continuous brownstone sillcourse; four rectangular basement openings crowned by continuous basement stone lintelcourse; continuous plain, projecting limestone sillcourses at first through fourth floors, above a continuous course of denticulated brickwork at the second, third, and fourth floors; plain, projecting limestone sills and flush lintels at second, third, and fourth-floor window openings in the central bay; continuous, plain, flush limestone lintelcourses at first through fourth floors of the flanking bays; iron cornice with large end brackets, egg-and-dart molding, modillions, and denticulated band, decorated with wreaths and other foliate motifs. Alterations: Stoop resurfaced; basement painted; metal kick plates on main-entrance doors; intercom panel and two light fixtures on stone portion of main-entrance reveal; recycling signs at basement, east of main entrance; replacement double-hung sashes within west basement openings; east basement openings covered with wood; metal mesh over basement openings; replacement one-over-one, double-hung window sashes with panning at first through fourth floors; metal fire escape. Rear Façade: Brick; setback western portion; segmental-arch-headed openings. Alterations: Third and fourth floors painted. Site Features: Concrete areaway; resurfaced basement steps; gate removed; historic iron fence with scrolls and rosettes, and with newel posts at former gate location.

543 Bergen Street Similar to No. 541; no fire escape. Alterations: Stoop resurfaced and painted; basement, main-entrance surround, and first-floor sills and lintels painted; non-historic metal gate within understoop opening; main-entrance doors replaced with single metal door within a wide frame; intercom panel, postal release box, and address plate attached to main-entrance frame; two light fixtures attached to main-entrance reveal; basement openings reduced in size, with infill brick, glass block, and at the second-westernmost opening, a smaller window frame; small wiring box and protruding metal pipe west of stoop; replacement one-over-one, double hung window sashes with panning at first through fourth floors. Site Features: Concrete areaway; painted basement steps; historic iron areaway fence with scrolls and rosettes, and with gate posts; non-historic areaway gate.

545 Bergen Street Similar to No. 541; no fire escape. Alterations: Stoop resurfaced and painted; pair of light fixtures attached to main-entrance reveal; main-entrance surround and basement painted; recycling sign attached to basement lintelcourse east of stoop; small wiring box at basement, west of stoop; replacement sliding sashes within basement openings; replacement one-over-one, double-hung window sashes with panning at first through fourth floors. Site Features: Concrete areaway; bluestone basement steps; areaway gate removed; historic iron fence with scrolls and rosettes, and with newel posts at former gate location.

547 Bergen Street Similar to No. 541. Alterations: Stoop resurfaced and painted, resulting in the removal of foliate ornament from stoop wall projections; replacement pair of main-entrance doors with metal kick plates, door frame, and flat transom bar; postal release box and intercom panel on main-entrance reveal; light fixtures on main-entrance pilasters; basement portion of façade painted; basement openings filled with concrete grillwork; pipe railing at stairs to understoop opening; metal security grilles over first-floor windows; replacement one-over-one, double-hung window sashes with panning at first through fourth floors; metal fire escape. Site Features: Concrete areaway; painted or partially resurfaced bluestone basement steps; areaway gate removed; historic posts at former gate location; historic iron areaway fence with scrolls and rosettes east of gate post; metal pipe railing in west areaway.

549 Bergen Street Similar to No. 541. Alterations: Stoop, basement, and main-entrance surround painted; pipe railings atop stoop walls; main-entrance doors replaced with single door within a wide frame; intercom panel and postal release box attached to main-entrance reveal; light fixtures attached to pilasters of main-entrance surround; west basement opening filled with concrete grillwork; water pipe with siamese connection protruding through basement façade west of stoop to beyond the areaway fence; east basement opening adjacent to stoop filled with brick and louver; pipe railing at basement steps in east areaway; metal security grilles over first-floor

windows; replacement one-over-one, double-hung window sashes with panning at first through fourth floors; metal fire escape. East Façade: Brick; segmental-arch-headed window openings; plain projecting stone windowsills. Alterations: Façade coated with stucco; replacement one-over-one, double-hung window sashes with panning; rooftop satellite dish. Site Features: Concrete areaway; stone basement steps; gooseneck pipe in west areaway; garbage enclosure in east areaway; non-historic iron areaway fence and gate.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) file.

563 Bergen Street, aka 560 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1136/56

See: 560 Carlton Avenue

534 TO 560 BERGEN STREET (SOUTH SIDE)

Between Sixth Avenue and Carlton Avenue

534, 536, 538, 540 Bergen Street

Borough of Brooklyn Tax Map Block/Lots 1143/38, 39, 40, 41

Date: c.1890-1903

Architect: Not determined

Original Owner/Developer: Not determined

Type: Flats

Style/Ornament: Renaissance Revival

Material: Brick and limestone

Stories: Three and basement

History

These Renaissance Revival style buildings form a row of four apartment buildings and were built at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. The buildings are characterized by full stone enframements with subdued classical ornament concentrated around the door; a carved stone stoop, recessed central core with main entry and flanking slightly projecting concave bays, iron cornice with Renaissance-inspired ornament.

Description

534 Bergen Street Three bays; blonde brick and limestone; rusticated base with two small windows at each bay; molded stone stoop with under stair entry; recessed central core; flanking slightly projecting concave bays with grouped fenestration at each story; main central entry with full stone enframements and fluted pilasters elaborate foliate design on the frieze with a molded stone cornice above; wood-and-glass panel door with transom; two small stained glass windows with wide stone lintels and sills, above entry at the second and third floors; one-over-one double-hung-windows have a wide continuous stone lintel that runs the width of both windows; the first floor windows have a continuous stone sill; just below the second and third floor windows, are two continuous bands that run the width of the façade, consisting of a brick dentil course and of molded stone; iron cornice with Renaissance-inspired ornament on the fascia, dentil bands and modillions supporting a smaller molded cornice, flanked at each end by large ornate brackets. Alterations: Non-historic tall iron security fencing with locked gated entry; windows replaced at

base with glass block; stoop and base painted; main entrance door replaced; aluminum windows; one stained glass window replaced; non-historic light fixture at entry; doorbell and intercom by main entrance; mailbox attached to door. Site Features: Carved stone stoop; small flanking concrete areaways.

536 Bergen Street Similar to 534 Bergen Street Alterations: Non-historic iron fencing and gate; stoop and base painted; metal railing; basement windows have metal diamond pattern grille; main entrance door replaced; stone enframements painted; sills at first floor painted; aluminum windows; stained glass windows replaced; paint peeling on cornice. Site Features: Carved stone stoop; concrete areaway.

538 Bergen Street Similar to 534 Bergen Street; Alterations: Base painted; iron fencing replaced by painted molded stone at areaway; sills and lintels painted; cornice painted; aluminum windows; non-historic light fixture at main entry; basement windows have metal diamond pattern grille; metal security door at under stair entry. Site Features: Carved stone stoop; concrete sidewalk and areaway.

540 Bergen Street Similar to 534 Bergen Street; Six bays; historic wood-and-glass double-leaf door with ornately carved base and transom; Alterations: aluminum windows; doorbell and intercom by main entrance; metal windows grilles at first story; wood refuse storage shed in areaway. Site Features: historic cast-iron fence and gate with cast-iron ball finial newel posts (on brownstone curb).

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903) v.1, pl.16; *Desk Atlas of the Borough of Brooklyn, City of New York* (E. Belcher Hyde Map Co, Inc., 1929).

542 Bergen Street

Borough of Brooklyn Tax Map Block/Lots 1143/42

Date: c. 1905-1915

Architect: Benjamin Cohn

Original Owner/Developer: Edward Haley

Type: Flats

Style/Ornament: Arts and Crafts with Renaissance Revival elements

Material: Brick and stone

Stories: Three and basement

History

The blond brick building features, an eclectic design incorporating the Arts and Crafts style with Renaissance-Revival style elements, and was built at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. This building is characterized by elaborate door surrounds enriched with bay leaf garland, patterned brick work with decorative stone trim. Although there have been changes to the doors and windows, the building remains largely intact.

Description

Three bays at first floor, two bays at second and third floors; blonde brick with alternating light and dark banding at the first floor; central molded stone stoop with under stair entry; rusticated base with two small windows at each bay; central main entry with a carved wood-and-glass double leaf door with a transom; full stone enframements featuring carved bay leaf garland molding scrolled brackets and denticulated molding supporting a stone cornice; six-over-one wood widows with flat keystone arches of brick and stone and stone sills flank the central entry;

second and third floors feature slightly projecting bay windows with a central nine-over-one wood window and two smaller six-over-one wood windows; window bays surrounded by patterned brick work with decorative stone trim; molded metal roof cornice with slender brackets, dentils, and several anthemia antefix above. Alterations: windows replaced throughout; iron gate and fencing replaced; makeshift wood-and-iron gate obscuring under stair entry; non-historic light fixtures; faux graining on wood door; aluminum storm windows, paint peeling on lintel at under stair entry. Site Features: sidewalls and flanking small areaways surrounded by iron gate and fencing.

Significant References

New York City Department of Taxes, photographic record c.1939; NR; 1977 Field Survey; *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde Map Co, Inc 1903); *Desk Atlas of the Borough of Brooklyn, City of New York* (E. Belcher Hyde Map Co, Inc., 1929).

544, 546, 548, 550, Bergen Street

Borough of Brooklyn Tax Map Block/Lots 1143/ 43, 44, 45, 46

Date: c.1874-1886

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row houses

Style/Ornament: Italianate with alterations

Material: Brownstone

Stories: Two and basement

History

These Italianate style brownstones were constructed circa 1874, form a row of identical brownstone facades, at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The Italianate style brownstones are characterized by stylized classical details, high brownstone stoops, segmental-arched pedimented entryways, bracketed sills, and prominent cornices. Although there have been changes to the doors and windows, the row remains largely intact.

Description

544 Bergen Street Three bays; brownstone; brownstone stoop with under stair entry with iron security door; rusticated base with two one-over-one double-hung wood windows with segmental headed top sash, and possibly historic cast-iron security grille; historic arched paneled carved wood-and-glass double leaf doors, with bracketed segmental arched hood; two one-over-one double-hung windows with segmental headed top sash with iron security grilles at first floor; three one-over-one windows at second floor with segmental headed top sash, with bracketed stone sills; molded metal roof cornice with heavy brackets, saw-tooth banding and geometrical ornamentation. Alterations: façade painted; cast-iron gate and railings replaced; aluminum windows at upper floor; light fixture at main entry; brownstone cracked and chipping at base; light fixture in areaway; metal mailbox on under stair security door cornice painted. Site Features: raised bluestone areaway with small planting area and bluestone sidewalks.

546 Bergen Street Similar to 544 Bergen Street; historic wood-and-glass double leaf wood door with arched transom at main entry. Alterations: door painted; door hood partially painted; iron grille replaces at basement windows; iron railings and fencing replaced; efflorescence and cracking on brownstone façade; cornice painted; Site Features: raised bluestone areaway with small planting area and bluestone sidewalks.

548 Bergen Street Similar to 544 Bergen Street; historic wood-and-glass double leaf wood door with arched transom; possibly historic security grille at basement windows. Alterations: façade painted; aluminum windows throughout; concrete in areaway; iron security door at under stair entry. Site Features: bluestone sidewalks, original wrought-iron fence and gate with cast-iron ball finial newel posts on brownstone curb.

550 Bergen Street Similar to 544 Bergen Street; possibly historic security grille at basement windows. Alterations: aluminum windows, wood reveal painted; non-historic light fixture at entryway and at under stair entry; non-historic iron security door at under stair entry; stoop resurfaced; doorbell and intercom by main entrance or door underneath the stoop. Site Features: raised bluestone areaway and bluestone sidewalks, original wrought-iron fence and gate with cast-iron ball finial newel posts.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872); *Desk Atlas of the Borough of Brooklyn, City of New York* (K. Bromley 1886, pl. 6, 27).

552, 554, Bergen Street

Borough of Brooklyn Tax Map Block/Lots 1143/ 47, 48,

Date: c. 1874

Architect: James Irwin

Original Owner/Developer: James Irwin

Type: Row houses

Style/Ornament: Italianate

Material: Brownstone

Stories: Two and basement

History

These two Italianate style brownstones were constructed circa 1874, designed by architect/owner-developer James Irwin and built in 1874. Irwin also designed the adjacent house at 554 Bergen Street. They were built at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The buildings are characterized by stylized classical details with high brownstone stoops, segmental-arched pedimented entryways, bracketed sills, and prominent cornices. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description

552 Bergen Street Three bays; brownstone; brownstone stoop with under stair entry; historic iron railings with cast-iron ball finials; historic arched paneled carved wood-and-glass double leaf doors, with bracketed-segmental-arched hood; rusticated base with two wood two-over-two double-hung wood windows with segmental-headed top sash, and possibly historic cast-iron security grille; two larger two-over-two double-hung wood windows with segmental headed top sash at first floor; three smaller two-over-two double-hung wood windows with segmental headed top sash; molded metal roof cornice with heavy brackets, saw-tooth banding and geometrical ornamentation. Alterations: Non-historic light fixture at main entry; metal grilles attached to inside of glass panels of main entrance doors; metal railing replaced and painted; non-historic iron security door painted; metal security grilles at first floor windows; all window frames painted; mailbox attached to door underneath the stoop; concrete in areaway; non-historic light fixture in areaway. Site Features: Raised bluestone areaway and bluestone sidewalks, metal hatch

in areaway; planting in areaway; original wrought-iron fence and gate with cast-iron ball finial newel posts.

554 Bergen Street Similar to 552 Bergen Street; possibly historic security grille at basement windows; one-over-one double-hung windows throughout; possibly historic iron railings with cast-iron ball finials. Alterations: iron fencing replaced; metal security gate at main entrance; light fixture in areaway; metal security grilles at first floor windows; doorbell and intercom by door underneath the stoop.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (August 29, 1874), 146.

556 Bergen Street

Borough of Brooklyn Tax Map Block/Lots 1143/49

Date: c.1874

Architect: John V. Porter

Original Owner/Developer: John V. Porter

Type: Row houses

Style/Ornament: Italianate

Material: Brownstone

Stories: Two and basement

History

This Italianate dwelling was designed by architect/owner-developer John V. Porter and built in 1874 at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The building is characterized by stylized classical details with high brownstone stoops, arched angular-pediment entryways, full window enframements, bracketed sills, and prominent cornices. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description

Three bays; brownstone; brownstone stoop with under stair entry; historic arched paneled carved wood-and-glass double leaf doors, with bracketed triangular-pedimented hood; rusticated base with two wood one-over-one double-hung wood windows with segmental-headed top sash, and possibly historic cast-iron security grille; one-over-one double-hung windows with segmental-headed top sash and full stone enframements throughout; molded metal roof cornice with heavy brackets, denticulated molding and geometrical ornamentation. Alterations: Aluminum windows; metal gate at main entrance; doorbell and intercom by main entrance or door underneath the stoop; non-historic light fixture on façade and at main entry. Site Features: raised bluestone areaway and bluestone sidewalks, original wrought-iron fence and gate with cast-iron ball finial newel posts

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (November 21, 1874), 358.

558-560 Bergen Avenue (aka 562 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lots: 1143/51

See 562 Carlton Avenue

**562 TO 638 BERGEN STREET (SOUTH SIDE)
Between Carlton Avenue and Vanderbilt Avenue**

562 Bergen Street (aka 577, 579 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lots: 1144/8, 9, 10
See: 577, 579 Carlton Avenue

568, 570, 572 Bergen Street

Borough of Brooklyn Tax Map Block/Lots: 1144/12, 13, and 14

Date: c.1879

Architect: Nelson Whipple

Original Owner: William C. Spear

Type: Row houses

Style/Ornament: neo-Grec

Materials: Brownstone facades; wood cornices

Stories: Two plus basement

History

These three neo-Grec-style houses designed by Nelson Whipple and built by William C. Spear were constructed c.1879, at a time when speculative residential development in the Prospect Heights area increased in anticipation of the 1883 opening of the Brooklyn Bridge. Although the center house at No. 570 was drastically altered in 2008-2009 with changes to its main façade and the construction of a two-story rooftop addition, its flanking houses retain nearly all of their characteristic neo-Grec-style detailing, including door brackets with guttae, pedimented door and window lintels with incised foliate ornament, and denticulated cornices. In addition, 572 Bergen Street retains its historic main-entrance configuration of double doors with large panes crowned by a single-pane wood transom. This row, like the two rows to its east on Bergen Street, are particularly notable for their deep front areaways, many of which are richly planted.

Description

568 Bergen Street Three bays; brownstone stoop with cast-iron balustrade and newel posts with incised detailing and finials; incised triangular panel on west stoop face; understoop opening; single-pane wood main-entrance transom; portion of paneled wood main-entrance reveal; main-entrance surround consisting of plain pilasters supporting a hood composed of brackets with incised ornament and guttae, and pediment containing incised ornament, including central quatrefoil; basement window surrounds, plain with incised fleur-de-lis at top center; plain, projecting, continuous stone course above basement windows; first- and second-floor window surrounds with pedimented lintels containing incised ornament; eared windowsills at first floor, and bracketed sills at second floor; incised rectangular panels below first-floor windows; wood cornice with paneled fascia, decorated with triglyphs, foliate scrolls, dentils, and modillions. Alterations: Main façade and stoop resurfaced and/or painted; replacement understoop gate and transom grille; metal pipe railing on west stoop face; main entrance boxed out, resulting in covering or removal of portion of historic reveal; replacement main-entrance doors; metal-and-glass storm door; damaged gutta on west bracket of main-entrance surround; black metal pipe railing, doorbell panel, and light fixture at basement adjacent to understoop opening; basement window grilles; replacement one-over-one, double-hung sashes with panning at all floors; modillions missing from cornice. West Façade: Brick; short brick chimney. Alterations: Façade and chimney coated with stucco and/or painted; electrical conduit. Site Features: Sloped planting bed; terrace below stoop, extending across width of façade, paved with non-historic tiles; resurfaced and/or painted stairs with non-historic metal railings and chair lift, connecting terrace

and sidewalk; non-historic stone retaining wall at front of areaway; replacement metal areaway fence and gate on concrete curb; metal fence along east areaway border.

570 Bergen Street Similar to No. 568. Alterations: Undergoing extensive alterations in early 2009; scratch coat applied to façade; stoop balustrades and newel posts removed; main-entrance doors removed; detail removed from main-entrance surround; windows removed; lintels altered; cornice removed; two-story rooftop addition with setback top floor under construction. Site Features: Sloped planting bed with non-historic stone retaining wall; terrace below stoop, extending across width of façade, paved with concrete; bluestone stairs connecting terrace and sidewalk; bluestone areaway fence curb; metal fence along east areaway border.

572 Bergen Street Similar to No. 568; original pair of wood-and-glass main-entrance doors, molded wood transom bar, and single-pane transom window; paneled wood main-entrance reveal. Alterations: Façade resurfaced; slight differences from No. 568 in incised detail on main-entrance hood and lintels, possibly resulting from resurfacing; stoop newel posts removed; replacement metal stoop railings; replacement metal understoop gate; installation of metal main-entrance door gate and transom grille; doorbell on west main-entrance pilaster; doorbell and non-historic metal light fixture at basement, adjacent to understoop opening; basement and first-floor window grilles; tiles reading “572” between basement windows; bird spikes on second-floor lintels; replacement one-over-one, double-hung sashes with panning at all floors. Site Features: Sloped planting bed; terrace below stoop, extending across width of façade, paved with concrete; concrete or resurfaced stone stairs connecting terrace and sidewalk; metal fence parallel to sidewalk in front areaway; masonry areaway wall installed prior to 1939; metal fence along east areaway.

Significant References

New York City Division of Taxation photographs, c.1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) file; *Real Estate Record & Builders Guide* (November 15, 1879), 929.

574, 576, 578, 580 Bergen Street

Borough of Brooklyn Tax Map Block/Lots: 1144/15, 16, 17, and 18

Date: c.1884

Architect: Benjamin Estes (attrib.)

Original Owner: Benjamin Estes

Type: Row houses

Style/Ornament: neo-Grec

Materials: Brownstone facades; wood cornices

Stories: Two plus basement

History

These four neo-Grec-style houses were built c.1884, at a time when improvements in the area’s transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Constructed by Benjamin Estes, who may also have been the row’s architect or builder, this row remains remarkably well-preserved. The houses retain nearly all of their historic neo-Grec-style detailing, including rusticated basements, bracketed sills, window surrounds and door hoods with incised foliate ornament, and wood cornices. Their cornices are of unusual design, with frill-like small, round dentils. All of the houses retain the main-entrance configurations that were present c.1939, with the easternmost house having full-height double doors, and the others having double doors and half-round wood transoms. As in the rows to the east and west, these houses were constructed far back from the street, behind generous front yards.

Description

574 Bergen Street Three bays; brownstone stoop; understoop opening containing curved-head wrought-iron gate; main-entrance surround composed of fluted pilasters, keystone and spandrel panels over door, fluted and scrolled brackets, and eared hood containing incised ornament, including central, vertically projecting anthemion; pair of wood-and-glass main-entrance doors, molded transom bar and single-pane, half-round transom; wood main-entrance reveal with carved, engaged columns; rusticated basement with continuous brownstone sill; two basement window openings with curved top corners, covered by iron grilles; projecting, continuous stone course above basement windows; fluted sill brackets flanking incised rectangular panel, at first-floor windows; triangular sill brackets at second floor; molded, projecting sills and lintel hoods, and window surrounds with chamfered edges and incised ornament at first and second floors; wood cornice with scrolled brackets, frill-like small round dentils, and ivy ornament. Alterations: Stoop side walls resurfaced; stoop newel posts removed; replacement metal stoop railings; metal kick plates on main-entrance doors; doorbell on main-entrance reveal; doorbell, light fixture, and motion detector at basement adjacent to understoop opening; tiles reading “574” between basement window openings; small wiring box adjacent to west basement opening; replacement one-over-one, double-hung sashes with panning at all floors; some applied detail and dentils missing from cornice; rooftop antenna and satellite dish. Site Features: Deep front areaway with sloped planting bed; concrete terrace below stoop, extending across width of façade; resurfaced stairs with non-historic metal railings and bluestone cheek walls connecting terrace and sidewalk; historic iron areaway fence on bluestone curb; historic iron areaway gate with cast-iron posts; pineapple finial on west gate post; replacement finial on east gate post; metal picket fence along east property line.

576 Bergen Street Similar to No. 574. Alterations: Stoop newel posts removed; replacement metal stoop railings; metal kick plates on main-entrance doors; doorbell on main-entrance reveal; doorbell and small wiring box at basement; replacement one-over-one, double-hung sashes with panning at all floors; some applied detail and dentils missing from cornice; rooftop antenna. Site Features: Deep front areaway with sloped planting bed; concrete terrace below stoop, extending across width of façade; metal hatch; concrete stairs with concrete retaining walls and non-historic metal railings connecting terrace and sidewalk; historic iron areaway fence on bluestone curb; historic iron areaway gate with cast-iron posts with replacement finials; metal picket fence on concrete curb along east property line.

578 Bergen Street Similar to No. 574; original cast-iron stoop balustrade with large newel posts with anthemion finials. Alterations: Metal kick plates on main-entrance doors; doorbell on main-entrance reveal; doorbell and light fixture with conduit at basement, adjacent to understoop opening; replacement one-over-one, double-hung sashes with panning at all floors; some dentils missing from cornice; rooftop antenna. Site Features: Deep front areaway with sloped planting bed; concrete terrace below stoop, extending across width of façade; enlarged basement entrance with metal railings and gate, within terrace in front of west basement window opening; resurfaced stone stairs connecting terrace and sidewalk; historic iron areaway fence on non-historic masonry curb; historic iron gate posts with pineapple finials; non-historic areaway gate; metal picket fence along east property line.

580 Bergen Street Similar to No. 574; pair of full-height wood-and-glass main entrance doors with quarter-round transom panes. Alterations: Façade resurfaced and/or painted; stoop newel posts removed; replacement metal stoop railings; doorbell on main-entrance reveal; replacement one-over-one, double-hung sashes with panning at all floors; rooftop antenna and satellite dish. Site Features: Deep, thickly planted front areaway with sloped planting bed; bluestone terrace below stoop, extending across width of façade; bluestone stairs with bluestone sidewalls connecting terrace and sidewalk; historic iron areaway fence on bluestone curb; historic iron areaway gate with cast-iron posts with pineapple finials.

Significant References

New York City Division of Taxation photographs, c.1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) file.

582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604 Bergen Street

Borough of Brooklyn Tax Map Block/Lots: 1144/19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30

Date: c.1886

Architect: William H. Wirth

Original Owner and Builder: Thomas Butler

Type: Row houses

Style/Ornament: Queen Anne

Materials: Brock facades with brownstone trim; wood cornices

Stories: Two plus basement

History

Designed by William H. Wirth and constructed c.1886 by Thomas Butler, these twelve houses of two types are constructed in a configuration (from left to right) of A-B-A-A-B-A-A-B-A-A-B-A. The row remains largely intact, with only one of its houses—No. 602, which has a large, stucco-coated rooftop addition—having experienced a major alteration. Although these houses feature many different types of doors, many of them appear historic, dating from before 1939; the ornate double doors at Nos. 584 and 596, which seem particularly well-suited to these Queen Anne-style buildings, may be original. The houses at Nos. 584 and 594 retain what appear to be their original iron areaway fences and gates. All of these houses were constructed at a time when improvements in the area's transportation system hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area; completed in the then-fashionable Queen Anne style, they retain nearly all of their historic features, including rough-faced stone basements, stone trim, dogtoothed brickwork, and wood cornices decorated with pendants. They also feature terra-cotta ornament, which, like the Queen Anne style itself, is rare in this district.

Description

582 Bergen Street Two bays; rough-faced brownstone basement; running-bond face brick at first and second floors with brownstone and terra-cotta trim; rough-faced brownstone stoop with cast-iron newel posts; understoop opening; pair of paneled wood-and-glass main-entrance doors, molded wood transom bar, and wood-framed transom; paneled wood main-entrance reveal; brownstone door sill; brownstone door hood, consisting of fluted brackets supporting slightly projecting lintel with decorative molding carved into its bottom edge; rough-cut stone splayed lintel over basement opening; basement window grille; basement crowned by projecting smooth brownstone course; smooth brownstone sillcourses, projecting below first- and second-floor openings; continuous courses of dogtoothed soldier-course brick at first- and second-floor window heads; recessed rectangular panel below first-floor window opening; brownstone lintel wrapping first-floor window head; carved ribbon-like motif within bottom edge of first-floor lintel; two square, foliate terra-cotta tiles above first-floor window; carved egg-and-dart motifs within bottom edges of brownstone second-floor lintels; foliate terra-cotta tiles flanking second-floor window heads; paneled wood cornice with carved pendant motif and molded crown. Alterations: Basement painted; replacement metal stoop railings; metal kick plates on main-entrance doors; double-pane main-entrance transom replaced with single-pane sash; replacement metal understoop gate; mailbox on west face of stoop; light fixture with electrical conduit, doorbell button, small wiring box, spigots, and dryer vent at basement; tripartite first-floor

window replaced with one-over-one, double-hung window with transom containing stained-glass Egyptian figure; first-floor window grille; replacement one-over-one, double-hung sashes at basement and second floors; two rooftop satellite dishes. Site Features: Bluestone areaway; raised metal hatch on concrete base; planting bed with Belgian block edging; replacement areaway fence on bluestone curb; historic iron areaway gate.

584 Bergen Street Two bays; rough-faced brownstone basement; running-bond face brick at first and second floors with brownstone and terra-cotta trim; rough-faced brownstone stoop with cast-iron railings and newel posts; understoop opening; pair of paneled wood-and-glass main-entrance doors with denticulation and pendant motif; molded wood transom bar and two-pane transom sash with central vertical muntin; paneled wood main-entrance reveal; brownstone door sill; brownstone door hood, consisting of fluted brackets supporting slightly projecting lintel with decorative molding carved into its bottom edge; wood basement window brickmold; rough-cut splayed stone lintel over basement opening; basement window grille; basement crowned by projecting smooth brownstone course; smooth brownstone sillcourses, projecting below first- and second-floor openings; single courses of foliate terra-cotta tiles framed by projecting brick courses, at the levels of the first- and second-floor window heads; single first-floor window opening crowned by a basket-handle arch composed of four header-brick courses, including a projecting outer course; pair of recessed rectangular panels below first-floor window opening; pair of foliate terra-cotta tiles above first-floor window arch; splayed gauged-brick lintels, and foliate terra-cotta tiles flanking second-floor window heads; paneled wood cornice with carved pendant motif and molded crown. Alterations: Some brownstone trim resurfaced and/or painted; replacement metal understoop gate; light fixture at main-entrance soffit; light fixture and small electrical box at basement, adjacent to understoop opening; first-floor window grille; replacement one-over-one, double-hung sashes, with panning at first and second floors; replacement single-pane transom within first-floor window; two rooftop exhaust vents. Site Features: Concrete areaway; planting bed; filler pipe at western end of areaway; historic iron areaway fence and gate on stone curb; metal fence along eastern property line.

586 Bergen Street Similar to No. 582; cast-iron stoop railings and newel posts; one-over-one, double-hung wood basement window; wood first-floor window, including possibly historic stained-glass transom; wood second-floor brickmolds. Alterations: Stoop resurfaced; replacement understoop gate; main entrance boxed out; non-historic paneled door with fanlight within large frame; first-floor window grille; replacement one-over-one, double-hung sashes at second floor; brownstone basement, sillcourses, sills, lintels, door hood, and terra-cotta ornament painted. Site Features: Concrete areaway; large planting bed; iron areaway fence and gate, replacements installed prior to 1939, on bluestone curb; historic iron fence along eastern property line.

588 Bergen Street Similar to No. 582; cast-iron stoop railing and newel posts; wood basement window brickmold; historic tripartite window configuration at first floor, including wood frame with flat, wide mullions and three-pane wood side sashes with round-headed top panes and textured stained glass, possibly replacement, but installed prior to 1939. Alterations: Stoop and basement resurfaced and/or painted; basement brownstone, sillcourses, sills, lintels, and door hood resurfaced and/or painted; replacement pair of wood-and-glass main entrance doors and transom; small electrical box adjacent to basement window; replacement sashes at basement, within central portion of first-floor window, and at second floor; missing pendant from cornice;; rooftop satellite dish. Site Features: Concrete areaway; metal hatch; large planting bed with brick edging; non-historic metal areaway fence and gate on bluestone curb; historic iron fence along eastern property line.

590 Bergen Street Similar to No. 584; pair of wood-and-glass main-entrance doors and single-pane wood transom; diamond-pane first-floor window transom with stained-glass quarrels. Alterations: Stoop and basement painted; portions of second-floor sillcourse resurfaced; stoop repointed with light-colored mortar; replacement understoop gate; light fixture mount at basement adjacent to understoop opening; doorbell on frame of understoop opening; first-floor window

grille; replacement one-over-one, double-hung sashes with panning at all floors; missing pendants from cornice. Site Features: Concrete areaway; metal hatch; large planting bed; historic iron areaway gate; historic iron areaway fence on bluestone curb east of gate; replacement metal areaway fence on bluestone curb west of gate; historic iron fence along eastern property line.

592 Bergen Street Similar to No. 582; cast-iron stoop railings and newel posts; pair of wood-and-glass main-entrance doors, molded wood transom bar, and single-pane wood transom; wood basement and first-floor brickmolds; stained-glass wood window transom at first floor. Alterations: Stoop and façade painted; replacement metal gate within understoop opening; doorbell at understoop gate frame; spalling of main-entrance lintel; first-floor window grille with attached flagpole mount; small light fixture at first-floor window transom; replacement one-over-one, double hung sashes at all floors, with panning at second floor. Site Features: Concrete areaway; large planting bed with Belgian block edging; raised metal hatch; replacement metal areaway fence, installed prior to 1939, on concrete curb; historic iron areaway gate over bluestone curb; historic iron fence along eastern property line.

594 Bergen Street Similar to No. 582; cast-iron stoop railings and newel posts; pair of wood-and-glass main entrance doors and single-pane wood transom; molded transom bar; iron gate within understoop opening; one-over-one, double-hung wood basement window; basement window grille installed prior to 1939; tripartite first-floor wood window with flat, wide mullions and one-over-one, double-hung central sash flanked by six-pane side sashes; wood brickmolds at all floors. Alterations: Stoop and basement painted; spalling of lintel over east second-floor window; replacement two-over-two, double-hung wood windows at second floor; missing pendants and dentils from cornice. Site Features: Concrete areaway; large planting bed with stone edging; metal hatch; historic iron areaway fence and gate on bluestone and concrete curb; historic iron fence along eastern property line.

596 Bergen Street Similar to No. 584; full-height, double-leaf wood-and-glass main-entrance doors with transom panes; first-floor wood window frame with large, flat central mullion and transom bar; diamond-pane first-floor window transom with stained-glass quarrels. Alterations: Replacement understoop gate; doorbell and light fixture on main-entrance reveal; basement and first-floor window grilles; wood window box at first-floor sill; replacement one-over-one, double-hung sashes at all floors, and with panning at basement and second floor; sills and main-entrance door hood painted. Site Features: Bluestone areaway; planting bed; raised metal hatch on concrete base; historic iron areaway fence on bluestone curb; non-historic iron areaway gate; historic iron fence along eastern property line.

598 Bergen Street Similar to No. 582; cast-iron stoop railings and newel posts; historic tripartite window configuration at first floor, including wood frame with flat, wide mullions and three-pane wood side sashes with round-headed top panes and textured stained glass, possibly replacement, but installed prior to 1939; basement wood window brickmolds; one-over-one, double-hung wood windows at second floor. Alterations: Stoop, basement, sills, lintels, and door hood painted; door within understoop opening; pair of replacement wood-and-glass main-entrance doors and transom; flagpole mount on first-floor window frame; partial spalling of west second-floor lintel; replacement one-over-one, double-hung sashes at basement and central portion of first-floor window; storm sashes at all floors; panels and some pendants missing from cornice. Site Features: Concrete areaway; large planting bed; historic iron areaway fence on non-historic concrete curb; historic iron areaway gate with some missing grillework; historic iron fence on raised concrete curb along eastern property line.

600 Bergen Street Similar to No. 582; cast-iron stoop railings with west newel post; basement window grille possibly installed prior to 1939. Alterations: Stoop, basement, sills, lintels, and door hood painted; east stoop newel post missing; replacement metal understoop gate; doorbell on understoop gate frame; metal main-entrance door gate with transom grille; metal mailbox, small wiring box, and light fixture with conduit at basement; first-floor window grille; replacement one-over-one, double-hung sashes with panning at all floors; replacement wire-glass

first-floor window transom. Site Features: Concrete areaway; planting beds; metal hatch; historic iron areaway fence and gate on bluestone and concrete curb; historic iron fence along eastern property line.

602 Bergen Street Similar to No. 584; full-height, double-leaf paneled wood-and-glass main-entrance doors; metal understoop gate; wood basement and first-floor brickmolds; diamond-pane first-floor window transom with stained-glass quarrels. Alterations: Stoop, basement, sills, and door hood painted; stoop newel posts removed; replacement metal stoop railings; two metal mailboxes on west stoop face; grilles on inside of main-entrance door glass; light fixture adjacent to main entrance; light fixture and small electrical box at basement adjacent to understoop opening; first-floor window grille; alarm box between second-floor windows; replacement one-over-one, double-hung sashes within all window openings, and with second-floor panning; rooftop addition. Rooftop Addition: Two stories; stucco-covered, with first story set back from façade and second story set back from first story; metal flashing; glass doors and single-pane windows with metal framing; metal downspouts at both floors; metal exhaust vent and air-conditioning equipment on first-story roof; large electrical box at second floor. Site Features: Concrete and grass areaway; metal hatch; gooseneck vent; non-historic iron areaway gate and fence on stone curb; historic iron fence along eastern property line.

604 Bergen Street Similar to No. 582. Alterations: Stoop and façade painted; stoop newel posts removed; metal stoop railings; replacement metal understoop gate; replacement main-entrance door; light fixture at soffit of main-entrance recess; main-entrance door gate with transom grille; basement and first-floor window grilles; light fixture with conduit at basement adjacent to understoop opening; storm sashes at all floors; some pendants and dentils missing from cornice; rooftop television antenna and satellite dish. East Façade: Brick, laid in common bond; no openings. Site Features: Concrete areaway; small circular planting bed; metal hatch; non-historic iron areaway fence and gate; iron fence along eastern property line.

Significant References

New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (September 18, 1886), 1116.

606-612 Bergen Street

Borough of Brooklyn Tax Map Block/Lot: 1144/31

Date: Probably 1920

Architect: Probably Thomas Bennett

Original Owner and Builder: Not determined

Type: Industrial

Style/Ornament: None

Materials: Running-bond brick veneer; stone or cast-stone coping

Stories: One

History

This one-story industrial building was probably constructed in 1920 or shortly thereafter; drawings of that year filed by architect Thomas Bennett show a building proposed for this site of similar form, height, and plan. Other than these same general characteristics, however, the current building bears little resemblance to the original, with changes to its openings—including the removal of three window openings on the setback, western portion of the main façade—the alteration of its parapet, and the covering of the entire main façade in brick veneer.

Description

Four door and garage-door openings on eastern portion of façade; setback western portion of façade with no door openings; roll-down metal garage doors; metal gate boxes over door openings; modern light fixtures. Site Features: Concrete parking pad in front of setback, western portion of façade; guard rail attached to west façade and anchored into ground at parking pad.

Significant References

New York City Division of Taxation photographs, c.1939; New York City Department of Buildings, Borough of Brooklyn, building file.

614 Bergen Street

Borough of Brooklyn Tax Map Block/Lot: 1144/36

Date: c.1911, with later additions

Architect: Not determined

Owner: Not determined

Type: Industrial

Style/Ornament: None

Materials: Brick

Stories: One

History

The eastern portion of this building appears to have been constructed c.1911, when it adjoined a three-story brick flats building. It had two extensions, projecting rearward in an L-shaped configuration. In the late 1930s, the c.1911 building housed a used-car dealership and the flats building was vacant. The flats building appears to have been demolished and replaced with the western portion of the present building by 1951.

Description

Brick veneer in running bond; two door openings and window opening with metal gate boxes; three-pane sliding sash within window opening; pair of utilitarian metal doors and louver within east door opening; metal sign ("MAYFLOWER") over east door opening; modern light fixtures; downspout at eastern end of façade.

Significant References

New York City Division of Taxation photographs, c.1939; E.B. Hyde & Company, *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1911-12); *Insurance Maps of Brooklyn, New York* (New York: Sanborn Map Company, 1926); *Insurance Maps of Brooklyn, New York* (New York: Sanborn Map Company, 1951).

618, 618A, 620, 622, 624, 626, 626A, 628 Bergen Street

Borough of Brooklyn Tax Map Block/Lots: 1144/38, 39, 40, 41, 42, 43, 44, 45

Date: c.1889

Original Owner, Architect, and Builder: Christopher P. Skelton

Type: Flats

Style/Ornament: Italianate

Materials: Brick; wood cornices

Stories: Three

History

Designed and constructed by Christopher P. Skelton, these eight three-story flats buildings were built at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. This row of largely intact buildings is modestly ornamented, with low brownstone stoops, iron stoop railings and newel posts, plain brownstone sills and lintels, Philadelphia face brick laid in running bond, and austere Italianate-style cornices. Perhaps the most intact of the row, No. 624 retains its historic paneled wood main-entrance reveal, molded wood transom bar, and historic single-leaf wood main-entrance door with large glass pane, molded sill, and apron. All of these buildings originally had two-over-two, double-hung windows at their first through third floors.

Description

618 Bergen Street Three bays; brownstone basement; running-bond face brick at first through third floors; low brownstone stoop with iron railings and newel posts; wood single-pane main-entrance transom; plain stone door lintel; two basement openings; projecting brownstone sills and flush brownstone lintels; paneled and bracketed wood cornice. Alterations: Stoop, basement, sills, and lintels resurfaced; likely replacement wood main-entrance door frame with intercom panel, doorbells, postal release box, and metal numerals; replacement paneled main-entrance door; light fixture and camera at soffit of main-entrance recess; metal awning over main entrance; small wiring box at basement; basement and first-floor window grilles; light fixture and conduit west of westernmost first-floor window; non-historic basement sliding sashes; replacement one-over-one, double-hung sashes at first through third floors. West Façade: Brick; two brick chimneys. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; large plastic trash enclosure; historic iron areaway fence; non-historic iron gate; angled basement access hatch abutting stoop.

618A Bergen Street Similar to No. 618; metal fire escape installed prior to 1939. Alterations: Stoop and basement resurfaced; brown-stucco neo-Grec-style door surround with incised quatrefoils, fluted pilasters and brackets, and projecting, molded door hood; replacement main-entrance door within wood frame; light fixture and camera at soffit of main-entrance recess; intercom panel and postal release box on main-entrance frame; brown-stucco molded windowsills with brackets, and molded projecting lintels at first through third floors; basement and first-floor window grilles; replacement sliding sashes at basement; replacement one-over-one, double-hung sashes with panning at first, second, and third floors; camera and conduit at westernmost end of first floor; some detail missing from cornice brackets; access to basement likely altered with removal of angled access hatch and installation of stairs and full-height basement door under main entrance. Site Features: Concrete areaway; non-historic areaway gate; historic iron areaway fence west of gate; non-historic areaway gate and fence between gate and stoop; non-historic masonry fence curb.

620 Bergen Street Similar to No. 618; metal fire escape installed prior to 1939. Alterations: Stoop and basement resurfaced; sills and lintels painted; replacement main-entrance door, reveal, and transom; light fixture at soffit of main-entrance frame; basement openings reduced to slits; two filler pipes protruding through basement façade; replacement one-over-one, double-hung sashes at first, second, and third floors; main-entrance frame, door, transom, and lintel, and windowsills and lintels, painted; access to basement likely altered with removal of angled access hatch and installation of stairs and full-height basement door under main entrance. Site Features: Concrete areaway; historic iron areaway fence on stone curb; non-historic areaway gate.

622 Bergen Street Similar to No. 618; wood main-entrance door with large pane, bracketed, denticulated still, and molded panels; paneled wood main-entrance reveal; molded wood transom bar; multipane wood sashes at basement; metal fire escape installed prior to 1939. Alterations: Stoop, basement, sills, and lintels resurfaced; kick plate on main-entrance door; intercom panel on main-entrance reveal; address sign on main-entrance transom bar; light fixture above main

entrance; metal mesh covering basement windows; replacement one-over-one, double-hung sashes with panning at first through third floors; some detail missing from cornice brackets. Site Features: Painted concrete areaway; angled basement access hatch abutting stoop; metal filler pipe; non-historic iron areaway fence and gate.

624 Bergen Street Similar to No. 618; wood main-entrance door with large pane and projecting sill; paneled wood main-entrance reveal; molded wood transom bar; wood main-entrance transom; metal fire escape installed prior to 1939. Alterations: Stoop, basement, sills, and lintels resurfaced; some efflorescence on façade; intercom panels, postal release boxes, and doorbells on main-entrance reveal; light fixture at top rail of main-entrance door frame; storm sashes and metal mesh at basement; replacement one-over-one, double-hung sashes with panning at first, second, and third floors; some detail missing from cornice brackets. Site Features: Bluestone areaway; angled basement access hatch abutting stoop; non-historic iron areaway fence and gate.

626 Bergen Street Similar to No. 618. Alterations: Stoop, basement, sills, and lintels resurfaced; replacement paneled wood-and-glass main-entrance door, wood frame, and wood transom; intercom panel on main-entrance reveal; light fixture on main-entrance lintel; glass block within basement openings; basement window grilles; replacement six-over-six, double-hung sashes at first through third floors. Site Features: Bluestone areaway; angled basement access hatch abutting stoop; non-historic iron areaway fence and gate.

626A Bergen Street Similar to No. 618. Alterations: Basement, sills, and lintels painted; replacement paneled main-entrance door with semicircular light, within replacement frame; intercom panel and postal release box on main-entrance reveal; light fixtures on main-entrance frame; transom bar widened and ornamented with diamond; numeral decals on transom pane; translucent panels and metal mesh at basement openings; first-floor window grilles; replacement one-over-one, double-hung sashes with panning at first through third floors; some detail missing from cornice brackets. Site Features: Concrete areaway, angled basement access hatch abutting stoop; historic iron areaway fence with non-historic gate.

628 Bergen Street Similar to No. 618. Alterations: Stoop, basement, sills, and lintels painted; replacement paneled main-entrance door with half-round light; replacement or altered wood transom bar; doorbell panel and postal release box on main-entrance reveal; light fixture at soffit of main-entrance reveal; filler pipe at basement; translucent panels and metal mesh at basement openings; replacement one-over-one, double-hung sashes with panning at first through third floors; first-floor security grilles; chains to secure garbage bins attached to west first-floor window grille; some details missing from cornice brackets. Site Feature: Concrete areaway; angled basement access hatch abutting stoop; non-historic areaway fence and gate.

Significant References

New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (October 5, 1889), 1,354.

630, 632 Bergen Street

Borough of Brooklyn Tax Map Block/Lot: 1144/47, 48

Date: c.1894

Original Owner: Daniel O'Connell

Architect: Timothy A. Remsen

Type: Flats

Style/Ornament: Romanesque Revival

Materials: Brick and brownstone; iron cornices

Stories: Four

History

Designed by Timothy A. Remsen and completed c.1894, these two, four-story flats buildings were built at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Featuring full-height projecting bays, possibly of galvanized iron, their curved-brick main-entrance pilasters and window surrounds and rough-faced brownstone features, as well as the round-arch motifs of their impressive, high cornices, are characteristic of the Romanesque Revival style. Rough-faced stone is also simulated on their projecting bays, in the form of textured “lintels” and spandrel panels. Minor changes have been made to both buildings, which have seen the historic curved sashes within the corners of their projecting bays replaced with straight sashes with panning. Despite this, 630 and 632 Bergen Street remain largely intact, with No. 632 retaining its historic pair of full-height paneled wood main-entrance doors with square transom panes.

Description

630 Bergen Street Two bays, including three-window-wide, full-height projecting bay, possibly of galvanized iron, with flat front and rounded corners; running-bond face brick; low brownstone stoop; brick pilasters with rounded edges and rounded brownstone bases flanking main entrance; large brownstone door hood composed of brackets decorated with foliate ornament, plain entablature, and molded cornice; projecting brick bay-window base with rounded corners at basement; basement window opening; continuous basement brownstone course; molded first-floor windowsill; pilastered mullions with Doric capitals and textured “lintel” simulating rough-faced brownstone at first floor of projecting bay; bay projects outward above first floor, above a plain entablature and curved base containing three panels, each with central portion of simulated rough-faced brownstone; identical second, third, and fourth stories of projecting bay with molded, projecting sills, plain mullions, textured “lintels,” and spandrel panels simulating rough-faced brownstone; continuous brownstone sillcourses at second, third, and fourth floors; recessed brick spandrel panels with central portions of rough-faced brownstone at second through fourth floors of east bay; east-bay windows framed by projecting brick pilasters with rounded inner corners, and with projecting brownstone sills and rough-faced brownstone lintels; tall bracketed iron cornice with round-arch motif, foliate ornament, and rope molding. Alterations: Stoop resurfaced; brownstone portions of façade, including door hood, sillcourses, rough-faced portions of spandrel panels, and lintels, painted; stoop newel posts removed; replacement metal stoop railings; replacement wood-and-glass main-entrance door within wide frame; metal door gate; doorbells on brick portion of main-entrance reveal; light fixture with conduit at soffit of main-entrance door hood; basement window grille; wood panel within basement opening; first-floor window grilles; replacement one-over-one, double-hung sashes with panning at first through fourth floors. Rear Façade: Three bays; plain stone lintels; metal fire escape; three brick corbel courses below gutter. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; historic iron areaway fence on stone curb; replacement metal areaway gate; historic iron fence posts with pineapple finials; angled basement access hatch abutting stoop.

632 Bergen Street Similar to No. 630; pair of paneled, full-height wood-and-glass main-entrance doors with square transom panes. Alterations: Stoop and brownstone portions of façade painted; stoop newel posts removed; replacement metal stoop railings; metal stoop gate; light fixture at main-entrance entablature; postal release box and metal numerals on west main-entrance pilaster; intercom panel on main-entrance reveal; basement window grille; replacement sliding sashes at basement; first-floor window grilles; second-floor “lintel” smoothed, and spandrel panels altered between second and third stories on projecting bay; replacement one-over-one, double-hung sashes with panning at the first through fourth floors. East Façade: Common-bond brick, covered with stucco toward its south end; tapered brick chimney at front of façade; straight brick chimney at rear. Rear Façade: Similar to No. 630. Alterations: Façade coated with stucco and/or painted.

Site Features: Concrete and bluestone areaway; replacement iron areaway fence and gate; angled basement access hatch abutting stoop.

Significant References

New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (February 3, 1894), 204.

634, 636 Bergen Street

Borough of Brooklyn Tax Map Block/Lots: 1144/49, 50

Date: 1891

Original Owner: Daniel O'Connell

Architect and Builder: Timothy Remsen

Type: Flats

Style/Ornament: Neo-Grec with Romanesque Revival-style elements (No. 634); neo-Grec with Romanesque Revival-style elements and alterations (No. 636)

Materials: Brick with brownstone trim; wood cornices

Stories: Three

History

Designed by Timothy Remsen, whose work is seen throughout Prospect Heights, these two, three-story flats buildings were completed c.1891, at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Drawing upon both the neo-Grec and Romanesque Revival styles, both buildings retain their original cornices with bead-and-reel moldings, and their rough-faced stone lintels; No. 634, the more intact of the two, has also kept its historic curved-brick main entrance, paneled wood reveal, and brownstone door lintel. Although No. 636 remains relatively intact at its second floor and above, its ground floor was drastically altered between the late 1930s and late 1980s: during that period, a former ground-floor storefront, likely not original to the building, was replaced with a large window and covered with artificial stone veneer. Basement access differs at each building, and it is unclear whether the understoop opening of No. 634, or the angled metal hatch of No. 636—similar to the hatches of the row at 618 to 628 Bergen Street—is historic.

Description

634 Bergen Street Three bays; running-bond face brick; low brownstone stoop with rough-faced sides; curved brick flanking main-entrance opening; paneled wood main-entrance reveal; rough-faced brownstone door lintel crowned by molded cornice; two basement openings; wide, smooth brownstone lintelcourse at basement; smooth brownstone sillcourses at first, second, and third floors; continuous brick header course below second-floor sillcourse; two courses of corbelled brick below third-floor sillcourse; rough-faced brownstone lintels at first, second, and third floors; wood cornice with scrolled brackets, dentils, bead-and-reel molding, applied panels with cutouts, and modillions. Alterations: Stoop newel posts removed; replacement metal stoop railings; metal stoop gate; basement access possibly altered from hatch to understoop opening; non-historic metal understoop gate; replacement main-entrance door with fanlight flanked by side panels, and crowned by single-pane transom; intercom box on brick portion of main-entrance reveal; postal release box adjacent to main entrance; pair of light fixtures flanking main-entrance opening; basement and first-floor window grilles; dryer vent and round metal grille at basement; replacement sliding sashes at basement; replacement one-over-one, double-hung sashes with panning at first, second, and third floors; portion of façade below basement openings coated with stucco; brownstone portions of façade, including basement lintelcourse, sillcourses, and door and window lintels painted; some dentils and portions of brackets missing from cornice. Rear Façade:

Three bays; brick; metal fire escape; dogtoothed brick course below gutter. Alterations: façade coated with stucco and/or painted. Site Features: Concrete areaway; replacement areaway fence and gate; concrete steps to understoop opening.

636 Bergen Street Similar to No. 634; possibly historic angled basement access hatch abutting stoop; single-pane wood basement windows. Alterations: Stoop resurfaced and/or painted; replacement metal stoop railings; metal stoop gate; replacement paneled main-entrance door with a side panel containing intercom and postal release box; non-historic main-entrance transom; metal conduit projecting through frame above main-entrance transom; light fixtures on main-entrance reveal; former first-floor storefront opening altered to large, square window opening with artificial stone sill, containing metal multi-pane and fixed sashes; panel containing round vent hole within first-floor window; artificial stone veneer at first floor; replacement one-over-one, double-hung sashes with panning at second and third floors; door lintel and second- and third-floor windowsills and lintels painted; lintelcourse between first-floor windowsills resurfaced. Rear Façade: Similar to No. 634. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; replacement metal areaway fence and gate.

Significant References

New York City Division of Taxation photographs, c.1939; New York City Division of Taxation photographs, c.1988; *Real Estate Record & Builders Guide* (June 6, 1891), 930.

638 Bergen Street (aka 574-76 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1144/51

Date: c.1891

Original Owner: Daniel O'Connell

Architect and Carpenter: Timothy Remsen

Type: Store and flats

Style/Ornament: Romanesque Revival/Renaissance Revival

Materials: Brick and brownstone facades; iron cornices

Stories: Four

History

Designed by Daniel O'Connell and constructed c. 1891, this four-story, store-and-flats building fronting on Bergen Street and Vanderbilt Avenue was completed during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' major commercial thoroughfares, and when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Largely intact, the building combines elements of the Renaissance and Romanesque Revival styles: while its festoon ornament, high bracketed cornice, and pilastered window enframements are characteristic of the former, its brick facades, rough-faced stone first floor and trim, and foliate carvings are more typical of the Romanesque. Some influence from the Queen Anne style is seen in the sunburst panels over its third-floor windows, and in its patterned brickwork. The building's single-story south addition appears to have been constructed in 1895.

Description

General: Bergen Street and Vanderbilt Avenue primary facades, with chamfered corner containing main entrance; rough-faced brownstone first floors with tooled stone trim; upper facades of running-bond brick with smooth and rough-faced stone trim; high projecting bracketed cornice decorated with festoons extending across Bergen Street and Vanderbilt Avenue facades. Corner: Wood main-entrance vestibule with dome and pair of wood-and-glass doors possibly installed prior to 1939; main-entrance surround composed of tooled stone pilasters and engaged

granite columns with Romanesque-style foliate capitals, supporting tooled stone basket-handle arch with foliate keystone; projecting four-window-wide, three-story turret with ribbed underside extending from second through fourth floors; turret spandrel bands framed by projecting moldings, with festoons at second and third floors; projecting molding above fourth-floor windows. Alterations: First floor painted; main-entrance steps possibly replaced, or resurfaced and painted; ornament within turret fourth-floor spandrel band missing; curved turret sashes replaced with one-over-one, double-hung straight sashes with panning. Bergen Street Façade: Two bays; first-floor window opening headed by tooled stone elliptical archivolt; first-floor door opening headed by tooled stone round archivolt; rough-faced quoined window surrounds crowned by rough-faced, narrow moldings at second floor; projecting, smooth stone sillcourses at upper stories, supported by two courses of corbelled brick at third and fourth floors; two third-floor window openings flanking blind opening filled with patterned brickwork; sunburst panels over third-floor openings, crowned by continuous round archivolts supported by brick corbels; smooth fourth-floor stone window-head course and plain stone lintels; metal fire escape installed prior to 1939. Alterations: First floor and second-through-fourth-floor stone trim painted; mailbox adjacent to main entrance; grille-covered window with wide frame within first-floor window opening; painted panel within first-floor door opening; fourth-floor lintels possibly shaved; replacement one-over-one, double-hung sashes with panning at second through fourth floors; rooftop satellite dish. Vanderbilt Avenue Façade: Five irregular bays at first floor, including window opening headed by tooled stone elliptical archivolt in northernmost bay, door opening in second-northernmost bay, paired round-headed windows in third- and fourth-northernmost bays, and round-headed door opening with paneled and molded wood reveal in southernmost bay; rough-faced first-floor stone windowsills; continuous stone molding at the first floor joining tooled stone round archivolts over the four southernmost bays with arch over northernmost opening; six bays at the second through fourth floors, including projecting northernmost, third-northernmost, and second-southernmost bays supported by stone corbels decorated with Romanesque-style carving; continuous stone sills at second through fourth floors, rough-faced at fourth floor; northernmost and second-southernmost bays decorated with vertical channeling; blind window openings filled with decorative brickwork in third-southernmost bay; rough-faced quoined stone surrounds, each crowned by rough-faced, narrow molding, at second-floor windows, except at the paired windows in the third-northernmost bay, set within enframingent composed of paneled pilasters crowned by smooth lintel and rough-faced, narrow molding; patterned brick spandrels between the second- and third-floor windows in third-northernmost bay; sunburst panels over third-floor openings, crowned by smooth, stone round archivolts supported by brick corbels; paired third-floor windows within third-northernmost bay set within pilastered enframingent; continuous fourth-floor stone header course, rough-faced except over paired windows in third-northernmost bay; brick chimney. Alterations: First floor and second-through-fourth floor stone trim painted; grille-covered window with wide frame and light fixture within northernmost first-floor opening; light fixture with conduit adjacent to northernmost first-floor door opening; roll-down security gate with tracks and gate box at northernmost door opening; painted panels within paired first-floor window openings; non-historic transom panel and metal door gate at southernmost first-floor opening; replacement one-over-one, double-hung sashes at second through fourth floors; chimney coated with stucco and/or painted. South Façade: Three bays; smooth projecting stone sills and flush lintels; decorative brick sillcourses and header courses; possibly historic metal leader head attached to cornice; cornice same as that of Bergen and Vanderbilt facades, but without festoons. Alterations: Downspout likely non-original; some segments of lower molding missing from cornice; replacement one-over-one, double-hung sashes with panning. South Addition: Three bays; running-bond face brick; brick round arch over northernmost opening; continuous decorative brick course just below cornice; wide, plain cornice crowned by wood molding. Alterations: Roll-down security gates with tracks and boxes over all three openings; paired light fixtures on cornice; conduit at south end of façade; rooftop HVAC

equipment and exhaust fan. Site Features: Non-historic lamp posts flanking main entrance; raised wood-plank walkway in Bergen Street areaway; concrete Vanderbilt Avenue areaway with metal hatch; non-historic metal fence and gates.

Significant References

New York City Division of Taxation photographs, c.1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) file.

565 TO 635 BERGEN STREET (NORTH SIDE) Between Carlton Avenue and Vanderbilt Avenue

565 Bergen Street, aka 575 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1137/1

See: 575 Carlton Avenue

573, 575, 577, 579, 581, 583 Bergen Street

Borough of Brooklyn Tax Map Block/Lots: 1137/89, 88, 87, 86, 85, 84

Date: c.1889

Architect: Walter M. Coots

Original Owner and Builder: C.B. Sheldon

Type: Flats

Style/Ornament: Queen Anne

Materials: Brick and brownstone facades

Stories: Three

History

Designed by Walter M. Coots for C.B. Sheldon, this group of six flats houses was constructed c.1889, at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Rare examples, in Prospect Heights, of flats buildings constructed in the Queen Anne style, they feature Philadelphia brick facades with smooth and rough-faced brownstone trim and patterned-brick spandrel panels. No. 581 retains its historic full-height double-leaf wood doors with small panels. The row remains well-preserved, with only one of the houses—No. 579—having been painted, and all of the buildings, except for No. 583, retaining their historic stoop balustrades. Records from the time of their construction describe their cornices as being of iron, but they appear to be wood. Although these buildings are nearly identical to the adjacent flats house at 585 Bergen, No. 585, which differs primarily in having an iron-spot, rather than brick façade, was not constructed for another fifteen years.

Description

573 Bergen Street Three bays, including a full-height, two-window-wide, angled projecting bay; running-bond brick façade; low brownstone stoop with rough-faced sides and understoop opening; iron stoop balustrades and newel posts; square-headed main-entrance opening; projecting main-entrance surround featuring plain brick pilasters with brownstone bases, brick corbels implying door-hood brackets, and a flat-arch lintel below a projecting, molded stone cornice; simple, rectangular brick overdoor between the main entrance and second-floor window, containing five recessed panels and crowned by the brownstone second-floor sill, which extends to the edges of the overdoor; two rectangular basement openings with projecting brownstone sills; broad brownstone basement lintelcourse; projecting brownstone windowsills at the first through third floors; brick flat-arch lintels over the first-floor windows; rough-faced splayed brownstone

lintels at the second and third floors, crowned by a projecting molding with scrolled ends; dogtoothed brick panels below the westernmost two second-floor windows and all of the third-floor windows; bracketed cornice with panels, modillions, and molded crown. Alterations: Brownstone portions of façade resurfaced; main-entrance doors replaced with a single paneled door with fanlight, set within a plain wood frame below a single-pane transom; intercom panel, address numerals (“573”) and two metal mailboxes attached to the main-entrance door frame; continuous basement sill created on western portion of projecting bay; filler pipes at basement; replacement sliding sashes with wood frames within the basement openings; replacement one-over-one, double-hung sashes with panning at the first through third floors; bird spikes installed on the third-floor lintels; rooftop antenna. West Façade: Brick; window opening; brick chimney. Alterations: Efflorescence present; rooftop satellite dish installed. Rear Façade: Brick; three bays; segmental-arch-headed window openings with plain projecting stone windowsills; brick chimney; fire escape shared with No. 575. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; stone basement steps.

575 Bergen Street Similar to No. 573. Alterations: Stoop and portions of basement lintelcourse resurfaced; non-historic metal gate within understoop opening; main-entrance doors replaced with a single door within a large frame, crowned by a single-pane rectangular transom; light fixture attached to flat-arch lintel over main entrance; west basement opening filled with wood panel; metal security grilles over the basement and first-floor window openings; replacement one-over-one, double-hung sashes with panning at first through third floors; rooftop antenna. Rear Façade: Similar to No. 573; fire escape shared with No. 573. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; partially resurfaced stone basement steps; non-historic iron areaway fence and gate.

577 Bergen Street Similar to No. 573; wood window brickmolds at first floor. Alterations: Stoop and basement sills and lintelcourse resurfaced; non-historic metal door within understoop opening; main-entrance doors replaced with a single metal door within a large wood frame, crowned by a single-pane rectangular transom; intercom panel and postal release box attached to main-entrance door frame; light fixture attached to soffit of main-entrance door frame; light fixture, doorbell, and small wiring box attached at basement, adjacent to the understoop opening; metal security grilles over basement and first-floor window openings; replacement one-over-one double-hung sashes, with panning at second and third floors, at first through third floors; cornice replaced; rooftop satellite dish. Rear Façade: Similar to No. 573; metal fire escape. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; resurfaced basement steps; non-historic fence and pipe railing in areaway at basement stairs; historic areaway fence with some replacement balusters and non-historic teeth along top of railing.

579 Bergen Street Similar to No. 573; paneled wood main-entrance reveal; wood window sashes at basement. Alterations: Façade painted; non-historic metal gate within understoop opening; main-entrance doors replaced with a single door set within a plain frame, covered by a metal storm door, and crowned by a molded transom bar and single-pane rectangular transom; doorbell panel on main-entrance door frame; light fixture attached to soffit of main-entrance door frame; small wiring box and filler pipes at basement; metal security grilles, painted white, over basement and first-floor window openings; red-and-white metal awnings over main-entrance and first-floor window openings; replacement one-over-one, double-hung sashes with panning at first through third floors; rooftop television antenna. Rear Façade: Similar to No. 573; double-rowlock header arches over window openings; fire escape shared with No. 581. Alterations: Chimney coated with stucco and/or painted. Site Feature: Painted concrete areaway; historic iron areaway fence.

581 Bergen Street Similar to No. 573; historic pair of paneled full-height wood-and-glass main-entrance doors, wood frame, and paneled reveal; wood window sash within east basement opening. Alterations: Stoop resurfaced; brownstone portions of façade painted; non-historic metal gate within understoop opening; door stop and metal numerals on main-entrance doors; doorbell panel and postal release box attached to main-entrance reveal; light fixture attached to soffit of

main-entrance door frame; panel with vent pipe within west basement opening; metal mesh over basement openings; security grilles over first-floor window openings; metal alarm box or vent between first-floor windows; replacement one-over-one, double-hung sashes with panning at first through third floors; brownstone portions of façade, including main-entrance cornice, windowsills, and lintels, painted; rooftop antenna. Rear Façade: Similar to No. 573; brick chimney; fire escape shared with No. 579. Alterations: Façade and chimney coated with stucco and/or painted. Site Features: Concrete areaway; non-historic areaway fence and gate.

583 Bergen Street Similar to No. 573. Alterations: Stoop and brownstone portions of façade painted; stoop newel posts removed; replacement stoop railings; non-historic metal gate within understoop opening; main-entrance doors replaced with a single door set within a wide frame, crowned by a single-pane rectangular transom; basement window sashes replaced with concrete grilles; oil filler pipe at basement; replacement one-over-one, double-hung window sashes at first through third floors; rooftop antenna. Rear Façade: Similar to No. 573; double-rowlock header arches over window openings; fire escape shared with No. 585. Alterations: Rooftop bulkhead with door. Site Features: Concrete areaway; bluestone basement steps; non-historic areaway fence and gate.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (July 20, 1889), 1,037.

585 Bergen Street

Borough of Brooklyn Tax Map Block/Lot: 1144/83

Date: c.1903-1908

Architect: Not determined

Original Owner: Not determined

Type: Flats

Style/Ornament: Queen Anne

Materials: Brick and brownstone facades

Stories: Three

History

Like the adjacent row at 573-583 Bergen Street, this flats building was constructed at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Although this building strongly resembles its adjacent row with simplified Queen Anne-style details including rough-faced brownstone trim and patterned-brick spandrel panels, its façade is of a contrasting iron-spot brick. It remains well-preserved, retaining its historic façade features along with its stoop newel posts. Its doors historically matched the full-height, paneled wood doors of the adjacent row, which remain in place at No. 581.

Description

Three bays, including a full-height, two-window-wide, angled projecting bay; iron-spot face brick laid in common bond; low brownstone stoop with rough-faced sides and understoop opening; iron stoop newel posts; square-headed main-entrance opening; projecting main-entrance surround featuring plain brick pilasters with brownstone bases, brick corbels implying door-hood brackets, and a flat-arch lintel below a projecting, molded stone cornice; simple, brick rectangular overdoor between the main entrance and second-floor window above, containing five recessed panels and crowned by the brownstone second-floor sill, which extends to the edges of the overdoor; two rectangular basement openings with projecting brownstone sills; broad brownstone basement

lintelcourse; projecting brownstone sills at first through third floors; brick flat-arch lintels over first-floor windows; rough-faced splayed brownstone lintels at second and third floors, each crowned by a projecting molding with scrolled ends; dogtoothed brick panels below easternmost two second-floor windows and all third-floor windows; bracketed cornice with panels, modillions, and molded crown. Alterations: Stoop and brownstone trim painted; replacement metal stoop railings installed; finial missing from west stoop newel; main-entrance doors replaced with a single door with diamond-shaped pane, set within a wide, plain frame and crowned by a single-pane rectangular transom; postal release box, diamond-plate panel, and doorbell panel attached to main-entrance frame; light fixture attached to main-entrance reveal; replacement sliding sashes at basement; metal security grilles over basement and first-floor windows; filler pipe protruding through façade at basement, adjacent to understoop opening; flagpole mount between first-floor windows; replacement sliding sashes within the basement openings; replacement one-over-one, double-hung sashes with panning at first through third floors; rooftop antenna. East Façade: Brick, with setback northern portion; segmental-arch-headed window openings with stone sills. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung window sashes with panning. Site Features: Concrete areaway; historic iron areaway fence east of non-historic areaway gate; non-historic brownstone wall between areaway gate and stoop.

Significant References

New York City Department of Taxes, photographic record c.1939; *Atlas of the Borough of Brooklyn* (Brooklyn: E. Belcher Hyde, 1903); *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G.W. Bromley, 1908).

635 Bergen Street (aka 570 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1137/56
See: 570 Vanderbilt Avenue

640 BERGEN STREET (SOUTH SIDE)

Between Vanderbilt Avenue and Underhill Avenue

640 Bergen Street (aka 603 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1145/13
See: 603 Vanderbilt Avenue

641 TO 651 BERGEN STREET (NORTH SIDE)

Between Vanderbilt Avenue and Underhill Avenue

651 Bergen Street (aka 641-651 Bergen Street, 601 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1138/1
See: 601 Vanderbilt Avenue

27 AND 29 BUTLER PLACE (WEST SIDE)

Between Plaza Street East and Sterling Place

27 and 29 Butler Place (aka 286 and 288 Sterling Place)

Borough of Brooklyn Tax Map Block/Lot: 1170/27 and 28
See: 286 and 288 Sterling Place

**516 TO 536 CARLTON AVENUE (WEST SIDE)
Between Pacific Street and Dean Street**

**516 Carlton Avenue (aka 734-738 Pacific Street), 518, 520, 522, 524, 526, 528, 530, 532, 534
Carlton Avenue**

Borough of Brooklyn Tax Map Block/Lots: 1128/43, 44, 45, 46, 47, 48, 49, 50, 51, 52

Date: c.1869-80 (Nos. 516, 520, 522, 524, 526, 528, 530, 532, 534); 2006-07 (No. 518)

Architect: Not determined, except for No. 518 (Elena Kalman)

Original Owners: Not determined, except for No. 518 (Shaya Boymelgreen)

Type: Row Houses (Nos. 516, 520, 522, 524, 526, 528, 530, 532, 534); two-family house (No. 518)

Style/Ornament: Altered Italianate (Nos. 516, 522); None (No. 518); Italianate (Nos. 520, 524, 526, 528); Italianate with alterations (Nos. 530, 532, 534)

Materials: Brownstone, except for No. 518 (stucco)

Stories: Three plus basement

History

Completed between 1869 and 1880, the eleven residences on the west side of Carlton Avenue between Pacific and Dean streets were likely constructed by a single developer, as they originally shared identical Italianate-style main facades. Today, Nos. 520, 524, 526, and 528 remain closest to their original appearance; Nos. 526 and 528 are especially intact, retaining their original iron stoop balustrades, pedimented door surrounds with large foliate brackets, double-leaf, full-height main-entrance doors, rusticated basements, bracketed sills, and molded lintels. In addition, No. 526 retains its historic cast-iron stoop newel posts and has the best-preserved cornice on the block. Major changes to this row include the replacement of No. 518 with a with a three-story, two-family house with stone-veneer and stucco façade, designed by Elena Kalman; and the removal, at No. 522, of the stoop and cornice, and relocation of the main entrance to the basement. The southernmost building of this row at the corner of Carlton Avenue and Dean Street was originally one story higher than the others, but matched them in detail. It was replaced with a new building in 2005-08, however, and with its main entrance now located on Dean Street, its description has been included with the entries for that street.

Description

516 Carlton Avenue Three bays; brownstone stoop with opening on north face; bracketed cornice with denticulated band and foliate modillions. Alterations: Stoop and facade resurfaced; stoop balustrades and newel posts replaced with masonry walls with iron railings; fronts of stoop walls faced with diamond-plate; replacement metal gate within understoop opening; crack monitors at stoop, basement and first floor; replacement main-entrance door with wire-glass sidelight and transom; detail removed from main-entrance reveal; pilasters smoothed and detail, including brackets and pediment, removed from main-entrance surround; address plate on north pilaster of main-entrance surround; intercom panel, light fixture, and postal release box on main-entrance reveal; loss of basement rustication; basement window openings converted from segmental-arch-headed to square-headed and covered with replacement metal grilles; panels removed from below first-floor window openings; continuous sill below first-floor windows converted to individual windowsills; second- and third-floor sill brackets and lintel hoods removed; replacement one-over-one, double-hung window and glass-block infill within south basement opening; large single-pane window with wood frame within north basement opening; replacement one-over-one, double-hung sashes with panning and single-pane first-floor transoms,

at first through third floors; some cornice brackets and modillions patched with sheet metal. North Façade: Irregular bay arrangement at basement; small basement window opening with projecting stone windowsill; single bay at first floor; three bays at second floor; two bays at third floor; rectangular first-floor oriel with pitched roof supported by three brackets and containing four segmental-arch-headed window openings; plain, projecting stone windowsills at second and third floors; cornice continued from main façade. Alterations: Façade coated with stucco and/or painted; crack monitors and wiring box at basement; two metal security gates with gate boxes at eastern end of façade; apparent reduction, with brick infill, of westernmost opening, which contains small glass-block window with header-brick sill; stucco coating of oriel with resultant loss of detail, including panels below window openings and rope moldings at oriel corners; second- and third-floor lintels shaved; replacement one-over-one, double-hung sashes with panning and single-pane transoms on oriel; replacement one-over-one, double-hung sashes with panning at second and third floors; metal fire escape; some cornice brackets and modillions patched with sheet metal. Rear Façade: Two bays at first floor; three bays at second and third floors; plain, projecting stone windowsills and flush lintels; small denticulated cornice. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning; metal mesh over south first-floor window; satellite dish at northernmost third-floor windowsill; replacement metal downspout; rooftop satellite dish. Rear Addition: One story. Alterations: Façade covered with ribbed metal; metal security gates with gate boxes; two light fixtures; ghosts of letters (“WINNER’S CIRCLE”) at top-center of façade. Site Features: Concrete front areaway with metal hatch and non-historic metal table stand; front and side areaway fence, gate, and curb removed; non-historic plastic pipe railing along perimeter of front areaway; concrete step at eastern end of north façade; metal hatch in north areaway flanked by metal railings.

518 Carlton Avenue Three bays; rough-faced stone veneer basement and first floor; stucco-covered second and third floors; two concrete stoops with metal railings; two main entrances, each with paneled door and single-pane transom; metal mailbox and light fixture at each entrance; pair of glass basement doors; round continuous moldings and sillcourses at second and third floors; square-headed window openings at two outer bays of second floor, and at third floor; segmental-arch-headed window opening at central bay of second floor; paired single-pane casement sashes and single-pane transoms at second and third floors; parapet crowned by segmental pediment surrounded by continuous molding, and containing molded elliptical panel flanked by molded rectangular panels; rooftop air-conditioning equipment. Rear Façade: Stucco-faced; paired, single-pane casement sashes with single-pane transom at second floor; paired, single-pane sashes at third floor; fourth story with single-pane sashes. Site Features: Concrete areaway; metal areaway fence and gate.

520 Carlton Avenue Three bays; brownstone stoop with steps extending beyond stoop edges; portions of iron stoop balustrades with turned balusters; opening on north face of stoop containing iron gate; pair of full-height, paneled wood main-entrance doors with quarter-round transom panes; paneled wood main-entrance reveal with engaged, carved columns and round moldings; main-entrance surround with pilasters and brackets supporting angular pediment with molded cornices; two segmental-arch-headed basement window openings covered by iron grilles; molded continuous first-floor sill, projecting below window openings; bracketed molded sills at second and third floors; molded lintel hoods at first through third floors; wood window brickmolds at second and third floors; bracketed cornice with paneled fascia, denticulated band, and foliate modillions. Alterations: Façade resurfaced and/or painted; portions of iron stoop railings removed; masonry parapets installed at top of stoop; iron newel posts replaced with masonry posts; light fixture on soffit of main-entrance opening; hole with protruding wires at main-entrance reveal and at basement adjacent to understoop opening; main-entrance surround, except for pediment, smoothed; loss of basement rustication and rectangular panels below first-floor windows; first-floor window grilles; replacement one-over-one, double-hung sashes at all floors,

with panning at first floor; cornice brackets patched with sheet metal. Rear Façade: Brick; projecting stone windowsills; flush stone lintels; denticulated cornice; metal fire escape; chimney. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; metal hatch; non-historic areaway wall with metal railing; non-historic areaway gate; bluestone and concrete sidewalk; cast-iron sidewalk cover reading “HEALEY IRON WORKS BROOKLYN E.D.”

522 Carlton Avenue Similar to No. 520; rusticated basement; rectangular panels below first-floor windows. Alterations: Façade resurfaced and/or painted; stoop removed and sunken basement entrance created, containing paneled wood door with nine panes of glass; light fixture, intercom panel, doorbells, and postal release box on entrance reveal; main-entrance surround removed; historic main-entrance opening reduced in size and converted to window opening with rectangular panel and molded lintel hood matching those of historic first-floor window openings; replacement basement window grilles; first-floor window grilles; crack monitor and address plate at basement; cornice removed; parapet ornamented with two panels containing circles; replacement one-over-one double-hung sashes with panning at all floors, and with single-pane transoms at first floor. Rear Façade: Similar to No. 520. Alterations: Façade coated with stucco and/or painted; satellite dish attached to facade. Site Features: Painted concrete areaway and steps; metal hatch; gooseneck pipe and metal drain in front of basement entrance; two filler pipes; non-historic paneled areaway wall with metal railing; non-historic gate.

524 Carlton Avenue Similar to No. 520; largely intact main-entrance surround with paneled pilasters, side consoles, recessed spandrel panels, foliate keystone, and foliate brackets supporting angular pediment with molded cornices; rusticated basement; rectangular panels below first-floor windows. Alterations: Façade and stoop resurfaced and/or painted; replacement metal stoop railings; iron stoop newel posts replaced with masonry posts; metal stoop gate; replacement metal gate within understoop opening; light fixture over understoop opening; replacement main-entrance door within wide wood frame and with storm door; main-entrance transom with triangular-shaped pane; light fixtures and intercom panel on main-entrance reveal; replacement basement window grilles; basement doorbell, adjacent to understoop opening; first-floor window grilles; air-conditioner support racks on northernmost second- and third-floor windowsills; replacement one-over-one, double-hung sashes with panning at all floors; cornice brackets patched with sheet metal. Rear Façade: Similar to No. 520. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; metal hatch; non-historic areaway wall with metal railing; non-historic gate.

526 Carlton Avenue Similar to No. 520; cast-iron stoop balustrades with turned balusters and cast-iron newels; largely intact main-entrance surround with paneled pilasters, side consoles, recessed spandrel panels, foliate keystone, and foliate brackets supporting angular pediment with molded cornices; rusticated basement; rectangular panels below first-floor windows; foliate cornice brackets. Alterations: Façade and stoop painted; finial missing from south stoop newel; possible replacement finial on north stoop newel; light fixture on main-entrance reveal; small wiring boxes at basement, adjacent to north window opening and northern edge of the façade; replacement one-over-one, double-hung sashes with panning at all floors. Rear Façade: Similar to No. 520; no visible fire escape. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; metal hatch; planting beds; gooseneck pipe; non-historic areaway wall with metal railing; non-historic gate.

528 Carlton Avenue Similar to No. 520; cast-iron stoop balustrades with turned balusters and cast-iron newels; largely intact main-entrance surround with paneled pilasters, side consoles, recessed spandrel panels, foliate keystone, and foliate brackets supporting angular pediment with molded cornices; rusticated basement; rectangular panels below first-floor windows; wood window brickmolds at first through third floors. Alterations: Likely replacement stoop newel posts with rosettes and pineapple finials; light fixture on soffit of main-entrance opening; intercom panel, postal release box, and doorbell on main-entrance reveal; north basement window

grille altered to accommodate air conditioner; basement light fixture adjacent to understoop opening; basement window panning; storm sashes at first through third floors; cornice brackets patched with sheet metal. Rear Façade: Similar to No. 520; no visible fire escape. Alterations: Façade and chimney coated with stucco and/or painted; replacement metal downspout. Site Features: Bluestone and concrete areaway; bluestone basement step; metal hatch; historic areaway gate; replacement areaway fence and gate posts on stone curb.

530 Carlton Avenue Similar to No. 520; molded wood main-entrance transom bar and single-pane half-round transom sash; wood basement window brickmolds. Alterations: Façade and stoop resurfaced; replacement metal stoop railings; dryer vent on north stoop face; likely replacement stoop newel posts; replacement paneled wood main-entrance doors below wood infill panel; pilasters smoothed and detail, including brackets and pediment, removed from main-entrance surround; light fixture on north pilaster of main-entrance surround; rustication removed from basement; north basement window grille altered for air conditioner; first-floor window grilles; panels removed from below first-floor windows; continuous sill below first-floor windows converted to individual windowsills; windowsills flattened and sill brackets removed at second and third floors; lintel hoods removed at first through third floors; air-conditioner support brackets at northernmost and southernmost second- and third-floor sills; replacement one-over-one, double-hung sashes at all floors; cornice brackets patched with sheet metal; rooftop satellite dish. Rear Façade: Similar to No. 520. Alterations: Façade coated with stucco and/or painted; window grilles at two northernmost second- and third-floor windows. Site Features: Concrete areaway; stone basement step; metal basement access doors; large areaway opening covered by metal cage; replacement metal areaway fence and gate on resurfaced or replaced masonry curb.

532 Carlton Avenue Similar to No. 520. Alterations: Façade and stoop resurfaced; iron stoop railings and newel posts replaced with masonry walls; replacement gate and masonry transom infill panel within understoop opening; replacement pair of wood-and-glass main-entrance doors and single-pane, half-round wood transom; intercom box on main-entrance reveal; pilasters smoothed and detail, including brackets and pediment, removed from main-entrance surround; light fixture and address plate on north main-entrance pilaster; rustication removed from basement; basement doorbell adjacent to understoop opening; south basement window grille altered to accommodate air conditioner; two mailboxes and small wiring box at basement; metal first-floor window grilles; panels removed from below first-floor windows; continuous first-floor sill converted to individual windowsills; windowsills flattened and sill brackets removed at second and third floors; air-conditioner brackets at second and third floors; lintel hoods removed from first-through-third-floor window openings; replacement one-over-one, double-hung sashes with panning at all floors; cornice brackets patched with sheet metal. Rear Façade: Similar to No. 520; no visible fire escape. Alterations: Façade coated with stucco and/or painted; first-floor light fixture and window grilles; wood staircase between first-floor deck and rear yard. Site Features: Concrete areaway; metal hatch; planting bed; gooseneck and filler pipes; non-historic masonry areaway wall; non-historic metal gate.

534 Carlton Avenue Similar to No. 520; pair of wood-and-glass main-entrance doors and half-round, single-pane wood transom; rusticated basement; rectangular panels below first-floor windows. Alterations: Façade and stoop resurfaced; iron stoop railings and newel posts likely replaced with masonry walls with metal railings prior to 1939; metal stoop gate; three metal mailboxes on north face of stoop; replacement gate and masonry transom panel with attached light fixture within understoop opening; pilasters smoothed and detail, including brackets, consoles, and pediment, removed from main-entrance surround; main-entrance pilasters incised with curvilinear detailing; intercom box and light fixture on main-entrance reveal; doorbell at basement, adjacent to understoop opening; crack monitor at basement; additional window grille in front of historic south basement window grille; replacement north basement window grille; first-floor window grilles; light fixture between first-floor windows; replacement one-over-one, double-hung sashes with panning at all floors; cornice brackets covered with sheet metal. Rear

Façade: Similar to No. 520. Alterations: Façade coated with stucco and/or painted; chain-link fence separating rear yard from yard of No. 532. Site Features: Concrete areaway; resurfaced basement step; areaway fence replaced with masonry wall before 1939; non-historic metal railing on areaway fence; non-historic gate.

Significant References

Department of Buildings, Borough of Brooklyn, new buildings (NB) file; New York City Department of Taxes, photographic record c. 1939; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

536 Carlton Avenue (aka 565 Dean Street, 561-565 Dean Street)

Borough of Brooklyn Tax Map Block/Lots: 1128/1201-1206
See: 565 Dean Street

538 TO 560 CARLTON AVENUE (WEST SIDE) Between Dean Street and Bergen Street

538 Carlton Avenue (aka 562 Dean Street)

Borough of Brooklyn Tax Map Block/Lot: 1136/46

Date: c.1899

Architect: George F. Roosen

Original Owner: Peter F. Reilly

Type: Attached house

Style/Ornament: Renaissance Revival

Materials: Indiana limestone and brick; iron cornice

Stories: Three plus basement

History

This ornately decorated limestone-faced residence was designed by George F. Roosen and built c.1899, at a time when transportation improvements hastened the construction of hundreds of exceptionally fine brick and stone houses in the Prospect Heights area. It was constructed by Peter F. Reilly, the owner of a prominent moving and storage company; an 1899 advertisement of his claimed the “finest and largest two and four horse vans and covered trucks in Greater New York.” Evidence of Reilly’s residence here remains in the script “R” within a shield above the southernmost second-floor window. Aside from the replacement of its window sashes, and the installation of a main-entrance gate and first-floor window grilles, the house has seen few alterations, and remains a fine example of Renaissance Revival-style domestic architecture, richly ornamented with a diverse array of classically derived details, including a main-entrance surround with columns and pilasters, carved cartouches, masks, and anthemia, and egg-and-dart moldings.

Description

Main Façade (General): Five bays, including angular, four-sided, full-height projecting bay wrapping around to north façade; brownstone basement; brownstone stoop with limestone walls; carved foliate buttresses on upper stoop walls at meeting place with main entrance; limestone stoop newel posts with ball finials; understoop opening containing possibly historic iron gate; pair of wood-and-glass main-entrance doors with decorative aprons; molded wood transom bar and single-pane wood transom window with painted text (“Five Thirty Eight”); paneled wood main-entrance reveal; main-entrance surround featuring fluted Corinthian columns and pilasters

supporting an entablature decorated with carved ornament, including torches and central cartouche; cornice over main and north facades with paneled and denticulated bands, foliate modillions, and molded crown. Main Façade (Projecting Bay): Continuous stone basement sill; iron window grilles and wood brickmolds at basement; projecting ledge above basement; round-arch-headed window openings with voussoirs and continuous, molded sill at first floor; keystones over first-floor windows carved with foliate motifs, torches, and masks; carved cartouches containing fleurs-de-lis above first-floor windows, at corners of projecting bay; continuous egg-and-dart molding crowning first floor; spandrel panels containing carved foliate ornament and cartouches between first- and second-floor windows; square-headed window openings at second and third floors; continuous molded sills with corner anthemion at second floor; continuous molding crowning second floor; continuous molded sill with egg-and-dart molding at third floor; flat-arch voussoirs and keystones carved with masks over third-floor windows, crowned by continuous molding. Main Façade (South Bay): Square-headed second-floor window; carved window surround featuring wide projecting sill with square panels and cusped motifs, acanthus-leaf molding, pilasters ornamented with rosettes and tulips and crowned by foliate capitals, shield containing script “R” surrounded by foliate ornament, and molded cornice with egg-and-dart molding; round-headed third-floor window opening; third-floor window surround featuring engaged columns and pilasters with Corinthian capitals, archivolt with foliate keystone and egg-and-dart molding, and foliate ornament within spandrels; festoons between third-floor window surround and cornice. Alterations: Metal stoop railings installed prior to 1939; stoop ball finials apparently damaged, with dimpled appearance; mailbox and doorbell at main-entrance reveal; security gate and transom grille at main entrance; basement resurfaced; first-floor window grilles; replacement window sashes at all floors, and with panning at first through third floors. North Façade: Tan iron-spot, running-bond face brick; rectangular projecting bay with two square-headed window openings at first through third floors; square-headed basement window with wood frame, projecting brownstone sill, flush brownstone lintel, and iron grille; continuous limestone band above basement; continuous limestone sillcourses at first, second, and third floors; limestone lintelcourses at first, second, and third floors of projecting bay; continuation of cornice from main façade; brick chimneys. Alterations (North Façade): Replacement sashes, with panning at first through third floors; chimneys coated with stucco and/or painted; rooftop satellite dishes and antennas. Rear Façade: Brick; segmental-arch-headed openings headed by triple-rowlock arches at basement and first floor, and by double-rowlock arches at second and third floors; pair of one-over-one, double-hung wood windows at basement; plain, projecting stone sills; wood window brickmolds at two northernmost second-floor, and southernmost third-floor windows; corbelled brick cornice; copper downspout. Alterations (Rear Façade): Façade painted; metal grilles at basement and first-floor windows; replacement window sashes at first through third floors, with panning except at windows with wood brickmolds. Rear Addition (North Façade): Brick; continuous brownstone sill; basement door opening with segmental header-brick arch; segmental-arch-headed basement and first-floor window openings with projecting stone sills, each headed by triple-rowlock arch; one-over-one, double-hung wood window at basement. Rear Addition (West Façade): Brick; basement door opening; copper gutter. Alterations (Rear Addition): Façades painted; non-historic paneled basement door and metal awning on north facade; security grille at basement window; security grille at first floor window opening, which contains replacement sashes with panning; metal awning over west-façade door opening. Garage: Common-bond face brick; roof parapet with cast-stone coping; door opening on east facade. Alterations (Garage): Painted; non-historic roll-down door; replacement door and non-historic light fixture on east façade; pitched-roof, open-air metal-and-wood lean-to constructed against east facade. Site Features: Concrete areaways; metal hatch and gooseneck pipe in north areaway; stone areaway wall decorated with rosettes, painted, and topped by replacement metal fence; non-historic front areaway gate; historic iron fence with fluted gate posts in north areaway; historic

iron fence at western end of north areaway; chain-link fence between front and north areaways; corrugated metal fence at south border of rear yard.

Significant References

“Are You Going to Move?” (Advertisement), *Brooklyn Eagle* (December 31, 1899), 3; Department of Buildings, Borough of Brooklyn, new buildings (NB) file; New York City Department of Taxes, photographic record c. 1939.

540, 542, 544, 546 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1136/47, 48, 49, 50

Date: c.1889

Architect: John H. Crown

Original Owner: Peter F. Lynan

Type: Row houses

Style/Ornament: Renaissance Revival

Materials: Brownstone facades; metal cornices

Stories: Two plus basement and attic

History

This row of four houses designed by John H. Crown was completed c.1889, at a time when transportation improvements hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. With their wide, round projecting bays, box stoops, rusticated basements, and carved Vitruvian scrolls, these houses form an imposing ensemble; they are remarkably intact, retaining their historic main-entrance doors and unusual pitched metal roofs, which simulate clay tiles, as well as nearly all of their historic stained-glass transoms. All of the houses are essentially identical, except that Nos. 544 and 546 mirror Nos. 540 and 542, with their main entrances and stoops in their northernmost, rather than southernmost, bays.

Description

540 Carlton Avenue Four bays, including three-window-wide, full-height round projecting bay; main entrance in southernmost bay; rusticated basement and first floor surrounding main entrance; brownstone box stoop; brownstone stoop walls with S-curved profiles at lower stairs; half-round opening in front of stoop with iron grille; understoop opening on north face of stoop with angled head, containing iron gate; paneled wood main-entrance door with large single-pane sash; molded wood transom bar and single-pane transom window with painted numerals (“540”); paneled wood main-entrance reveal; classical door hood with scrolled brackets with guttae, carved cartouche containing a fleur-de-lis, and pitched roof carved to resemble clay tiles; plain entablature with molded cornice above door hood; continuous bluestone sill and iron window grilles at basement; projecting sills below first- and second-floor windows of projecting bay; stained-glass transoms at first and second floors; projecting Vitruvian-scroll molding above first-floor windows; projecting panels below second-floor sills on projecting bay; projecting, molded window surround at second-floor window opening above main entrance; stone brackets and modillions decorated with festoons supporting continuous molding above second floor; metal pitched roof simulating clay tiles, crowned by molded cornice; two half-round dormers containing louvers, with projecting sills and moldings terminating in scrolls at each dormer crown. Alterations: Stoop resurfaced; metal stoop railings; metal mailbox on north face of stoop; doorbell at main-entrance reveal; light fixture at main-entrance soffit; doorbell at basement adjacent to understoop opening; light fixture at soffit of main-entrance opening; light fixture and conduit over southernmost basement window; replacement one-over-one, double-hung sashes

with panning at all floors; replacement metal downspout; rooftop television antennas. Rear Façade: Brick; projecting stone sills and flush stone lintels; denticulated cornice; chimney. Alterations: Façade painted; replacement one-over-one, double-hung sashes with panning; wood staircase and terrace; retractable awning at second floor; chimney covered with stucco; replacement metal downspout. Site Features: Concrete areaway; raised metal hatch set in bluestone; resurfaced brownstone areaway wall with non-historic metal fence; stone areaway curb; non-historic gate.

542 Carlton Avenue Similar to No. 540; square-headed understoop opening containing iron gate. Alterations: Metal stoop railings; doorbell at understoop reveal; light fixture at main-entrance soffit; doorbells at main-entrance reveal; replacement one-over-one, double-hung sashes with panning at all floors. Rear Façade: Similar to No. 540. Alterations: Replacement one-over-one, double-hung sashes with panning; chimney covered with stucco and/or painted; replacement metal downspout. Site Features: Concrete areaway; metal hatch; brownstone areaway wall with non-historic metal fence; non-historic metal gate.

544 Carlton Avenue Similar to No. 540, but with main entrance in northernmost bay, and understoop opening on south face of stoop; square-headed understoop opening containing iron gate; one-over-one, double-hung wood windows at basement; wood brickmolds at all floors. Alterations: Metal stoop railings; doorbell at understoop reveal; doorbells and intercom panel at main-entrance reveal; light fixture at soffit of main-entrance opening; storm sashes at first and second floors. Rear Façade: Similar to No. 540; metal fire escape. Alterations: Façade painted; chimney coated with stucco; replacement metal downspout. Site Features: Concrete areaway; planting bed; metal hatch set in bluestone; non-historic wood trash enclosure; brownstone areaway wall topped by non-historic metal fence; non-historic metal gate.

546 Carlton Avenue Similar to No. 540, but with main entrance in northernmost bay, and understoop opening on south face of stoop; wood brickmolds at all floors. Alterations: Stoop resurfaced and façade resurfaced; metal stoop railings; doorbell at understoop reveal; metal kick plate at main-entrance door; light fixture over central basement window opening; light fixture on north face of projecting bay, adjacent to main entrance; replacement sashes at all floors; stained-glass transoms replaced with clear glass at second floor; replacement metal downspout and leader head. Rear Façade: Similar to No. 540. Site Features: Concrete areaway; metal hatch set in bluestone; resurfaced brownstone areaway wall topped by non-historic metal fence; non-historic metal gate.

Significant References

Department of Buildings, Borough of Brooklyn, new buildings (NB) file; New York City Department of Taxes, photographic record c. 1939.

550, 552, 554, 556 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1136/51, 52, 53, 54

Date: c.1877

Architect: Parfitt Brothers

Original Owner: T.J. McGovern

Type: Row houses

Style/Ornament: Neo-Grec

Materials: Brownstone facades; wood cornices

Stories: Two plus basement

History

Built c.1877, this row was designed by the prominent local firm of Parfitt Brothers and constructed at a time when speculative residential development in the Prospect Heights area

increased in anticipation of the 1883 opening of the Brooklyn Bridge. Although No. 550 has lost most of its façade detailing, the other three houses remain largely intact, and are excellent, although restrained examples of the neo-Grec style, retaining their pedimented door hoods, molded bracketed sills and lintels, shouldered basement openings, and incised ornament. The adjacent pair of houses to the south at 558 and 560 Carlton Avenue, designed by C. Werner and completed c.1882, are virtually identical, and may have been copied from this row. Despite its alterations, No. 550 retains its original stoop balustrades and newel posts, as well as its original areaway fence and gate.

Description

550 Carlton Avenue Three bays; brownstone stoop with steps that extend beyond stoop edges; cast-iron stoop balustrade with turned balusters and ornate newel posts; understoop opening with curved head; pair of wood-and-glass main-entrance doors and half-round, single-pane wood transom; paneled wood main-entrance reveal with engaged columns, round moldings, and central cartouche; two basement window openings with curved upper corners and iron grilles; wood window brickmolds at all floors; bracketed second-floor sills; bracketed wood cornice with panels, denticulated band, and modillions. Alterations: Stoop and façade resurfaced; replacement understoop gate; doorbells on north leaf of main-entrance doors; main-entrance surround almost entirely stripped of detail, with brackets and keystone removed, and pediment replaced with plain lintel with molded cornice; fluted bands removed from basement; basement address plate and doorbell, adjacent to understoop opening; window-head moldings removed from basement openings; panels removed from below first-floor windows; brackets removed from first-floor sills, which have been smoothed; first- and second-floor lintel hoods removed; storm sashes at all floors; cornice brackets covered with sheet metal. Rear Façade: Brick; three bays; projecting stone windowsills; flush stone lintels; denticulated brick cornice. Site Features: Concrete areaway; metal hatch; filler pipe; historic iron areaway fence with turned balusters on stone curb; historic iron gate posts and gate.

552 Carlton Avenue Three bays; brownstone stoop with steps extending beyond stoop edges; understoop opening with curved head and iron gate; brownstone main-entrance door sill; paneled wood main-entrance reveal with engaged columns and round moldings; main-entrance surround featuring paneled pilasters crowned by scrolled brackets supporting a segmental pediment with molded cornices; faceted spandrel panels and scrolled keystone above main-entrance door; two shouldered basement openings with molded heads and iron grilles; wood window brickmolds at all floors; continuous basement sill; three projecting fluted bands at basement; basement crowned by plain, projecting band; faceted rectangular panels below first-floor windows; molded first-floor sills supported by brackets with incised decoration; incised foliate motifs over first-floor windows; molded first-floor lintel hoods supported by scrolled brackets with incised decoration; molded, bracketed second-floor sills and lintel hoods; bracketed wood cornice with panels, denticulated band, and modillions. Alterations: Stoop and façade resurfaced, with some loss of façade detail; stoop newel posts removed; replacement metal stoop railings; replacement pair of full-height paneled wood doors with transom panes; metal main-entrance door gate; doorbell adjacent to main entrance; masonry infill within corners of pediment tympanum; basement doorbell adjacent to understoop opening; replacement six-over-six, double-hung wood sashes at all floors; cornice brackets covered with sheet metal; rooftop antenna. Rear Façade: Brick; three bays; projecting stone windowsills; flush stone lintels. Site Features: Bluestone and concrete areaway; bluestone basement steps; gooseneck pipe; historic iron areaway fence and gatepost with missing finial south of historic iron gate; replacement iron fence between gate and stoop; bluestone fence curb; bluestone sidewalk.

554 Carlton Avenue Similar to No. 552; pair of wood-and-glass main-entrance doors, molded wood transom bar, and single-pane, half-round wood transom; intact foliate main-entrance brackets. Alterations: Façade and stoop resurfaced and/or painted; stoop newel posts removed;

replacement metal stoop railings; flat-roofed, stucco-coated vestibule with metal door gate in front of understoop opening; cartouche removed from main-entrance reveal; mask ornament on main-entrance soffit; metal security gate and transom grille at main entrance; main-entrance pilasters resurfaced, resulting in loss of fluting; doorbell on north main-entrance pilaster; masonry infill within corners of pediment tympanum; first-floor window grilles; replacement one-over-one, double-hung sashes at all floors, with panning and first-floor transoms; cornice brackets covered with sheet metal; rooftop satellite dish. Rear Façade: Brick; three bays; projecting stone windowsills; flush stone lintels; denticulated brick cornice. Site Features: Painted concrete areaway; planting beds; replacement iron areaway fence and gate; bluestone sidewalk.

556 Carlton Avenue Similar to No. 552; intact foliate main-entrance brackets. Alterations: Stoop and façade resurfaced; stoop newel posts removed; replacement metal stoop railings; replacement main-entrance door with side panels; main-entrance reveal coated with stucco; loss of fluting from main-entrance pilasters; doorbells on main-entrance reveal and at basement, adjacent to understoop opening; replacement one-over-one, double-hung sashes with panning at all floors, and with first-floor transoms; cornice brackets covered with sheet metal; rooftop satellite dish and antenna. Rear Façade: Brick; three bays; projecting stone windowsills; flush stone lintels. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning. Site Features: Concrete areaway; stone basement steps; metal hatch set in bluestone; planting bed; replacement metal areaway fence and gate on historic stone base; bluestone sidewalk.

Significant References

Department of Buildings, Borough of Brooklyn, new buildings (NB) file; New York City Department of Taxes, photographic record c. 1939.

558 Carlton Avenue, 560 Carlton Avenue (aka 563 Bergen Street)

Borough of Brooklyn Tax Map Block/Lots: 1136/55, 56

Date: c.1882

Architect: Charles Werner

Carpenter: A. Wilson

Original Owner: Mary Skelly

Type: Row houses

Style/Ornament: Neo-Grec

Materials: Brownstone facades; wood cornices

Stories: Two plus basement and attic

History

Built c.1882, these two houses are outstanding, although restrained examples of the neo-Grec style, featuring impressive door surrounds with paneled pilasters and segmental pediments, channeled bands at their basements, shouldered basement openings, incised ornament, and denticulated cornices. They may be copies of the houses directly to their north designed by the prominent local firm of Parfitt Brothers, but are exceptionally well-executed, and are practically identical to those of the Parfitts. Located at the corner of Carlton Avenue and Bergen Street, 560 Carlton Avenue has two primary facades: a main brownstone façade similar to that of No. 558, and a brick south façade, which retains its three-sided wood oriel. In addition, No. 560 and the rear of No. 558 are crowned by impressive mansard roofs covered with slate shingles. Both of these houses were built at a time when speculative residential development in the Prospect Heights area increased in anticipation of the 1883 opening of the Brooklyn Bridge.

Description

558 Carlton Avenue Three bays; brownstone stoop with steps extending beyond stoop edges; understoop opening with curved head and iron gate; brownstone main-entrance door sill; pair of wood-and-glass main-entrance doors with egg-and-dart moldings surrounding their panes; wood transom bar with egg-and-dart molding; half-round, single-pane wood transom; wood main-entrance reveal with engaged columns, round moldings, and carved cartouche; main-entrance surround featuring paneled pilasters crowned by foliate, scrolled brackets supporting a segmental pediment with molded cornices; faceted spandrel panels and scrolled keystone above main-entrance door containing incised anthemion; two shouldered basement window openings with molded heads; wood window brickmolds at all floors; continuous basement sill; three projecting fluted bands at basement; projecting, plain stone band crowning basement; faceted rectangular panels below first-floor window openings; molded windowsills supported by brackets with incised decoration at first floor; incised foliate motifs over first-floor window openings; molded lintel hoods at first floor supported by scrolled brackets with small incised panels; molded bracketed windowsills and lintel hoods at second floor; bracketed wood cornice with applied panels, denticulated band, and modillions. Alterations: Façade and stoop painted; stoop newel posts removed; replacement metal stoop railings; light fixtures on main-entrance reveal; flagpole mount on north main-entrance door leaf; non-historic basement window grilles; basement doorbell, adjacent to understoop opening; small wiring box adjacent to south basement window; replacement one-over-one, double-hung window sashes at all floors, and with first-floor transoms; cornice brackets and modillions patched with sheet metal. Rear Façade: Three bays; projecting stone sills; mansard roof covered with slate shingles, and with two segmental-arch-headed dormers and molded cornice. Alterations: Façade coated with stucco; replacement one-over-one, double-hung sashes; replacement metal downspout; rooftop antenna. Site Features: Bluestone and concrete areaway; planting bed; metal gooseneck pipe; stone basement steps; hatch covered by bluestone flag; filler pipe; replacement metal areaway fence and gate on stone curb; non-historic low masonry wall behind areaway fence; bluestone sidewalk.

560 Carlton Avenue Similar to No. 558; stone stoop walls and newels with carved foliate caps; iron basement window grilles. Alterations: Façade and stoop resurfaced; metal stoop railings; pair of wood-and-glass main-entrance doors with transom bar and half-round transom window replaced with pair of full-height wood-and-glass main-entrance doors with quarter-round transom panes after 1939; wire mesh within pediment tympanum; light fixture at first floor, adjacent to main entrance; small wiring box attached to panning of south basement window; replacement one-over-one, double-hung sashes with panning at all floors; cornice brackets missing. South Façade: Running-bond face brick; basement window opening with iron grille, and two second-floor window openings, all with plain projecting stone sills and plain flush stone lintels; angular three-sided, four-window-wide wood oriel at the first floor with segmental-arch-headed window openings, panels, round window moldings, and a bracketed and denticulated cornice. Alterations: Windowsills and lintels painted; replacement one-over-one, double-hung sashes with panning at all floors; replacement metal downspout. Rear Façade: Three bays; plain projecting stone windowsills and plain flush stone lintels. Alterations: Façade coated with stucco and/or painted; through-wall air conditioner at first floor; vertical conduit between basement and second floor; replacement one-over-one, double-hung sashes with panning; replacement metal downspout. Roof: Cornice with applied panels, foliate brackets and modillions, and denticulation wrapping the main and south facades, engaging a cornice with denticulation and no brackets on rear façade; mansard roof covered with slate shingles and crowned by flared cornice; segmental-arch-headed dormers with wood cornices, two each on main and rear facades, and one on south façade; two paneled brick chimneys on south façade. Alterations: Metal finial atop roof at northern end of main façade; replacement one-over-one, double-hung sashes within dormers. Site Features: Areaways paved with concrete; metal drain grille and planting bed in main areaway; metal hatch;

south areaway wall resurfaced and raised at its eastern end; metal picket fence at south areaway; wood fence along southern border of rear yard.

Significant References

Department of Buildings, Borough of Brooklyn, new buildings (NB) file; New York City Department of Taxes, photographic record c. 1939.

555 TO 575 CARLTON AVENUE (EAST SIDE) Between Dean Street and Bergen Street

555 Carlton Avenue (aka 574 Dean Street), 557 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1137/12, 11

Date: c.1869-1880

Architect: Not determined

Original Owner: Not determined

Type: Row houses

Style/Ornament: Second Empire with alterations

Materials: Brownstone facades; wood cornices

Stories: Two plus basement and attic

History

Completed between 1869 and 1880, this pair of houses dates from the period in which transportation improvements hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Built in the Second Empire style, these buildings feature mansard roofs, historic double-leaf wood main-entrance doors, bracketed sills, and segmental-arch-headed openings. No. 555 also retains its original paneled and denticulated wood cornice, which extends across its main and north facades. Although No. 555 has been altered with the beginning of work to resurface its main façade, its north façade remains largely intact, retaining an impressive three-sided wood oriel with carved, pilaster-like mullions and bracketed cornice. Despite these two houses' nearly identical main facades, the first-floor windows of No. 557 are slightly shorter than those of No. 555. The pair shares many features with 561 to 573 Carlton Avenue, including identical main-entrance door hoods and cornices, implying that most if not all of the buildings on this blockfront were constructed by the same developer within a brief period of time.

Description

555 Carlton Avenue Three bays; brownstone stoop with iron newel posts; understoop opening; pair of full-height wood-and-glass main-entrance doors, each with quarter-round transom pane, set within wood frame with faceted spandrel panels; paneled wood main-entrance reveal; brackets supporting main-entrance eyebrow hood; rusticated basement; pair of segmental-arch-headed basement window openings; segmental-arch-headed window openings at first and second floors, with bracketed sills at second floor. Alterations: Scratch coat applied to façade and stoop; stoop balustrade likely replaced with masonry cheek walls and iron railing prior to 1939; stoop newel finials missing; curved head of understoop opening altered to square head; door with diamond pane within understoop opening; doorbell at understoop opening frame; light fixtures and doorbells at main-entrance reveal; replacement basement window grilles; replacement one-over-one, double-hung sashes with panning. North Façade: Running-bond face brick; two bays at basement; three bays at first and second floors; segmental-arch-headed window openings; angled wood oriel, four windows wide, at central bay of first floor supported by large, carved wood

brackets, with rectangular panels, carved rosettes, pilaster-like mullions, and paneled cornice with foliate brackets; blind window openings in easternmost bay of basement, in east and west first-floor bays, and in central second-floor bay; projecting stone sills and flush stone lintels with curved lower edges. Alterations: Façade painted; graffiti at basement; basement window grille; replacement one-over-one, double-hung sashes with panning; metal downspout. Rear Façade: Brick; three bays; segmental-arch-headed window openings with projecting stone sills and double-rowlock brick arches; dogtoothed brick cornice; rear addition with opening on north face and denticulated wood cornice. Alterations: window grilles at basement and first floor of rear façade; rear façade and north and east faces of addition partially coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning; metal downspout; light fixture on east face of addition. Roof: Paneled wood cornice with foliate brackets and modillions, denticulation, and paneled fascia with diamond ornament wrapping main and north façades; mansard roof over main and north façades with segmental wood dormers, two on main façade and one on north façade; two chimneys on north façade; mansard crowned by narrow molding. Alterations: Some cornice brackets on main façade damaged; replacement asphalt shingles on mansard; replacement one-over-one, double-hung sashes within dormers; three hoisting armatures projecting over main façade from top of mansard; chimneys coated with stucco. Site Features: Concrete front and north areaways; raised metal hatch in front areaway; filler pipes in north areaway; historic iron areaway fence and gate posts with ball finials on stone curb; partial replacement of north areaway curb; front areaway gate removed; rear yard paved with concrete and bluestone, and partially covered with Astroturf; wood picket fence separating rear yard from yard of No. 557; wood picket and chain-link fences along north border of yard.

557 Carlton Avenue Similar to No. 555; brownstone stoop with stair ends extending beyond stoop edges; curved-head understoop opening containing iron gate; no basement rustication; iron basement window grilles; shorter first-floor openings than those of No. 555, with bracketed sills; slate-shingle mansard roof. Alterations: Façade resurfaced; iron stoop newel posts removed; replacement metal stoop railings; metal security gate at main entrance; light fixture at main-entrance reveal; pyramidal bosses on main-entrance doors sheathed in copper; intercom box and light fixture at basement, adjacent to understoop opening; address plate between basement window openings; first-floor window grilles; replacement one-over-one, double-hung sashes with panning at all floors, with single-pane transoms at first floor; cornice removed; metal gutter and downspout; dormers sheathed in metal or replaced. Rear Façade: Similar to No. 555. Alterations: First-floor window grilles; replacement one-over-one, double-hung sashes with panning; replacement metal downspout. Site Features: Bluestone areaway; raised metal hatch on stone and brick base; masonry curb at basement steps; replacement metal areaway fence and gate on stone curb; bluestone sidewalk.

Significant References

New York City Department of Taxes, photographic record c. 1939; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

559 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1137/10

Date: c.1869-1880

Architect: Not determined

Original Owner: Not determined

Type: Attached house

Style/Ornament: Italianate with alterations

Materials: Brownstone façade

Stories: Two plus basement

History

Built between 1869 and 1880, this brownstone residence dates from the period in which transportation improvements hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Completed in the Italianate style, it retains its full-height main-entrance doors and door surround with foliate brackets supporting an angular pediment; alterations include the removal of its basement rustication and first- and second-floor window surrounds. The house has the same cornice as 555 and 575 Carlton Avenue and the adjoining row of Nos. 561 to 573, implying that most if not all of the buildings on this blockfront were constructed by the same developer within a brief period of time. It differs from these other houses in its square-headed first- and second-floor window openings and pedimented door hood.

Description

Three bays; brownstone stoop with steps extending beyond stoop edges; understoop opening with curved head, containing iron gate; segmental-arch-headed main-entrance opening; pair of full-height, paneled wood-and-glass main-entrance doors with quarter-round transom panes within heavy wood frame with faceted spandrel panels; paneled wood main-entrance reveal; main-entrance surround consisting of paneled pilasters crowned by scrolled foliate brackets with small incised rectangular panels, supporting angular pediment with molded cornices; frieze below main-entrance pediment containing incised button and panels; continuous, projecting basement sill; two segmental-arch-headed basement window openings with grilles; bracketed windowsills at first and second floors; cornice with foliate brackets and modillions, denticulation, and paneled fascia with diamond ornament. Alterations: Stoop and façade resurfaced and/or painted; iron stoop newel posts removed; replacement metal stoop railings; doorbell adjacent to understoop opening; flagpole mount and numeral decals on north main-entrance door leaf; rustication removed from basement; molded first- and second-floor window surrounds removed; replacement one-over-one, double-hung sashes with panning at all floors. Rear Façade: Two bays at first floor; three bays at second floor; segmental-arch-headed window openings; plain projecting stone windowsills; dogtoothed brick cornice. Alterations: Façade coated with stucco and/or painted; first-floor window grille; replacement one-over-one, double-hung sashes with panning; replacement metal downspout. Site Features: Concrete areaway; hatch covered by sheet metal; replacement metal areaway fence and gate on stone curb, part of which has been replaced; bluestone sidewalk.

Significant References

New York City Department of Taxes, photographic record c. 1939; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

561, 563, 565, 565A, 567, 569, 571, 573 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1137/9, 8, 7, 6, 5, 4, 3, 2

Date: c.1869-1880

Architect: Not determined

Original Owner: Not determined

Type: Row houses

Style/Ornament: Italianate (Nos. 561, 565, 565A, 567, 568, 571, 573); Italianate with alterations (No. 563)

Materials: Brownstone facades

Stories: Two plus basement

History

Constructed between 1869 and 1880, this row of eight houses dates from the period in which transportation improvements hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Completed in the Italianate style, most of these houses retain their rusticated basements, bracketed second-floor windowsills, and eyebrow door hoods, as well as their historic wood-and-glass main-entrance doors, either full-height or with half-round transoms. There are some differences among them: while most of the houses' main entrances are at the northern ends of their facades, the northernmost two houses of the row mirror this configuration, and No. 567 is the only house to have a box stoop. This row shares many features with 555 and 557 Carlton Avenue, including their main-entrance hoods and segmental-arch-headed windows; their paneled and denticulated wood cornices are identical to those of Nos. 555, 559, and 575. These similarities imply that most if not all of the residences on this blockfront were constructed by the same developer within a brief period of time.

Description

561 Carlton Avenue Three bays, with main entrance in the southernmost bay; brownstone stoop with steps extending beyond stoop edges; understoop opening with curved head, containing iron gate; segmental-arch-headed main-entrance opening; pair of full-height paneled wood-and-glass main-entrance doors within heavy wood frame with paneled wood reveal; molded eyebrow hood over the main entrance, supported by two simplified Italianate brackets; rusticated basement with plain continuous projecting sill and two segmental-arch-headed window openings covered by iron grilles; segmental-arch-headed window openings at first and second floors; projecting bracketed sills at second floor; cornice with foliate brackets and modillions, denticulation, and paneled fascia with diamond ornament. Alterations: Stoop and façade resurfaced; stoop newel posts removed; replacement metal stoop railings installed; replacement one-over-one, double-hung sashes with panning at all floors. Rear Façade: Brick; two bays at first floor; three bays at second floor; segmental-arch-headed window openings with projecting stone sills; dogtoothed brick cornice. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning. Site Features: Bluestone areaway; metal hatch; replacement metal areaway fence and gate on painted stone curb; bluestone sidewalk.

563 Carlton Avenue Similar to No. 561; non-historic south stoop railing shared with No. 565; half-round, single-pane wood transom window at main entrance. Alterations: Stoop and façade resurfaced; stoop newel posts, including post shared with No. 565, removed; replacement metal stoop railings, including railing shared with No. 565; replacement pair of main-entrance doors with diamond panes; doorbell at main-entrance reveal; main-entrance door hood removed, and plain door surround with incised keystone installed prior to 1939; rustication removed from basement prior to 1939; replacement double-hung sashes with panning, muntin grids in their upper sashes, and single-pane first-floor transoms, at all floors. Rear Façade: Similar to No. 561. Alterations: Façade coated with stucco and/or painted; replacement sashes; replacement metal downspout. Site Features: Concrete areaway; painted masonry curb at understoop opening; filler pipe; replacement areaway fence and gate; bluestone sidewalk.

565 Carlton Avenue Similar to No. 561, but with main entrance in northernmost, rather than southernmost, bay; non-historic north stoop railing shared with No. 563; pair of wood-and-glass main-entrance doors below half-round, single-pane wood transom. Alterations: Stoop and façade resurfaced; stoop newel posts, including post shared with No. 563, removed; replacement metal stoop railings, including railing shared with No. 563; metal storm door with projecting frame over understoop opening; metal kick plates on main-entrance doors; doorbell and light fixtures on main-entrance reveal; replacement basement window grilles; replacement one-over-one double-hung sashes with panning and single-pane transoms at all floors. Rear Façade: Similar to No. 561. Alterations: Façade coated with stucco and/or painted; replacement metal downspout. Site

Features: Concrete areaway; metal hatch; replacement areaway fence and gate on replaced or resurfaced curb; bluestone sidewalk.

565A Carlton Avenue Similar to No. 561, but with main entrance in northernmost, rather than southernmost, bay; iron stoop balustrades with turned balusters; pair of paneled wood-and-glass main-entrance doors below half-round, single-pane wood transom. **Alterations:** Façade and stoop resurfaced; replacement masonry stoop newel posts installed prior to 1939; doorbell on frame of understoop opening gate; doorbell and camera on main-entrance frame; first-floor window grilles; replacement one-over-one, double-hung sashes with panning at all floors. **Rear Façade:** Similar to No. 561. **Alterations:** Façade coated with stucco and/or painted; replacement metal downspout. **Site Features:** Concrete areaway; metal hatch; filler pipe; areaway wall installed prior to 1939, with metal railing installed later; non-historic areaway gate; bluestone sidewalk.

567 Carlton Avenue Similar to No. 561, but with main entrance in northernmost, rather than southernmost, bay; brownstone box stoop with a rectangular opening facing sidewalk, and with elaborate cast-iron railings with rosettes; pair of square-headed, paneled wood-and-glass main-entrance doors below rectangular single-pane transom, possibly replacements installed prior to 1939; one-over-one, double-hung wood windows at all floors. **Alterations:** Stoop, façade, and areaway wall resurfaced; doorbell and light fixture at basement, adjacent to understoop opening; main-entrance door hood removed; plain door surround installed. **Site Features:** Concrete areaway; planting bed; metal hatch; masonry areaway wall crowned by low iron fence with rosettes.

569 Carlton Avenue Similar to No. 561, but with main entrance in northernmost, rather than southernmost, bay; pair of paneled wood-and-glass main-entrance doors below half-round, single-pane wood transom; wood window brickmolds at all floors. **Alterations:** Façade and stoop resurfaced; replacement metal stoop railings and masonry newel posts installed; two light fixtures and intercom panel at main-entrance reveal; rustication removed from basement; intercom box and light fixture at basement, adjacent to understoop opening; address plate and small wiring box between basement window openings; replacement one-over-one, double-hung sashes within historic brickmolds at all floors; some metal patching of cornice brackets. **Site Features:** Concrete areaway; metal hatch; replacement metal areaway fence and gate; bluestone sidewalk.

571 Carlton Avenue Similar to No. 561, but with main entrance in northernmost, rather than southernmost, bay; iron stoop balustrades with turned balusters and paneled iron newel posts with rope moldings and ball finials; pair of paneled wood-and-glass main-entrance doors below half-round wood transom window with bead-and-reel molding; basement iron security grilles with rosettes installed prior to 1940. **Alterations:** Façade and stoop resurfaced; likely replacement stained-glass main-entrance transom sash; light fixture at soffit of main-entrance transom frame; spigot, small wiring box, intercom panel, and light fixture at basement; replacement one-over-one, double-hung sashes with panning at all floors. **Site Features:** Concrete areaway; metal hatch; replacement metal areaway fence and gate.

573 Carlton Avenue Similar to No. 561, but with main entrance in northernmost, rather than southernmost, bay; pair of wood-and-glass main-entrance doors below half-round, single-pane wood transom. **Alterations:** Façade and stoop resurfaced; mortar filling of cracks in stucco surface; stoop newel posts removed; replacement metal stoop railings; light fixture adjacent to main entrance; doorbell at basement, adjacent to understoop opening; likely replacement basement window security grilles; replacement one-over-one, double-hung sashes at all floors. **Site Features:** Concrete areaway; metal hatch; replacement areaway fence and gate; bluestone sidewalk.

Significant References

New York City Department of Taxes, photographic record c. 1939; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

575 Carlton Avenue (aka 565 Bergen Street)

Borough of Brooklyn Tax Map Block/Lot: 1137/1

Date: c.1869-1880

Architect: Not determined

Original Owner: Not determined

Type: Attached house

Style/Ornament: Altered Italianate

Materials: Brownstone

Stories: Three plus basement and attic

History

Constructed between 1869 and 1880, this house dates from the period in which transportation improvements hastened the construction of hundreds of exceptionally fine stone and brick row houses in the Prospect Heights area. Originally three stories high, it was similar in design to the row houses to its north, but with an additional floor. The building retains the historic eyebrow hood over its main entrance, as well as its original main-façade cornice, which matches those of 555, 559, and 561-573 Carlton Avenue; these similarities imply that this house was constructed by the same developer as the others on the blockfront. Since the late 1980s, non-historic window surrounds have been created on 575 Carlton's main façade, which has been resurfaced. The house's non-historic mansard roof was likely constructed at the same time. Its rear additions likely date from 1915 and 1929.

Description

Main Façade: Three bays; brownstone box stoop; molded eyebrow hood over main entrance, supported by two simplified Italianate brackets; cornice with foliate brackets and modillions, denticulation, and paneled fascia with diamond ornament. **Alterations:** Stoop and façade resurfaced; metal stoop railings installed prior to 1939; boxed-out, angled, stucco-coated understoop vestibule with cornice, containing replacement paneled wood door and metal gate, likely installed prior to 1939; doorbell, light fixture, motion detector, and metal downspout on understoop vestibule; replacement pair of wood-and-glass main-entrance doors with carved foliate ornament; wood main-entrance transom panel; main-entrance door gate; light fixtures on main-entrance pilasters; metal brackets flanking main entrance; basement-through-third-floor window openings changed from segmental-arch-headed to square-headed; bracketed, square-headed window surrounds at basement through third floors with molded lintel hoods; window grilles at basement, first floor, and at northernmost third-floor opening; replacement one-over-one, double-hung sashes at basement through third floors; mansard roof with two pedimented dormers. **North Façade:** Façade coated with stucco and/or painted below non-historic mansard roof, which contains one window opening. **South Façade:** Common-bond brick; four basement windows; four bays at first floor, including angled, four-window-wide paneled oriel; three bays at second and third floors. **Alterations:** Cornice brackets removed from oriel, which has been coated with stucco; metal gutter and downspout on oriel; first-floor light fixtures; protruding pipe between two easternmost first-floor windows; window openings likely converted from segmental-arch-headed to square-headed, and plain and molded lintels installed; brackets possibly added to windowsills; openings for through-wall air conditioners below westernmost and easternmost first-floor windows; through-wall air conditioners below westernmost and easternmost second- and third-floor windows; replacement one-over-one, double-hung sashes at basement through third floors; grilles at basement, first-floor, and central second-floor, windows; cornice removed; mansard roof with two pedimented dormers, through-wall air conditioners, and large brick chimney. **Rear Façade:** Three bays. **Alterations:** Façade coated with stucco and/or painted at

second and third floors; likely non-historic bracketed sills and molded lintels; second- and third-floor window grilles; setback fourth floor with one door opening and two window openings, all covered with grilles; metal fire escape; rooftop satellite dish. Rear Additions: Two-story brick west addition, and shorter east addition; square-headed openings at second floors of both additions, with simple, projecting lintels on east addition; metal cornice, possibly historic, on west addition. Alterations: Cinderblock addition with opening containing diamond-plate door in front of both additions, painted with Easter Island mural; rooftop terrace on top of cinderblock addition, with metal railing; lintels with molded hoods over west addition windows likely non-historic, or resurfaced and altered historic lintels; east addition coated with stucco and/or painted; metal door within east addition door opening; light fixture at eastern end of west addition, and adjacent to door opening of east addition; replacement sashes and window grilles on both additions; likely non-historic cornice on east addition; rooftop exhaust fan on east addition. Site Features: Areaway paved with tinted concrete pavers; non-historic masonry wall with metal fence and high posts; high non-historic metal gate.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Taxes, photographic record c. 1988; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

562 TO 588 CARLTON AVENUE (WEST SIDE) Between Bergen Street and St. Mark's Avenue

562 Carlton Avenue (aka 558-560 Bergen Street), 564, 566, 568, Carlton Avenue
Borough of Brooklyn Tax Map Block/Lots: 1143/51, 52, 53, 54,

Date: c.1874

Architect: Henry C. Brucker

Original Owner/Developer: John V. Parker

Type: Row house residential

Style/Ornament: Italianate/ Neo Grec with Second Empire elements at No. 562

Material: Brick; Brownstone

Stories: Two and Basement

History

These four identical Italianate /Neo-Grec style row houses were designed by Henry C. Brucker, and built by Developer John V. Parker at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The buildings are characterized by high brownstone stoops, round-arched entryways, heavily bracketed door surrounds with angular pediments, and full molded stone window enframements. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description

562 Carlton Avenue Three bays; brownstone; brownstone stoop; under stair entry with iron security gate; rusticated stone base with two one-over-one double-hung wood windows with segmental headed top sash; possibly historic arched double leaf wood-and-glass door; projecting angular pediment, with modified stone enframements; one-over-one windows with segmental arched top sash, with full stone enframements, featuring bracketed sills at first and second floors;

carved wood cornice with heavy brackets, dentils, and geometrical ornamentation; slate mansard roof with two segmental arched pedimented dormer windows; second molded wood cornice above. North façade: Obscured by trees; brick party wall; brick chimney.

South façade (Bergen Avenue façade): Brick face; one-over-one double-hung window with segmental arched top sash and lintel, with historic cast-iron grille at basement windows; projecting bay with denticulated molding and bracketed cornice; four one-over-one double-hung windows featuring molded wood panels and reveals at first floor; two, one-over-one double-hung windows with flat stone lintels and sills at third floor; carved wood roof cornice with heavy brackets, dentils, and geometrical ornamentation; slate mansard roof with two brick chimneys, featuring rectangular recessed panel, and central segmental arched pedimented dormer window; above second wood molded wood cornice. West façade: Brick face; lower half of building obscured; three, one-over-one double-hung windows with metal security grille, and stone lintels and sills at second floor; three, one-over-one double hung windows with modest stone lintels and sills at third floor; carved wood cornice with heavy brackets, dentils, and geometrical ornamentation; slate mansard roof with two segmental arched pedimented dormer window; second molded wood cornice above. Alterations: Non-historic light fixture and metal security door at under stair entry; concrete in areaway; railings replaced; historic wood-and-glass door painted; aluminum windows. South façade: Non-historic iron fencing; paint peeling on lintels at basement windows; paint peeling, wood pieces missing and splintering at bay window; metal window sashes. West façade: Iron security grille at first and second floor windows; plastic gutter pipe runs the length of building, starting at roof cuts through both slate roof and cornice. Site features: Historic areaway fence and gate (on brownstone curb); planting area in areaway; bluestone sidewalks. (Bergen St. façade) Garage: One story brick and cement block structure; crenellated brick parapet; metal roll top garage door; Alterations: Heavily tarred and painted cornice over door, with non-historic light fixtures; faded metal signage. Site features: Concrete areaway, driveway and sidewalk.

564 Carlton Avenue Similar to 562 Carlton Avenue; Alterations: Brownstone resurfaced and painted; historic wood-and-glass door replaced and painted; non-historic iron fencing, gate and railings; concrete in areaway; non-historic light fixture above main entry; aluminum one-over-one double hung windows. Site features: Planting area in areaway; bluestone sidewalks.

566 Carlton Avenue Similar to 562 Carlton Avenue; double leaf wood-and-glass door with arched transom; possibly historic two-over-two wood windows at second floor. Alterations: Hood removed; modified stone enframements; brackets under sills removed; railings, gate and fencing replaced; window grilles at first floor altered to accommodate an air conditioner; light fixture in areaway. Site features: Planting area in areaway; bluestone sidewalks.

568 Carlton Avenue Similar to 562 Carlton Avenue; Alterations: Non-historic light fixture at main entry; doorbell and intercom by main entrance and at under stair entry; efflorescence on brownstone at enframements and façade; iron railing replaced; light fixture in areaway; alarm box left of door enframements. Site features: Planting area in areaway; bluestone sidewalks.

Significant References

Brooklyn Eagle; New York City Department of Taxes, photographic record c. 1939; NR 1977 Field Survey; Borough of Brooklyn, new buildings New York City Department of Buildings, Borough of Brooklyn, new buildings (NB: 167, June 26, 1874), file.

572, 574 Carlton Avenue

Tax Map Block/Lots: 1143/ 55, 56

Date: c. 1896, 1901

Architect: Alfred L. Beasley

Original Owner/Developer E. R. Ridgeway

Type: Row houses residential/commercial
Style/Ornament: Renaissance Revival/ Romanesque Revival
Material: Brownstone
Stories: Two and basement

History

This pair of Renaissance Revival/ Romanesque Revival style row houses was designed by Alfred L. Beasley for Edith and James Ridgeway and erected at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The buildings are characterized by high brownstone stoops, projecting bay windows with rough-faced stone lintels and sills incorporated into a continuous band. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description

572 Carlton Avenue Brick; three bays at basement; four bays at second and third floors with continuous angular projecting bay from basement to second floor; under stair entry; cast-iron railings, fencing, gate and newel posts; double leaf wood-and-glass entrance door with transom; projected bay windows with rough-faced stone lintels and sills incorporated into a continuous band; one-over-one double-hung windows throughout; carved wood cornice that follows the projection of the bay with wide acanthus frieze, dentils, and beading. Alterations: Non-historic light fixture at main entry; aluminum windows; concrete in areaway; doorbell and intercom by main entrance, and at under stair entry; iron security door at main entry and under stair entry. Site features: Planting area in areaway; concrete sidewalk with bluestone curb.

574 Carlton Avenue Similar to 572 Carlton Avenue; one-over-one double hung windows throughout; historic iron grille at basement windows; North Façade: Lower portion partially obscured by fencing; stucco façade; partial chimney; double window with transom and segmental arched top sash at first floor; two one-over-one double-hung windows with segmental arched top sash and stone sills, at second floor. Alterations: Façade painted; non-historic light fixture at main entry; aluminum windows; doorbell and intercom by main entrance, and under stair entry; aluminum storm door at main entry, and iron security door under stair entry. Site features: Concrete in area in areaway; concrete sidewalk with bluestone curb.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (March 28, 1896), 559, (July 13, 1901), 72.

576 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/57
Vacant land

578, 580 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/ 58, 59

Date: c. prior to 1855
Architect: Not determined
Original Owner/Developer: Not determined
Type: Row houses residential
Style/Ornament: Italianate with alterations
Material: Wood
Stories: Three

History

Pair of mid-nineteenth century wood frame row houses. Records indicate the property was purchased by Augustus Campbell in 1850. These are possibly the oldest buildings in the area. Carlton Avenue opened in April 1846 and was one of the first streets to be laid out according to the new street grid. Similar in style and design both are comprised primarily of wood now resided, with transitional Italianate and Greek Revival decorative elements.

Description

Wood row house; three bays; stuccoed base; wood-and-glass door with transom with wood enframements; bracketed projected angular wood pediment; four-over-four wood windows with wood enframements; with decorative wood trim at corners; one-over-two double-hung wood windows, with wood enframements at second floor; smaller one-over-one wood windows with wood enframements at third floor; molded metal bracketed cornice. South façade: Lower portion of building obscured by fencing; one-over-one double-hung wood window at second floor; chimney at western most part of roof. Alterations: Windows at third floor replaced; metal grille at first floor windows asphalt brick siding at upper portion of façade. South façade hexagonal asphalt shingles at upper portion of building. Site features: Concrete in area in areaway; bluestone curb around areaway; historic cast iron fencing concrete sidewalk with bluestone curb.

580 Carlton Avenue Wood row house; three bays; historic cast iron fencing; brick faced base with wood-and-glass wood door and wood enframements; non-historic one-over-one double-hung wood windows with wood enframements; non-historic one-over wood windows at second and third floors. South façade: Lower portion of building obscured by fencing and foliage; chimney at western most part of roofline. Alterations: Aluminum siding at upper floors; cornice encased in metal; windows replaced throughout; stone railing in disrepair; tarpaper and wood stripping at upper portion of building; siding at south façade missing. Site features: bluestone curb around areaway, concrete in area in areaway; bluestone sidewalk with bluestone curb.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Brooklyn Eagle* (1896 mortgage transfer, December 27, 1896), 23; Brooklyn Historical Society, Deeds and Conveyances file.

588 Carlton Avenue (aka 135 St. Mark's Avenue)

Borough of Brooklyn Tax Map Block/Lots: 1143/ 61

See 135 St. Mark's Avenue

577 TO 601 CARLTON AVENUE (EAST SIDE)

Between Bergen Street and St. Mark's Avenue

577, 579 Carlton Avenue (aka 562 Bergen Street)

Borough of Brooklyn Tax Map Block/Lots: 1144/10, 9, 8

Date: c.1893

Architect: Magnus Dahlander

Original Owner: William L. Beers

Type: Row houses

Style/Ornament: Romanesque Revival

Materials: Brick and brownstone

Stories: Three plus basement

History

Designed by Magnus Dahlander and completed c.1893, this elegant trio of houses was completed at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Executed in a unified composition that gives the houses the appearance of a single, imposing mansion, the building has entrances for each of its residences—two on Carlton Avenue, and the other on Bergen Street. The Bergen Street entrance is particularly impressive: reached by a high box stoop, it is crowned by a large round arch composed of a triple-brick course and a stone molding that springs from two carved foliate blocks. This arch, along with the building's full-height round towers with conical roofs, are among its most characteristic Romanesque Revival-style features, as are its many carved stone panels, round-arched windows, and textured facades composed of brownstone and rough-faced brick. It remains remarkably intact, retaining its historic doors, understoop gates, slate roof shingles, and copper gutters, leader heads, and downspouts. Nearly all of the building's basement windows are covered by historic iron grilles, and it retains many of its stained-glass sashes. Remarkably intact, this group remains among the finest in Prospect Heights.

Description

Carlton Avenue Façade: Three large bays, composed of central section crowned by gable and faux mansard roof, flanked by two full-height round towers; rough-faced brownstone basement; rough-faced, running-bond face brick; brownstone first-floor lintelcourse; continuous molded second-floor brownstone sill; continuous third-floor plain brownstone sill. Carlton Avenue Façade (Central Bay): Asymmetrical first-floor arrangement; two brownstone stoops with solid walls and understoop openings, each containing iron gate; two identical first-floor entrances, each with paneled wood reveal, and containing paneled wood-and-glass door below continuous brownstone transom bar and single-pane wood transom sash; bluestone basement sill; façade adjacent to basement steps faced with bluestone; two basement window openings, each with iron grille; large first-floor rectangular window opening and transom opening with wood brickmold; small first-floor window opening with plain, projecting brownstone sill at northern end of central bay containing wood stained-glass sash; central three-window-wide, angled oriel at the second floor, with corbelled brick base, brownstone transom bar, gauged-brick flat arches, pitched copper roof, and iron balconets; wood brickmolds at second-floor transoms; large gable springing from two carved foliate stone blocks at edges of central bay, second-floor lintelcourse of basketweave-patterned brick; central, round-headed third-floor window opening crowned by four-course rowlock arch, with an iron balconet, and containing wood brickmold and round-headed top sash; gable crowned by brownstone coping and central finial; faux mansard roof covered with red slate shingles, and with copper coping; copper gutter; two copper leader heads and downspouts with copper clamps; carved stone dolphins above leader heads. Alterations: Stoops resurfaced; metal stoop gates and railings; doorbells adjacent to understoop openings; grille at south entrance transom; light fixture adjacent to understoop opening; basement brownstone painted; panning at second-floor windows; light fixtures adjacent to first-floor entrances; mailbox on south face of south stoop. South Tower: Three windows wide; outer two basement windows covered by curved iron grilles; wood first-floor brickmolds; tower flares above second floor; flush lintelcourses at second and third floors; copper molding beneath conical roof covered with red slate shingles, and crowned by copper finial; brick chimney. Alterations: Basement resurfaced; replacement central basement window grille; first-floor window grilles; replacement one-over-one, double-hung sashes at all floors, with panning at basement, second, and third floors; metal flue with ventilator on top of chimney. North Tower: Three windows wide; three basement windows covered by curved iron grilles; tower flares above second floor; flush lintelcourses at second and third floors; projecting sill and carved foliate panel below shorter central third-floor window; copper molding beneath conical roof covered with red slate shingles, and crowned by copper finial. Alterations:

Brownstone features resurfaced; second-floor sillcourse likely converted into egg-and-dart molding when resurfaced; replacement one-over-one, double-hung sashes with panning at all floors. Bergen Street Façade: Irregular bay arrangement; rough-faced brick and brownstone basement; smooth first-floor brownstone lintelcourse; continuous second-floor brownstone molding; plain brownstone third-floor sillcourse; rough-faced brownstone box stoop; understoop opening containing iron gate; two single-pane wood windows on north face of stoop, covered by iron grilles; large round-headed main-entrance opening crowned by three brick courses and brownstone molding springing from two foliate stone blocks; paneled wood door frame flanked by multipane windows; paneled wood main-entrance reveal; wood main-entrance door containing six rectangular panes; basement window openings east and west of main entrance covered by iron grilles; two first-floor window openings east of main entrance; two window openings, including one smaller opening with brownstone sill filled with stained-glass sash, west of main entrance; continuous molded brownstone sill and foliate stone panel at second floor; three second-floor window openings with gauged-brick flat arches, containing stained-glass sashes; two projecting chimneys with flared caps and corbelled bases, springing from first-floor lintelcourse; second-floor basketweave brick lintelcourse, interrupted by chimneys and second-floor arches; large gable partially framed by second-floor molding, foliate stone block at eastern end of second floor, and a diagonal stone element east of east chimney; two round-headed third-floor window openings containing wood stained-glass sashes, crowned by four-course rowlock arches; decorative metal wall anchor on each chimney; gable crowned by brownstone coping and central finial; faux mansard roof covered with red slate shingles, and copper coping; copper gutter at third floor, east of gable; two copper leader heads and downspouts. Alterations: Stoop and brownstone portions of façade resurfaced; metal pipe railing at main entrance; light fixture over main entrance; basement dryer vent; replacement single-pane and one-over-one, double-hung sashes at basement; replacement one-over-one, double-hung sashes with panning at two first-floor windows flanking main entrance, and at easternmost first-floor window; storm sashes covering stained-glass sashes. Rear Façade: Brick, laid in common bond; first-floor oriels with pitched roofs; square-headed window openings with plain projecting sills and flush stone lintels; dogtoothed brick cornices. Alterations: Northern third of façade coated with stucco and/or painted; grilles at two northernmost second-floor windows; replacement metal downspouts. Rear Extension (North Façade): Brownstone basement; rough-faced brick, matching that of main building, at first floor; bluestone basement sill; two basement window openings containing single-pane wood sash and covered by iron grilles; first-floor wood window with columnar mullion with scrolled capital; smooth brownstone lintelcourse; copper cornice. Alterations: Brownstone resurfaced; replacement one-over-one, double-hung sashes at first floor. Rear Extension (East Façade): Two bays; plain, flush lintels; copper cornice. Alterations: Façade coated with stucco and/or painted; window grilles; replacement one-over-one, double-hung sashes; replacement metal downspout. Site Features(Carlton Avenue): Bluestone areaway and basement steps at south tower; concrete and bluestone areaway, bluestone steps, and metal hatch at central areaway; concrete areaway and metal hatch at north tower; non-historic metal fence on resurfaced stone or concrete curb in front of south tower; masonry wall, possibly installed prior to 1939 with metal railing installed afterwards, on bluestone curb in front of central areaway; non-historic iron gate at central areaway; non-historic metal fence and gate on historic brick and bluestone curb in front of north tower. Site Features (Bergen Street): Non-historic metal fence and gate on bluestone curb, and large planting bed in front of north façade; metal hatch; bluestone basement steps; brick rear yard wall with stone base and coping crowned by short metal fence; wall opening containing non-historic wood door; planting beds with Belgian block edging, concrete and bluestone areaway, and historic iron fence on bluestone curb, in front of wall.

Significant References

New York City Division of Taxation photographs, c.1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) file.

581, 583 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1144/7, 6

Date: c.1879

Architect: Possibly John H. Doherty

Original Owner: John H. Doherty

Type: Row houses

Style/Ornament: Neo-Grec with alterations

Materials: Brownstone facades; wood cornices

Stories: Three plus basement

History

These two houses were constructed c.1879, at a time when speculative residential development increased in Prospect Heights in anticipation of the 1883 opening of the Brooklyn Bridge. As their owner, John H. Doherty, was listed as an architect and builder on other new building records of the time (including as the architect of the adjacent row to the south), he may also have designed or constructed these. Although altered, they retain many of their historic features, including their brownstone stoops, iron gate posts, wood bracketed cornices with denticulated bands and diamond ornament, and, at No. 583, a large pedimented door hood. Both also feature paneled wood main-entrance reveals decorated with carved colonettes, and full-height, double-leaf wood main-entrance doors. Both of these historic door sets, which differ slightly from each other, were installed before 1939 and are either original to the buildings or historic replacements.

Description

581 Carlton Avenue Two bays; brownstone stoop with stair ends that project beyond the stoop's edges; round-arch-headed understoop opening containing iron gate; round-headed main-entrance opening containing pair of full-height wood-and-glass doors, decorated with scrolled aprons and panels filled with rosettes; paneled wood main-entrance reveal decorated with colonettes; continuous projecting basement sill; basement window opening with curved upper corners, covered with iron security grille; continuous projecting first-floor sill; square-headed window openings at first, second, and third floors; bracketed wood cornice decorated with scrolled brackets, dentils, and diamonds. Alterations: Façade and stoop resurfaced; iron stoop railings and newel posts removed; replacement metal stoop railings; replacement understoop gate; main-entrance door surround altered, with loss of detail to its pilasters, removal of large foliate brackets, scrolled keystone, and angular pediment crowning the entrance, and the creation of a simplified head with molded cornice; rustication removed from basement; address plate ("581") at basement, adjacent to understoop opening; light fixtures with conduit at basement and first floor; stepped head of basement window opening smoothed into straight head; sill projection directly below first-floor window removed; first-, second-, and third-floor window surrounds smoothed, with loss of sill moldings, sill brackets, incised lintel ornament, and molded lintel hoods; replacement window sashes with panning at all floors. North Façade: Brick with brick chimney. Alterations: Western portion of façade and chimney coated with stucco and/or painted; television antenna. Rear Façade: Brick laid in common bond; two bays; projecting stone windowsills; flush stone lintels; molded cornice. Alterations: First-floor window grilles. Site Features: Concrete areaway; large planting bed; historic iron areaway fence and gate; iron gate posts with pineapple finials; bluestone sidewalk.

583 Carlton Avenue Similar to No. 581; pair of full-height, wood-and-glass main-entrance doors with quarter-round transom panels; main-entrance door surround with pilasters, foliate keystone and recessed spandrel panels over the opening, and brackets with incised ornament supporting an angular pediment with molded cornices; sill brackets at second and third floors. Alterations: Façade and stoop painted; replacement metal stoop railings; historic understoop gate removed from hinges and leaned against opening; doorbell attached to main-entrance reveal; main-entrance pilasters and brackets smoothed; spalling of brownstone from main-entrance pediment; rustication removed from basement; stepped head of basement window opening smoothed into straight head; small wiring box at basement; projecting sill directly below first-floor window removed; first-floor window opening converted to two smaller openings separated by a masonry bar, with the lower opening filled with glass block and the upper opening filled with replacement sashes with panning; first-, second-, and third-floor window surrounds smoothed, with resulting loss of sill moldings, incised lintel ornament, and molded lintel hoods; replacement sashes with panning at basement and second and third floors. Rear Façade: Similar to No. 581. Alterations: Wood deck and first-floor security grille; façade coated with stucco and/or painted. Site Features: Concrete areaway; planting bed; historic iron areaway fence and gate posts with pineapple finials; replacement stoop gate; bluestone fence curb; bluestone sidewalk with limited concrete replacement.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (October 18, 1879), 816.

585, 587, 589 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1144/5, 4, 3

Date: c.1884

Original Owner, Architect, and Builder: John H. Doherty & Brother

Type: Row houses

Style/Ornament: Neo-Grec

Materials: Brownstone facades; wood cornices

Stories: Three plus basement

History

Constructed c. 1884 by John H. Doherty & Brother, this row dates from the period in which improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Outstanding examples of the neo-Grec style, these houses are remarkably intact, retaining their original brownstone stoops, stoop balusters and newel posts with anthemion finials; historic door hoods, window surrounds, and lintel hoods with incised foliate detailing; and denticulated cornices with bead-and-reel moldings. In addition, Nos. 585 and 589 have double-leaf, wood-and-glass door sets and single-pane wood transoms that appear to have been present 70 years ago, and may be original to these houses or historic replacements.

Description

585 Carlton Avenue Three bays, including a full-height, two-window-wide, angled projecting bay; brownstone stoop with stair ends extending past the stoop edges; iron stoop railing and large, elaborate stoop newels with anthemion finials; incised triangular panel and round-headed panel containing incised foliate ornament on south stoop face; incised triangular panel on north stoop face; curved-head understoop opening containing iron gate; pair of wood-and-glass main-entrance doors below a molded transom bar with egg-and-dart and bead-and-reel moldings and single-

pane, rectangular transom window; paneled wood main-entrance reveal with carved pilasters; main-entrance surround consisting of fluted pilasters and large carved brackets supporting a door hood with central rosette, incised foliate ornament, eared ends, and crowning pediment; two basement window openings with molded heads and iron security grilles; continuous band containing incised ornament at basement window heads; continuous molded window sills and incised rectangular panels below first-floor window openings; elaborate window surrounds with fluting, incised rosettes and other foliate ornament, and eared lintel hoods at first through third floors; sill brackets at second and third floors; high cornice with carved fluting, bead-and-reel molding, egg-and-dart molding, and carved foliate ornament. Alterations: Stoop and façade resurfaced, resulting in simplification of incised panels on stoop sides; doorbell attached to main-entrance reveal; light fixture attached to main-entrance transom bar; light fixture at basement, adjacent to understoop opening; north basement window grille altered to accommodate air-conditioning unit; replacement two-over-two, double-hung window sashes at all floors. Rear Façade: Brick; two bays at first floor; three bays at second and third floors; projecting stone windowsills and flush stone lintels; simple, molded cornice; chimney. Alterations: Façade coated with stucco and/or painted; replacement metal downspout installed; wood deck installed; dryer vent installed at first floor. Site Features: Bluestone areaway; metal hatch on raised concrete base; planting bed with scalloped brick edging; iron areaway fence and gate posts with pineapple finials; stone areaway fence curb; wood trash enclosure; bluestone sidewalk with some concrete replacement.

587 Carlton Avenue Similar to No. 585; shared stoop newel with No. 589. Alterations: Stoop and façade resurfaced; main-entrance doors replaced with pair of wood-and-glass doors and single-pane, rectangular wood transom window; numerals (“587”) painted on glass of main-entrance door; script lettering (“Five-Eighty-Seven”) painted on transom glass; intercom panel attached to main-entrance reveal; doorbell at basement, adjacent to understoop opening; replacement one-over-one, double-hung window sashes with panning, and with first-floor transoms, at all floors. Rear Façade: Similar to No. 585. Alterations: Rooftop satellite dish and antenna. Site Features: Bluestone areaway; planting bed; freestanding mailbox structure; metal hatch; non-historic fill pipe; historic iron areaway fence and double-leaf gate; iron areaway gate posts with pineapple finials; stone areaway fence curb; historic iron fence separating areaways of Nos. 587 and 589; bluestone sidewalk with limited concrete replacement.

589 Carlton Avenue Similar to No. 585, but with the main entrance in the northernmost bay; shared stoop newel with No. 587; one-over-one, double-hung wood windows at all floors. Alterations: Stoop and façade resurfaced; metal mailbox attached to side of stoop; metal kick plates on main-entrance doors; doorbell attached to main-entrance reveal; light fixture adjacent to main entrance; doorbell at basement, adjacent to understoop opening; south basement window grille altered to accommodate air-conditioning unit; first-floor window grilles. Rear Façade: Similar to No. 585. Alterations: Rooftop satellite dish and antenna. Site Features: Bluestone areaway with non-historic walkway composed of metal grate laid on stone bed; metal hatch; bluestone basement steps; planting bed; iron areaway fence and double-leaf gate; iron areaway gate posts with pineapple finials; historic iron areaway fence separating areaways of Nos. 587 and 589; stone areaway fence base.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (March 22, 1884), 309.

591, 593 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1144/2, 1

Date: c.1883
Architect: Jeremiah J. Gilligan
Original Owner: John Monas
Type: Row houses
Style/Ornament: Neo-Grec
Materials: Brownstone facades; wood cornices
Stories: Three plus basement

History

Constructed c.1883 by John Monas and designed by Jeremiah J. Gilligan, these two neo-Grec-style row houses were built during the period in which transportation improvements hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Although No. 591 has been altered slightly, losing the incised ornament on its door hood and lintel hoods, the pair remains largely intact. Both houses retain their brownstone stoops with iron balustrades and newel posts, historic wood-and-glass main-entrance doors and transoms, channeled window surrounds with bracketed sills, and bracketed wood cornices with denticulated bands. Both buildings also have their historic iron areaway fences and gates.

Description

591 Carlton Avenue Three bays, including a full-height, two-window-wide, angled projecting bay; brownstone stoop with stair ends that extend beyond the stoop's edges; iron stoop railing and newel posts with anthemion finials; incised triangular panel on north face of stoop; understoop opening containing iron gate; segmental-arch-headed main-entrance opening; pair of wood-and-glass main-entrance doors with decorative aprons below the panes; single-pane, segmental-arch-headed wood transom window with molded wood transom bar; wood main-entrance reveal with carved, engaged columns; entablature over main entrance containing decorative keystone and incised ivy; main-entrance door surround composed of channeled pilasters and large carved brackets supporting a door hood; continuous projecting basement sill; basement window grilles; basement window surrounds with channeled sides, window-head moldings, and plain lintels; continuous, projecting ledge above first-floor lintels; incised rectangular panels below first-floor window openings; bracketed sills, window surrounds with channeled sides, and lintel hoods at first through third floors; one-over-one, double-hung wood windows at basement; wood brickmolds within first-, second-, and third-floor window openings; bracketed wood cornice with rectangular panels and two denticulated bands. Alterations: Façade painted; metal stoop gate; metal awning over main entrance; doorbell attached to main-entrance reveal; main-entrance hood and lintel hoods over first-through-third-floor windows resurfaced, resulting in loss of incised ornament; two metal mailboxes attached to understoop gate; doorbell button at basement, adjacent to understoop opening; small wiring box at north basement opening; metal storm sashes within all window openings; sill bracket beneath southernmost third-floor window damaged. Rear Façade: Projecting stone windowsills; flush stone lintels. Alterations: Façade coated with stucco and/or painted. Site Features: Painted concrete areaway; non-historic gooseneck pipe; historic iron areaway fence and gate with stone curb; historic iron gate posts with pineapple finials.

593 Carlton Avenue Similar to No. 591; main-entrance hood with incised ornament; lintel hoods at first through third floors with incised ornament and eared corners; one-over-one, double-hung wood sashes at first through third floors. Alterations: Façade painted; metal stoop gate; round fixture mount adjacent to main entrance; replacement basement window sashes; doorbell at basement, adjacent to understoop opening; small wiring box adjacent to north basement opening; some dentils missing from cornice. South Façade: Brick. Alterations: Façade coated with stucco and/or painted; metal conduit. Rear Façade: Similar to No. 591. Site Features: Concrete areaway; metal hatch; planting bed; historic iron areaway fence and gate with stone curb; historic north iron gate post with pineapple finial; replacement south iron gate post with pineapple finial.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (September 22, 1883), 726.

601 Carlton Avenue (aka 137 St. Mark's Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1144/100
See: 137 St. Mark's Avenue

590 TO 614 CARLTON AVENUE (WEST SIDE) Between St. Mark's Avenue and Prospect Place

590-596 Carlton Avenue (aka 144 St. Mark's Avenue)

Borough of Brooklyn Tax Map Block/Lots: 42
See 144 St. Mark's Avenue

598, 600, 602, 604, Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/ 44, 45, 46, 47

Date: c. 1874-1880

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house residential

Style/Ornament: Italianate with alterations

Material: Brick; Brownstone

Stories: Three and Basement

History

These four similar Italianate style row houses were built at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These Italianate style buildings are characterized by high brownstone stoops, round-arched entryways, heavily bracketed door surrounds with angular pediments, and molded stone lintels and sills. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description

598 Carlton Avenue Three bays; brownstone; brownstone stoop; under stair entry with iron security gate; rusticated stone base with two one-over-one double-hung wood windows, with segmental-headed top sash and possibly historic iron grille; possibly historic arched double leaf wood-and-glass door and transom, modified stone enframements; one-over-one windows with segmental-arched top sash; molded metal cornice with heavy brackets, dentils, and geometrical ornamentation. South facade: Brickface partially whitewashed; lower portion of building obscured by fencing. Alterations: Hood removed and door enframements modified; lintels removed and sills modified; non-historic light fixture at main entrance; metal security door with metal mail box at under stair entry; concrete in areaway; iron railings and fencing replaced; historic wood-and-glass door painted; aluminum windows. Site features: Historic areaway fence and gate (on brownstone curb); planting area in areaway; bluestone sidewalks.

600 Carlton Avenue Three bays; brownstone; brownstone stoop; under stair entry with iron security gate; round arched main entryway with carved keystone, channeled pilasters, carved brackets and round-arched pediment; possibly original paneled wood-and-glass double doors and

arched transom at main entryway; rusticated stone base, with two one-over-one double-hung windows with segmental-headed top sash, and projecting faceted keystones; possibly historic cast-iron grille; first floor has two one-over-one double-hung windows, featuring segmental headed top sash with molded stone bracketed window box ledges; molded stone bracketed hoods; one-over-one double-hung windows featuring segmental headed top sash with bracketed stone hoods and sills at upper floors; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Stoop and façade resurfaced; cast-iron newel posts and railings replaced; iron fencing replaced; non-historic light fixture at both entrances; aluminum windows throughout; metal cornice in disrepair. Site features: Bluestone areaway and sidewalks planting area in areaway.

602 Carlton Avenue Similar to 600 Carlton Avenue; Alterations: Cornice removed; stoop and façade resurfaced; iron security door at main entrance; cast-iron newel posts and railings replaced; iron fencing replaced; non-historic light fixture at both entrances; aluminum windows throughout; metal windows grilles at first story. Site features: Planting area in areaway; bluestone areaway and sidewalks.

604 Carlton Avenue Similar to 600 Carlton Avenue; possibly historic cast-iron grilles at basement windows, fencing, newel posts and gate. Alterations: At time of designation façade under restoration and obscured by scaffolding and construction netting; cornice removed; hood removed from main entrance; lintels removed from all windows; sills modified; stoop and façade resurfaced; metal windows grilles at first story; first floor window box ledges removed; non-historic light fixtures at both entrances; iron railings replaced. Site features: Site features: Planting area in areaway; bluestone areaway and sidewalks.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey *Desk Atlas of the Borough of Brooklyn, City of New York*, (E. Robinson, 1886); *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872).

606, 608, 610, Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/ 48, 49, 50

Date: c. 1870

Architect: John Betts

Original Owner/Developer: William Betts

Type: Row houses residential

Style/Ornament: Anglo-Italianate

Material: Brick

Stories: Three and Basement

History

These three Anglo-Italianate style brick row houses were designed by John Betts for owner William Betts circa 1870 at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The buildings form a row of identical brick row house facades, characterized by stylized classical details with high brownstone stoops, modest entryways, windows, lintels, and sills, with prominent arched fascia cornices. Although the some of the doors and windows have been replaced, the row remains remarkably intact.

Description

606 Carlton Avenue Three bays; brick and brownstone; brownstone stoop with under stair entry and iron security gate; wood-and-glass double-leaf door with transom, carved wood transom bar

and raised relief panel, featuring a foliate design with a molded stone lintel; brownstone base, with two one-over-one double-hung windows with iron security grille; one-over-one double-hung windows with transom at first floor; flat stone lintels and sills; third floor windows feature segmental arched top sash with header brick lintels; wood cornice with heavy brackets, dentils, and arched fascia. Alterations: Stoop resurfaced; metal grilles attached to inside of glass panels of main entrance doors; non-historic light fixtures at main entrance; doorbell and intercom by main entrance and under stair entry; metal security door at under stair entry; aluminum windows throughout; metal windows grilles at first story; metal mailbox attached to door at under stair entrance; goose neck pipe in areaway; metal bars attached to historic iron grille at basement windows; iron railings and fencing replaced; paint peeling and stone chipping on lintels at first and second floors. Site features: Bluestone areaway and sidewalks; metal hatch in areaway.

608 Carlton Avenue Similar to 606 Carlton Avenue; Alterations: 1897 rear bay window extension; stoop resurfaced; metal grilles attached to inside of glass panels of main entrance doors; aluminum windows throughout; metal windows grilles at first story; iron railings and fencing replaced; non-historic light fixtures at main entrance; security system alarm at door transom; metal security door at under stair entry; non-historic light fixtures at under stair entry; metal mailbox attached to door underneath the stoop. Site features: Bluestone areaway and sidewalks; planting in areaway; metal hatch in areaway.

610 Carlton Avenue Similar to 606 Carlton Avenue; possibly historic iron fencing railings, and newel posts; Alterations: Aluminum windows throughout, transom at first floor windows; stoop and façade resurfaced; rear facade bay window extension; metal child protective grilles on second floor windows; metal security door at under stair entry; non-historic light fixtures at under stair entry. Site features: Bluestone areaway and sidewalks; planting in areaway; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, (ALT-1303, July 12, 1897) file; *Desk Atlas of the Borough of Brooklyn, City of New York*, (E. Robinson, 1886); *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872).

612 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/ 51

Date: c. 1869-1880

Architect: William Betts/J. V. Porter

Original Owner/Developer: Un-determined

Type: Row houses residential/commercial

Style/Ornament: Anglo-Italianate

Material: Brick

Stories: Three and Basement

History

This Anglo-Italianate style brick row house was designed by William Betts, for an un-determined owner according to Brooklyn Department of Buildings files, and erected in 1869. According to an 1880 alteration file George McKay, was the owner and the alteration was designed by J. V. Porter, at a time when speculative residential development in the Prospect Heights area increased in anticipation of the opening of the Brooklyn Bridge in 1883. The Anglo-Italianate style building is characterized by stylized classical details with high brownstone stoop, modest entryway, windows, lintels, and sills, and a prominent arched fascia cornice. Although the windows have been replaced, the building remains remarkably intact.

Description

Three bays brick; and brownstone; brownstone stoop with under stair entry and iron security gate; wood-and-glass double-leaf door with transom, carved wood transom bar and raised relief panel, featuring a foliate design with a bracketed stone molded lintel; rusticated base, with two one-over-one double-hung windows with iron security grille; one-over-one double hung windows with transom at first floor; projecting stone lintels and sills; third floor windows feature segmental arched top sash with header brick lintels; wood cornice with heavy brackets, dentils, and arched fascia. Rear façade: Lower portion of addition obscured by foliage; brick three story rear extension with bay windows at first and second floors; three, one-over-one double-hung windows with stone lintels and sills at third floor. Alterations: Stoop resurfaced; non-historic light fixture at main entrance; railings replaced; aluminum windows throughout with metal child protective grilles at second and third floors; metal security door at under stair entry; stone garden wall with metal fencing. Site features: Bluestone areaway and sidewalks; planting in areaway; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (June 26, 1880),609; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT: 429-1880, June 26, 1880) file; *Desk Atlas of the Borough of Brooklyn, City of New York*, (E. Robinson, 1886); *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872).

614 Carlton Avenue (aka 145 Prospect Place)

Borough of Brooklyn Tax Map Block/Lots: 1150/ 52

Date: c. 1866

Architect: Not determined

Original Owner/Developer: William Betts

Type: Row houses residential

Style/Ornament: Anglo-Italianate

Material: Wood

Stories: Three and Basement

History

This Anglo-Italianate style brick row house was built in 1866 by William Betts, at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. This Anglo-Italianate style building is characterized by stylized classical details with high brownstone stoop, modest entryway, windows, lintels, and sills, and a prominent arched fascia cornices. Although the windows have been replaced, the building remains remarkably intact.

Description

Three bays brick; and brownstone; brownstone stoop with under stair entry and iron security gate; wood-and-glass double-leaf door with transom, carved wood transom bar and raised relief panel, featuring a foliate design with a bracketed stone molded lintel; brownstone base, with two one-over-one double-hung windows with iron security grille; possibly historic two-over-two double hung wood windows; flat stone lintels and sills; third floor windows feature segmental arched top sash with header brick lintels; wood cornice with heavy brackets, dentils, and arched fascia. Alterations: Stoop resurfaced; doors replaced at main entrance; railings and fencing replaced; stone lintels and sills modified; non-historic light fixture at main entrance; doorbell and intercom

by main entrance and under stair entry; metal mailbox at under stair entry. North façade (Prospect Place façade): Three bays; brick façade; two chimneys; (easternmost bay) base obscured by fencing and foliage; first floor window brick infill; (central bay) projected bay window with dentil molding and bracketed cornice; three one-over-one double-hung windows featuring segmental arched top sash and molded wood panels and reveals at first floor; one-over-one double-hung windows featuring flat stone lintels and sills, at second and third floors; (western most bay) three one-over-one double-hung windows, featuring flat stone lintels and sills. Rear façade: Addition to lower portion of building obscured by foliage; three one-over-one double-hung windows; bracketed wood cornice at roof line of addition; one-over-one double-hung windows at second and third floors; denticulated wood cornice Alterations: Addition to lower half of building brick and wood clapboard on rear façade. Site features: Bluestone areaway and sidewalks; planting in areaway; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872); *Desk Atlas of the Borough of Brooklyn, City of New York*, (E. Robinson, 1886).

603 TO 629 CARLTON AVENUE (EAST SIDE) Between St. Mark's Avenue and Prospect Place

605 Carlton Avenue (aka 603-605 Carlton Avenue and 146-154 St. Mark's Avenue)
Borough of Brooklyn Tax Map Block/Lot: 1151/8

Date: c. 1880; garage c. 1922

Architect: J. H. Mason

Original Owner/Developer: Lambert & Mason

Type: Row house with commercial ground floor

Style/Ornament: Neo-Grec with alterations

Material: Brownstone and brick

Stories: Four

History

This Neo-Grec-style row house was designed by architect J. H. Mason as a mixed-use building and constructed by him and his partner Patrick Lambert c. 1880 when the proximity to Prospect Park and improved transportation continued to contribute to the development of fine brick and stone row houses in the Prospect Heights area. Originally three stories, it was enlarged to four stories sometime prior to 1926 at which time the cornice was removed. Nevertheless, the brownstone and brick building retains its Neo-Grec window surrounds with half-fluted pilasters, fluted brackets and molded lintels on the Carlton Avenue elevation, and entrance surround with pedimented and eared lintel on the St. Mark's Avenue elevation. An attached two-bay garage was added to the rear of the house along St. Mark's Avenue c. 1922.

Description

Carlton Avenue Façade: Three bays; brownstone façade; storefront at first story; window surrounds with half-fluted pilasters, fluted brackets and molded lintel at second and third stories; window sills incorporated into continuous band at second story; bracketed projecting sills at third story. Alterations: cornice removed; one story added (prior to 1926); façade painted; window sills but no lintels at fourth story; metal replacement sash and panning; new storefront infill with fixed fabric awning and roll-down security gates; unidentified box attached to wall

above awning. **St. Mark's Avenue Façade:** Four bays including two-story oriel at second and third stories; five bays at fourth story; brick façade laid in stretcher bond; brownstone door surround with fluted brackets and pedimented, incised lintel with acroteria; projecting brownstone window sills and flat lintels at first through third stories; wrought-iron window grille on first story. **Alterations:** brick laid partially in common bond at fourth story and repointed; sills, lintels and entrance surround painted; window at first story partially filled with small wood panel and vent; aluminum siding on oriel; windows in east bays of the second and third stories replaced with brick infill; two round-arched windows with brick lintels and sills and three square-headed windows with brick sills at fourth story; full-height metal smokestack and metal conduit; fire escape; entrance door and transom replaced; intercom and wall lamps attached to frame of door; postal release box attached to surround; cement patching around window at first story; window grille at first story altered by the addition of iron bars; brick replaced near storefront; electrical conduit and cable attached to wall at first story; metal conduit with multiple cables by entrance; stone lintel above cellar entrance painted; buzzer and remote utility meter attached to wall above cellar entrance. **East Façade (partially visible):** Three bays; brick façade laid in stretcher bond; flat brownstone lintels at second and third stories; projecting brownstone sills at third and fourth stories; television antenna on roof. **Alterations:** door with wood portico; leader and gutter; cables and other wires attached to wall at second and third stories. **Garage:** two-bay garage; brick; clay tile coping. **Alterations:** roll-up doors; lights and signage; chain-link fence with synthetic grass inserts enclosing roof-top deck. **Site Features:** non-historic fence and gate on concrete curb on St. Mark's Avenue with metal bracket; wood trellis; areaway with diamond plate hatch; metal grate; planters; covered metal vent by storefront; bluestone curb on St. Mark's Avenue except at driveway and corner.

Significant Resources

Insurance Maps of Brooklyn, New York (New York: Sanborn Map Co, 1926), v. 6, pl. 42; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) files; New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (May 15, 1880), 478; Elisha Robinson, *Robinson's Atlas of the City of Brooklyn, New York* (NY: E. Robinson, 1886), pl. 6; Hugo Ullitz, *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903), v. 1, pl. 16.

607 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1151/7

Date: c. 1880

Architect: J. H. Mason

Original Owner/Developer: Lambert & Mason

Type: Row house

Style/Ornament: Neo-Grec

Material: Brownstone

Stories: Three and basement

History

This Neo-Grec-style row house was one of two buildings designed by architect J. H. Mason and constructed by Mason and his partner Patrick Lambert c. 1880 as the proximity to Prospect Park and improved transportation continued to contribute to the development of fine brick and stone row houses in the Prospect Heights area. The brownstone-fronted building has window surrounds with half-fluted pilasters and stylized brackets supporting molded lintels, an arched entrance with a similar surround supporting a segmental-arched pediment and a molded wood cornice with stylized brackets characteristic of the Neo-Grec style. While minor alterations such as the

replacement of the stoop balustrades and areaway fence have been made, the building remains largely intact.

Description

Three bays; brownstone stoop; arched entrance with double-leaf, paneled wood-and-glass door; paneled wood reveal with columns and roll molding; surround with segmental-arched pediment, half-fluted pilasters, stylized brackets and paneled spandrel with stylized keystone; window jambs and heads at the basement with beaded chamfers and “pseudo-keystones” with incised, stylized fleur-de-lis; window surrounds at first story with half-fluted pilasters and stylized brackets supporting a molded cornice, paneled frieze and bracketed sills with molded spandrel panel; similar surrounds without spandrel panel at second story and without paneled frieze or spandrel at third story; wood cornice with stylized brackets, guttae, dentils and paneled frieze. Alterations: façade painted; stoop resurfaced, balustrades replaced, metal gate at foot of stoop; metal-and-glass door at basement; gate at entrance under the stoop removed; metal replacement sash and panning; metal window grilles at basement; mailboxes attached to the surround; light with electrical conduit and box by main entrance; remote utility meter attached to basement wall. East Façade (partially visible): three bays; brownstone sills and lintels. Alterations: façade resurfaced with cement stucco; sills and lintels painted; metal fascia; leader and gutter; metal replacement sash and panning; metal vent on chimney. Site Features: non-historic metal fence and gate on brownstone and brick curb; concrete and bluestone paved areaway; non-historic metal railing at steps to entrance under the stoop; bluestone sidewalk and curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (May 15, 1880), 478.

609, 611, 613, 615 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1151/6, 5, 4, 3

Date: c. 1875

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row houses

Style/Ornament: Neo-Grec

Material: Brownstone

Stories: Three and basement

History

These four Neo-Grec-style row houses were built c. 1875 at a time when the recent completion of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These brownstone dwellings feature one-and-one-half-story angular bays with chamfered window heads and incised decoration, full window surrounds on the upper stories with pedimented lintels and incised decoration, segmental-arched entrances with double-leaf doors and surrounds with pedimented door hoods supported by stylized brackets and chamfered pilasters, and deep cornices with stylized brackets characteristic of the Neo-Grec style. While some alterations have been made over the years, the row is largely intact.

Description

609 Carlton Avenue

Three bays including a two-window-wide, angular bay at basement and first story; brownstone stoop; possibly historic metal gate at entrance under the stoop; segmental-arched main entrance with paneled wood reveal; entrance surround including pilasters with beaded chamfers, pedimented door hood with acroteria and incised decoration supported by stylized brackets with volutes, fluting, pellet molding and foliate corbel and incised frieze with beaded chamfer and bellflower-decorated keystone; window jambs and heads at basement with beaded chamfers and “pseudo-keystones” with incised, stylized fleur-de-lis; possibly historic wrought-iron window grilles at basement; shouldered-arched windows at first story of the angular bay with beaded chamfer jambs and lintels, “pseudo-keystones” and incised decoration separated by pilasters with molded bases; angular bay topped by wood cornice with molded crown, dentils and fluted frieze; segmental-arched windows at second story and square-headed windows at third story; window surrounds at second and third stories have pilasters with beaded chamfering, shouldered lintels with incised “pseudo-keystones” and rosettes, pediments with acroteria and incised decoration, and projecting sills with fluted brackets; wood cornice with stylized brackets with pellet molding and guttae, dentil course and paneled frieze. Alterations: brownstone resurfaced; reproduction balustrades and newels; double-leaf, paneled wood-and-glass door altered, upper lights replaced with single-light, wood-and-glass transom; intercom in reveal; light fixture in soffit; metal replacement sash and panning; remote utility meter attached to basement wall. East Façade (partially visible): brick façade; stone lintels and projecting sills; corbelled brick frieze. Alterations: fire escape; metal replacement sash and panning; dish antenna on roof; leader and gutter; chimney on party wall enlarged; wire from roof to third story. Site Features: reproduction metal fence and gate on brownstone curb; bluestone or slate paved areaway with steps to entrance under the stoop; gooseneck pipe; wood storage bin for trash receptacles; bluestone sidewalk and curb with concrete patching.

611 Carlton Avenue Similar to No. 609; segmental-arched, full-height, double-leaf, paneled wood-and-glass door at entrance with glass center panels; wood frame windows at first through third stories. Alterations: brownstone cleaned and patched; stoop balustrades replaced (prior to the late 1930s); metal gate at entrance under the stoop; incised decoration missing from window and door pediments; window openings at basement altered; fluting missing from sill brackets at second story; aluminum storm windows at first through third stories; metal window grilles at basement and first story; some detail missing from main cornice and cornice on bay; wires from roof attached at basement and first story; metal pipe and fuel pipe extend from basement wall; remote utility meter attached to basement wall. East Façade (partially visible): Similar to No. 609; large chimney. Alterations: façade and third story lintels resurfaced with cement stucco. Site Features: partially intact historic cast-iron fence and gateposts with non-historic metal gate on brownstone curb; bluestone- or slate-paved areaway with steps to entrance under the stoop; bluestone sidewalk and curb.

613 Carlton Avenue Similar to No. 609; possibly historic metal gate at entrance under the stoop; segmental-arched, full-height, double-leaf, paneled wood-and-glass door with wood center panels. Alterations: façade and stoop resurfaced; incised decoration re-cut; stoop balustrades replaced; metal replacement sash and panning at first through third stories, metal sliding windows at basement; metal window grilles at basement and first story; some details missing from both cornices; wall lamps by main entrance; doorbell attached to door; intercom in reveal; mailbox attached to gate under the stoop. East Façade (partially visible): Similar to No. 609; leader and gutter; metal pipe above party wall. Site Features: non-historic concrete wall with non-historic metal gate; concrete-paved areaway with stone steps to entrance under the stoop; bluestone sidewalk and curb.

615 Carlton Avenue Similar to No. 609; segmental-arched, full-height, double-leaf paneled wood-and-glass door with wood center panels. Alterations: façade and stoop resurfaced; stoop

balustrades removed; reproduction newels; metal gate at entrance under the stoop; window openings at basement altered; metal sliding windows and metal grilles at basement; metal replacement sash and panning at first through third stories; incised decoration missing from window and door pediments; fluting missing from sill brackets at second story; dentil course removed from cornice of the angular bay; doorbell and mailbox in reveal of main entrance; light fixture in soffit of main entrance; remote utility meter attached to basement wall. Site Features: brownstone curb resurfaced; slate- or bluestone-paved areaway with gooseneck pipe and stone steps to entrance under the stoop; bluestone sidewalk and curb.

Significant Resources

Brooklyn, Annual Record of Assessed Valuation, 9th Ward, 1874 to 1877; New York City Department of Taxes, photographic record c. 1939.

617 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1151/2

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Altered Italianate

Material: Stucco and brick

Stories: Three and basement

History

This three-bay, Italianate-style frame row house with brick basement was constructed prior to 1869 and may be among the earliest houses on Carlton Avenue which was opened south of Atlantic Avenue in the mid-1840s. The building has been heavily altered over the years but retains the symmetrical fenestration and bracketed cornice characteristic of the Italianate style. The stoop which had previously been removed was restored by the mid-1980s; the façade, windows, entrance surround and possibly the cornice were renovated between 2006 and 2008.

Description

Three bays; brick basement; first through third stories stuccoed; stone lintels and sills at basement; wood cornice with stylized, scrolled brackets with foliate corbels alternating with stylized modillions. Alterations: brick cleaned; façade re-stuccoed; cast stone stoop with brick stringers, metal balustrades and metal gate with mailbox at entrance under the stoop; recessed double-leaf, paneled wood-and-glass door; wood surround with molded lintel and three light transom; metal replacement sash at all stories; metal window grilles at basement, one altered to accommodate an air conditioner; window frames with projecting lintels at first and second stories; wall lamp and doorbell by entrance under the stoop; remote utility meters attached to basement wall; cornice cut for leader; clay chimney pot. Site features: non-historic metal fence and gate on concrete curb; areaway with brick paving, small planting bed, diamond plate hatch with vent and stone border; brick steps to entrance under the stoop; gooseneck pipe; bluestone sidewalk and curb with concrete patching.

Significant Resources

Brooklyn, Annual Record of Assessed Valuation, 9th Ward, 1869 to 1873; John Dikeman, Jr., *The Brooklyn Compendium* (Brooklyn: Common Council, 1870), 61; Matthew Dripps, *Map of the City of Brooklyn* (New York: Mathew Dripps, 1869); New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) files; New York City

Department of Finance, photographic record c. 1985; New York City Department of Taxes, photographic record c. 1939; Elisha Robinson, *Robinson's Atlas of the City of Brooklyn*, New York (New York: E. Robinson, 1886), pl. 6; Hugo Ullitz, *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903), v.1, pl. 16.

619 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1151/1

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate with alterations

Material: Stucco, brick and clapboard

Stories: Three and basement

History

This three-bay, Italianate-style frame row house with brick basement was constructed prior to 1869 and may be among the earliest houses on Carlton Avenue which was opened south of Atlantic Avenue in the mid-1840s. The building which has been heavily altered over the years retains the symmetrical fenestration (on the second and third stories) and the bracketed cornice characteristic of the Italianate style. The one and half story angular bay, first delineated on insurance maps in 1903, may have been added in the late nineteenth century. The modern garage door on the south side opens to a passage to the rear of the property where there is a nineteenth century brick stable. The house is minimally changed from its appearance in the late 1930s.

Description

Carlton Avenue Façade: Three bays including a three-window-wide, one story and basement angular bay with brownstone sill; brick basement; first through third stories and bay stuccoed; central stone stoop with cast-iron newels; double-leaf, wood-and-glass door with single-light transom; wood entrance surround with paneled pilasters, foliate brackets and molded lintel with paneled frieze; passage to rear of property at basement; possibly historic wrought-iron window grilles at basement; molded wood window enframements, projecting sill courses and paneled spandrels at first story of bay; bracketed wood cornice on the bay; molded wood window enframements with projecting sills and lintels at the second story; similar enframements with projecting sills at the third story; wood cornice with stylized, scrolled brackets with foliate corbels alternating with stylized modillions; leader from roof; wrought-iron fire escape. Alterations: rough textured stucco on angular bay, first through third stories; cast stone stoop; concrete stoop stringers; reproduction metal stoop railings; wood replacement window frames and sash; window enframement of unfinished boards on south side of the first story; wall lamps by the main entrance; doorbell in reveal; roll-up garage door with lintel of three unfinished boards at basement; metal gate with mailbox at entrance under the stoop; wall lamp and doorbell by entrance under the stoop; remote utility meter attached to basement wall. South Façade: one window on first through third stories; brick and cement stucco basement; shallow peak at roof; one (or two) story extension to rear. Alterations: wood clapboarding, window frames and sash replaced. Site Features: historic fence with non-historic gate on concrete curb; concrete-paved areaway with diamond plate hatch and steps to entrance under the stoop; fuel pipe; concrete-paved driveway with curb cut; bluestone and concrete sidewalk; bluestone curb.

Significant Resources

Brooklyn, Annual Record of Assessed Valuation, 9th Ward, 1869 to 1873; John Dikeman, Jr., *The Brooklyn Compendium* (Brooklyn: Common Council, 1870), 61; Matthew Dripps, *Map of the City of Brooklyn* (New York: M. Dripps, 1869); New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) files; New York City Department of Taxes, photographic record c. 1939; Elisha Robinson, *Robinson's Atlas of the City of Brooklyn*, New York (New York: E. Robinson, 1886), pl. 6; Hugo Ullitz, *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903), v.1, pl. 16.

629 Carlton Avenue (aka 147 Prospect Place)

Borough of Brooklyn Tax Map Block/Lot: 1151/94
See: 147 Prospect Place

616 TO 632A CARLTON AVENUE (WEST SIDE) Between Prospect Place and Park Place

616, 618, 620, 622, 624, 626, 628 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1157/ 26, 27, 28, 29, 30, 31, 32,

Date: 1871

Architect: William Flanagan

Original Owner/Developer: Not determined

Type: Row houses residential

Style/Ornament: Anglo-Italianate

Material: Brownstone

Stories: Three and Basement

History

These seven Anglo-Italianate style row houses were designed by architect William Flanagan and built in 1871, at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. This group of houses form a row of Anglo-Italianate style facades, characterized by high brownstone stoops, round-arched entryways, heavily bracketed door surrounds with segmental arched pediments and molded window enframements. Although there have been changes to the doors and windows, it remains remarkably intact.

Description

616 Carlton Avenue Three bays; brownstone stoop, with under stair entry and iron security grille; projecting segmented pediment hood, and corbelled arched entryway with keystone, channeled pilasters; rusticated base with two one-over-one double-hung windows with historic iron grille one over one double hung windows with segmental arched top sash and projecting faceted keystones; bracketed segmental-arched lintels; first floor windows have molded stone bracketed window box ledges; second floor windows feature bracketed stone molded sills; molded metal roof cornice with segmental arched fascia, heavy brackets, dentils, and geometrical ornamentation. South Façade (Prospect Place façade): Brick face; easternmost segment of façade has one-over-one double-hung window with segmental arched top sash and lintel, with historic cast-iron grille at basement; first floor one-over-one double-hung window with transom and segmental arched top sash and lintel, followed by two smaller one-over-one double-hung window with segmental arched top sash and lintel, at the second and third floors; center portion of façade features, bracketed projecting bay with three one-over-one double-hung windows, beneath are

two smaller windows with stone lintels and sills with iron security grille ; followed by two smaller one-over-one double-hung window with segmental arched top sash and lintel at the second and third floors; western most part of façade has two one-over-one double-hung window with segmental arched top sash and lintel, at the second and third floors; stepped roof line with two brick chimneys. West Façade: Brick façade; basement obscured; first floor has one, one-over-one double-hung window, with stone lintels and sill, and one smaller window with stone sill; second and third floors have two one-over-one double-hung windows with stone lintels and sills; molded wood and metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Main entrance doors replaced; wood moldings and reveal replaced; iron railings replaced; doorbell and intercom by main entrance and door underneath the stoop; iron fencing replaced. North Façade (Prospect Place façade): Windows replaced; sheet metal applied over original fabric at bottom half of bracketed projecting bay; windows at upper floors modified; window at first floor of westernmost part of façade bricked over; metal and wire mesh cage abuts lower part of façade, with aluminum roof, barbed wire and metal spikes on top. West Façade: Windows replaced; window openings modified at first second and third floors. Site features: Iron fence encloses backyard, with hinged metal gate entrance. (Prospect Place)Garage: One story brick structure; two sets of metal hinged wood doors; tar paper roof. Alterations: Heavily tarred and painted cornice over doors, with non-historic light fixtures; faded metal signage. Site features: Concrete areaway, driveway and sidewalk.

618 Carlton Avenue Similar to 616 Carlton Avenue; possibly historic double leaf wood-and-glass doors, and iron railings. Alterations: Window box ledges removed at first floor; window grille at first floor altered to accommodate an air conditioner; window grilles at basement replaced; windows replaced throughout; metal mailbox attached to door underneath the stoop; non- historic light fixture at main entrance. Site features: Stone garden wall; concrete walkway and planting area in areaway.

620 Carlton Avenue Similar to 616 Carlton Avenue; possibly historic arched double leaf wood-and-glass doors. Alterations: At time of designation stoop under restoration; aluminum awning over areaway; window box ledges removed at first floor; window grille at first floor altered to accommodate an air conditioner; windows replaced throughout; metal mailbox attached to façade between basement windows; wood railing at basement entrance; plastic storage shed in areaway; window grilles at basement altered to accommodate an air conditioner; non-historic light fixture at under stair entry. Site features: Metal hatch in areaway; stone garden wall; concrete areaway.

622 Carlton Avenue Similar to 616 Carlton Avenue; possibly historic stone railings and newel posts and garden wall; several historic wood windows at upper floors. Alterations: Efflorescence, chipping and cracking at several places on façade; newer windows at first floor; non-historic iron security door and grille at windows; main entrance door painted. Site features: Small planting area in areaway; bluestone areaway and sidewalks.

624 Carlton Avenue Similar to 616 Carlton Avenue; possibly historic iron railings, newel posts, gate, fencing, and basement security grille; possibly historic fanlight transom; possibly historic one-over-one double-hung wood windows. Alterations: Non-historic light fixtures at main entrance and entrance underneath the stoop; security system box at main entrance. Site features: Patterned brickwork and planting area in areaway; bluestone sidewalks.

626 Carlton Avenue Similar to 618 Carlton Avenue; possibly historic iron railings and newel posts. Alterations: First floor windows replaced; iron security grille at basement replaced; stoop and façade resurfaced; doorbell and intercom by main entrance and door underneath the stoop. Site features: Metal hatch in areaway; bluestone areaway and sidewalks.

628 Carlton Avenue (façade under restoration) Similar to 618 Carlton Avenue; historic iron security grille at basement windows; iron railings and fencing replaced; windows replaced. South elevation: brick façade; lower portion partially obscured by one story garage. Garage: One story brick and wood structure; central entrance with wood garage door and enframements. Alterations: At time of designation façade under restoration and obscured by scaffolding and construction

netting; metal and tar cornice topped by wood fencing; modern light fixture above garage door. Site features: Metal hatch in areaway; bluestone areaway and sidewalks.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB-89 1874).

632 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1157/ 34

Date: c. 1900-05

Architect: Not determined

Original Owner/Developer: Not determined

Type: Flats

Style/Ornament: Renaissance Revival

Material: Brick and stone

Stories: Four and Basement

History

This Renaissance Revival style apartment building was built at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. The building is characterized by handsome incised detailing and full stone enframements with subdued classical ornament concentrated around the door and windows and a carved stone stoop. Despite alterations to the windows the building remains largely intact.

Description

Three bays; blonde brick apartment building; molded stone stoop with under stair entry; small areaway; main entry with full stone enframements and featuring angled pediment with coved pilasters and scrolled capitals; double-leaf wood-and-glass panel door with transom; first floor features two one-over-one double-hung-windows with full stone enframements and a wide continuous stone bracketed lintel that runs the width of the building with a scroll detail at either end, this design is repeated on the windows at the upper floors; topped by a smaller molded iron cornice that supports the fascia with classically inspired ornament above which is a dentil band followed by a larger cornice.

Alterations: Windows replaced; iron fencing replaced; metal windows grilles at first story altered to accommodate an air conditioner. Site features: Concrete areaway and sidewalk.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903; *Desk Atlas of the Borough of Brooklyn, City of New York* (E. Belcher Hyde Map Co, Inc., 1905).

632A Carlton Avenue

Borough of Brooklyn Tax Map Block/Lots: 1157/ 3

Date: 1886-1903

Architect: Not determined

Original Owner/Developer: Not determined

Type: Carriage house

Style/Ornament: Italianate with alterations

Material: Brick

Stories: Two

History

This Italianate style carriage house was designed by an unknown architect for an un-determined owner. The building was constructed between the years of 1886-1903, to be used as a service building for 337 Flatbush Avenue. A 1957 alteration changed the use of the building to a one family dwelling. The building is characterized by segmentally-arched entryway pediments and molded window enframements. Despite alterations to the windows and door, the building remains largely intact.

Description

Brick; three bays; carriage house with brick stoop and flanking small raised brick planting areas; main entrance features a wood door with strap iron hardware and half sidelights, topped by a segmental arched molded cornice; two horizontal sash, two-over-two double-hung wood windows with segmental headed top sash with window box sills and molded lintels; second floor features hay-loft double leaf wood doors with strap iron hardware, topped by a segmental arched molded cornice; two horizontal sash two-over-two double-hung wood windows with segmental headed top sash with bracketed sills and molded lintels; carved wood roof cornice with heavy brackets and fascia with geometrical ornamentation. Alterations: Historic doorway altered using brick infill to accommodate newer entrance with half sidelights; windows replaced. Site features: Concrete areaway and sidewalk.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, alterations (ALT-279, 1957) file *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903; *Desk Atlas of the Borough of Brooklyn, City of New York*, (E. Robinson, 1886).

631 TO 655 CARLTON AVENUE (EAST SIDE)

Between Prospect Place and Park Place

631 (aka 150-156 Prospect Place), 633, 635, 637, 639 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1158/8, 7, 6, 5, 4

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row houses

Style/Ornament: Transitional Italianate

Material: Brick and stone

Stories: Three and basement

History

These five Transitional Italianate-style row houses were constructed sometime prior to 1869 at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row houses with brick upper facades on rusticated stone basements feature high stoops, entrances with bracketed stone lintels and molded cornices with dentils, foliated brackets and plain friezes. A one-story extension was added to the rear of No. 631 at the end of the nineteenth century, followed c. 1905 by a three-car garage designed by architect A. White Pierce for John H.

Schmidt. The row remains largely intact, alterations generally being confined to doors, windows and metal work.

Description

631 Carlton Avenue Carlton Avenue Façade: Three bays; rusticated stone basement; brick upper façade; stone stoop; main entrance with possibly historic double-leaf, paneled wood-and-glass door with transom, possibly historic wood enframing with bead molding and transom bar with egg-and-dart molding and molded stone lintel with curved brackets; stone sill course and lintels at first story; stone lintels and projecting sills at second and third stories; wood cornice with foliate brackets, dentils and plain frieze. Alterations: basement, stoop, sills and lintels painted; stoop balustrades replaced; metal gate at entrance under the stoop; metal replacement sash and panning; metal window grilles at basement and first story; wall lamps by main entrance; doorbell and intercom in reveal; remote utility meter attached to basement wall. Prospect Place Façade: Two bays at first through third stories, three bays at basement; brick facade; stone sills and lintels; two brick chimneys; one story and basement brick extension with stone or concrete coping (added c.1898). Alterations: one-story brick connecting wall topped by wrought-iron fence; door with stone lintel; metal replacement sash and panning; metal window grilles at basement and first story, one altered to accommodate an air conditioner. East Façade (partially visible): Two windows at first story; three bays at second and third stories; brick façade at second and third stories; denticulated frieze; stone lintels at second story; stone lintels and projecting sills at third story. Alterations: upper stories painted; extension resided; vent and metal window grilles on extension; deck with wood fence above extension; two aluminum leaders and gutters. Garage: three bays; brick facade; wooden doors; two segmental windows and raised parapets with metal coping on east and west; galvanized-iron cornice with foliate modillions and denticulated frieze. Alterations: wall lamps; electrical conduit and intercom; remote utility meter; aluminum leaders and gutters. Site features: non-historic metal fence and gates (one in front of stoop) on stone curb (with concrete patching on Prospect Place); areaway with stone paving, planting bed, diamond plate hatch, non-historic lamppost and steps to entrance under the stoop on Carlton Avenue; concrete-paved areaway, planting beds and raised hatch on Prospect Place; bluestone and concrete sidewalk with stone curb except at corner; concrete driveway with stone curb.

633 Carlton Avenue Similar to No. 631; wood window frames. Alterations: basement, sills, and lintels resurfaced; brick repointed; stoop painted; stoop balustrades replaced; metal gate at entrance under the stoop; elaborately carved wood door enframing with deep reveal and carved transom bar; double-leaf replacement door with transom; intercom and postal release box in reveal; light fixture in soffit; metal replacement sash; metal window grilles at basement; wall lamp and intercom by entrance under the stoop. East Façade (partially visible): Second and third stories similar to No. 631. Alterations: façade, lintels and sills painted; replacement sash and panning; air conditioning compressor at rear of building. Site Features: non-historic fence and gate on stone curb; areaway with concrete paving, planting bed and non-historic lamppost; stone curb.

635 Carlton Avenue Similar to No. 631; possibly historic wrought-iron window grilles at basement. Alterations: basement, sills and lintels painted; stoop repaired and painted; stoop balustrades replaced prior to the late 1930s; wrought-iron gate partially covered by wood at entrance under the stoop; double-leafed replacement door with transom; door surround with egg-and-dart molding and denticulated transom bar; metal replacement sash and panning; metal grilles at first story; wall lamp by basement entrance; intercom by main entrance; perforated vent plate and remote utility meter attached to basement wall. East façade (partially visible): second and third stories similar to No. 631. Alterations: façade painted; vent in wall at second story; replacement sash and panning. Site features: masonry wall with square posts (built prior to the late 1930s) incorporating non-historic metal fence and gate; below-grade areaway with concrete paving, diamond plate hatch and metal armature; stone curb.

637 Carlton Avenue Similar to No. 631. Alterations: basement, stoop, sills and lintels painted; brick repointed; stoop balustrades replaced; metal gate at foot of stoop; metal gate with mailbox at entrance under the stoop; metal replacement sash and panning; metal grilles at basement and first story; original door removed, opening altered to accommodate single-leaf door; wall lamps in reveal; doorbells by entrance; wall lamp with electrical conduit and doorbell by entrance under the stoop. East façade (partially visible): Third story similar to No. 631. Alterations: façade pared; replacement sash. Site features: non-historic metal fence and gate on stone curb; areaway with stone paving, planting bed, diamond plate hatch, gooseneck pipe and steps to entrance under the stoop; stone curb.

639 Carlton Avenue Similar to No. 631; possibly historic main entrance reveal with columns and double-leaf, wood-and-glass door with single light transom; possibly historic wrought-iron grilles at basement. Alterations: basement, stoop, sills and lintels painted; brick cleaned; stoop balustrades replaced; metal gate at foot of stoop; metal gate at entrance under the stoop; painted, foliate decoration on transom bar of main entrance; metal replacement sash and panning; metal grilles at first story; wall lamps and plaque with house number by main entrance; area between stoops of No. 639 and 641 filled and painted; dish antenna (in rear). Site features: non-historic metal fence and gate on stone and concrete curb; areaway with concrete paving and diamond plate hatch with stone border; steps to entrance under the stoop painted; stone curb.

Significant Resources

Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); New York City Department of Finance, photographic record c. 1985; New York City Department of Taxes, photographic record c. 1939; Hugo Ullitz, *Atlas of the Borough of Brooklyn, City of New York: Originally Kings Co.*, (New York: Hyde & Co., 1898), pl.15.

641 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1158/3

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate

Material: Brick and brownstone

Stories: Three and basement

History

This Italianate-style row house was constructed prior to 1869 at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The house features a rusticated basement and brick upper façade, segmental-arched fenestration with stone lintels and sills, entrance with bracketed stone lintel and cornice with foliate brackets, modillions and paneled frieze characteristic of the Italianate style. The house is largely intact, alterations being confined to the door, windows and metal work.

Description

Three bays; rusticated brownstone basement; brick upper façade; brownstone stoop; molded stone door lintel with plain frieze and curved brackets; possibly historic wrought-iron window grilles at basement; segmental-arched windows with segmental brownstone lintels with cap moldings; projecting brownstone sills at second and third stories; cornice with foliate brackets, curved modillions and paneled frieze. Alterations: basement, stoop, lintels and sills painted; brick

cleaned; stoop balustrades replaced; metal gate under the stoop; original door replaced and opening altered to accommodate a single-leaf door and stained-glass transom; wood replacement sash; intercom and light fixture in main entrance; intercom and light fixture by entrance under the stoop; bird deterrent wire in cornice. Site Features: non-historic metal fence and gate on stone curb; areaway with concrete paving and enlarged diamond plate hatch; steps to entrance under the stoop painted; stone curb.

Significant Resources

Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); New York City Department of Finance, photographic record c. 1985; New York City Department of Taxes, photographic record c. 1939.

643 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1158/2

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate with alterations

Material: Brownstone

Stories: Three and basement

History

This three-bay, Italianate-style row house was built prior to 1869 at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The characteristic Italianate elements of the building such as the high stoop, arched entrance, rusticated basement with arched windows and cornice with foliate brackets, modillions and plain frieze are intact. However, the entrance surround, window lintels and sills have been stripped and the historic metal stoop balustrades and areaway fence replaced with concrete walls.

Description

Three bays; brownstone stoop; entrance surround with paneled pilasters; arch with fluted keystone, scrolled corbels and paneled spandrels; paneled wood reveal; rusticated basement with round-arched windows with molded keystones; cornice with foliate brackets, modillions and paneled frieze. Alterations: stoop and façade resurfaced and painted; stoop balustrades replaced with sidewalls with square posts; door lintel removed and brackets shaved; double-leaf, replacement door; door enframing altered; metal replacement sash and panning; sills and lintels replaced; metal window grilles at basement and first story; metal gate at entrance under the stoop; intercom by entrance under the stoop; intercom and postal release box in reveal of main entrance; light fixture in soffit of main entrance; remote utility meter attached to basement wall. Site Features: non-historic masonry wall and metal gate; areaway with concrete paving, raised diamond plate hatch and metal pipe.

Significant Resources

Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); New York City Department of Buildings, Borough of Brooklyn, Building Information System; New York City Department of Finance, photographic record c. 1985; New York City Department of Taxes, photographic record c. 1939.

645 Carlton Avenue

Borough of Brooklyn Tax Map Block/Lot: 1158/1

Date: c. 1894

Architect: Delaney & Collins

Original Owner/Developer: C. H. Ward

Type: Flats

Style/Ornament: Romanesque Revival/Renaissance Revival

Material: Brick and brownstone

Stories: Four

History

This residential building was designed by the architectural firm of Delaney & Collins and constructed c. 1894 for owner C. H. Ward at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The brick and brownstone building features Romanesque Revival-influenced arched entrance with rough-faced brownstone voussoirs and paired columns, rough-faced brownstone basement and arched fenestration in the bay above the door and Renaissance Revival-influenced full-height angular bay and bracketed cornice with rinceau frieze. The building remains remarkably intact.

Description

Carlton Avenue Façade: Four bays including full-height, three-window-wide angular bay; brownstone façade at basement and first story; brick façade at second through fourth stories; brownstone stoop with stone walls and molded cap; round-arched main entrance with rough-faced brownstone voussoirs with cap molding supported by paired engaged columns with germinated capitals; double-leaf, decorative metal-and-glass door with house number in each leaf; metal-and-glass transom; narrow basement with rough-faced band course above; molded sill course, ashlar lintel course and rough-faced band course at the first story of the bay; brownstone cornice with denticulated molding and plain frieze below second story; brownstone sill courses at third and fourth stories; round-arched windows with rough-faced brownstone voussoirs at second through fourth stories of the bay above the entrance; rough-faced brownstone lintel courses at second through fourth stories of the bay; brick spandrel panels above second and third stories of the bay; galvanized-iron cornice with foliate brackets, dentil course and rinceau frieze. Alterations: brick cleaned; brownstone resurfaced; metal replacement sash and panning; metal grilles at basement and first story, one grille at first story altered to accommodate air conditioner; conduit with cables at south corner; dish antenna on roof. South Façade: brick; chimney. Alterations: facade painted; metal smokestack from third story to roof. North Façade (partially visible): chimneys and ventilators; clay tile coping. Alterations: cement stucco; wood pergola and fence; dish and other antennas on roof. Site Features: non-historic metal fence and gate on stone curb; slate-paved areaway with gooseneck pipes, non-historic metal fence and gate at steps to entrance under the stoop; stone curb.

Significant Resources

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Guide* (July 7, 1894), 37.

655 Carlton Avenue (aka 165 Park Place)

Borough of Brooklyn Tax Map Block/Lot: 1158/89

See: 165 Park Place

**546 TO 562 DEAN STREET (SOUTH SIDE)
Between Sixth Avenue and Carlton Avenue**

546 Dean Street

Borough of Brooklyn Tax Map Block/Lot: 1136/37

Date: c.1905

Architect: S.H. Schmidt

Original Owner: Cohen & Himelstein

Type: Flats

Style/Ornament: Renaissance Revival

Materials: Brick and limestone facades; iron cornice

Stories: Four

History

Completed c.1905, during the period in which multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York, this building was one of a pair designed by S.H. Schmidt and constructed by Cohen & Himelstein. Largely intact, it remains an excellent example of a Renaissance Revival-style flats house, featuring a symmetrical light-colored, iron-spot brick façade, classically inspired main-entrance surround, historic wood main-entrance doors, paneled wood reveal, pilasters between the second and fourth floors crowned by foliate capitals, and bracketed cornice ornamented with modillions and festoons. It has experienced only a few minor alterations. The companion building of 546 Dean Street formerly stood on the neighboring lot to its west. It was boarded up by the late 1980s, and its site has since been incorporated into a large parking lot.

Description

Main Façade: Five bays at first floor; three bays, each with paired window openings, at second through fourth floors; iron-spot, common-bond Roman face brick; projecting pilasters supported by stone corbels containing foliate ornament, extending from second story to foliate capitals just below cornice, at each end of façade and framing the central bay; low brownstone stoop with solid walls and understoop opening; square-headed main-entrance opening, containing pair of wood-and-glass doors with small bracketed aprons and sunburst ornament, transom bar with egg-and-dart molding, single-pane transom sash, and paneled wood reveal; limestone main-entrance surround composed of fluted pilasters crowned by pyramidal bosses and foliate capitals, entablature with incised curvilinear detail, and projecting cornice with egg-and-dart molding; four basement openings; continuous stone sill below two western basement openings; broad stone basement lintelcourse; carved foliate spandrel panels between basement and first-floor windows; four first-floor window openings, wider and containing paired sets of sashes at openings immediately flanking main entrance; continuous stone sills at first through fourth floors, terminating in scrolls at first floor; square-headed window openings at first and second floors; segmental-arch-headed window openings at third floor; round-headed window openings at fourth floor; continuous bands of rough-faced stone at first-through-fourth floor window heads; rough-faced voussoirs at first through fourth floors wrapping the window heads, and with keystones containing foliate ornament; wood brickmolds at three westernmost fourth-floor windows; bracketed cornice with modillions and festoons; metal fire escape. **Alterations:** Finials missing from stoop newels; metal stoop railings; intercom over understoop opening; replacement metal gate and masonry infill panel within understoop opening; intercom panel, doorbells, and light fixtures at main-entrance reveal; address numeral decals on transom glass; conduit between the basement and first floor, adjacent to second-westernmost window; pipe railing adjacent to basement steps; basement openings filled with concrete and metal panels; filler pipes protruding

through easternmost basement infill; replacement sashes at first through fourth floors, with panning at first, second, third, and three easternmost fourth-floor windows; some metal patching of cornice brackets. West Façade: Brick; setback southern portion of façade; square-headed first-floor door opening; square-headed and segmental-arch-headed window openings with plain, projecting stone sills; chimneys; rooftop bulkhead. Alterations: Façade, chimneys, and bulkhead covered with stucco and/or painted; light fixture with conduit above door opening; replacement one-over-one, double-hung sashes with panning. Rear Façade: Brick; segmental-arch-headed openings with projecting stone sills; metal fire escape. Alterations: Façade coated with stucco. Site Features: Concrete areaway; bluestone basement steps; non-historic metal areaway fence and gate.

Significant References

Department of Buildings, Borough of Brooklyn, new buildings (NB) file; New York City Department of Taxes, photographic record c. 1939; New York City Department of Taxes, photographic record c. 1988.

552, 556, 560 Dean Street

Borough of Brooklyn Tax Map Block/Lots: 1136/40, 42, 44

Date: c.1902

Architect: Axel Hedman

Original Owner: N. Johnson & Son

Type: Flats

Style/Ornament: Renaissance Revival

Materials: Brick and limestone facades

Stories: Four

History

Designed by Axel Hedman and completed c.1902, these three unusual Renaissance Revival-style flats buildings date from the period in which multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Constructed in an A-B-A configuration, the buildings are largely similar, with symmetrical iron-spot brick facades, full-height angled projecting bays, and stone lintels ornamented with various classical motifs. Their most impressive features are their roofs: high pedestals ornamented with anthemion crown Nos. 556 and 560, and a large angular pediment with antefixes sits on top of the pedestal of the central building. Although 552, 556, and 560 Dean Street have experienced few alterations, they have lost the stained-glass sashes within their central bays; the rooftop pedestal of No. 552 has either been removed or covered with panning.

Description

552 Dean Street Seven bays, including two identical three-window-wide, full-height angled projecting bays; window openings in central bay out of horizontal alignment with those of projecting bays; iron-spot, running-bond Roman face brick; stone main-entrance step and sill; segmental-arch-headed main-entrance opening; main-entrance flanked by paneled pilasters with plain stone bases, and crowned by arched entablature with rusticated voussoirs and scrolled keystone, denticulated frieze, and molded cornice, flanked by scrolls. Projecting Bays: Basement opening in easternmost bay of east projecting bay containing metal door; continuous stone basement sill; five square basement window openings; continuous, molded basement lintelcourse; plain limestone spandrel panels between the basement and first-floor windows; continuous, projecting molded sills at first and second floors; continuous limestone bands above first-floor windowsills, and at first-floor meeting rails and window heads; smooth stone lintels at first floor,

crowned by projecting, molded cornices; spandrel panels containing carved quatrefoils between first- and second-floor windows; smooth limestone splayed lintels at second and third floors; plain projecting limestone sills at third and fourth floors; plain, smooth limestone lintels at the fourth floor; continuous limestone band at fourth-floor window heads. Central Bay: Continuous stone bands at first and second floors, and above fourth-floor window, engaging those of projecting bays and bays' second-floor sills; elaborate second-floor window surround with scrolled buttresses and paneled lintel crowned by segmental pediment containing carved foliate ornament; molded limestone windowsills at third and fourth floors, with brackets at fourth floor; smooth limestone splayed lintel at third floor; smooth limestone lintel at fourth floor, crowned by carved swan's-neck pediment containing festoon. Roof: Continuous molded cornice. Alterations: Basement sill, main-entrance step and sill, and main-entrance reveal painted; historic pair of full-height main-entrance doors replaced with single door with large sidelight and transom panel; intercom panel at main-entrance reveal; gold-colored metal numerals at transom panel; light fixtures at transom panel and main-entrance cornice, connected by conduit, which extends vertically to basement; replacement wire-glass sashes at basement; stained-glass sashes removed from central-bay windows; replacement one-over-one, double-hung sashes with panning at first through fourth floors; lowest portion of cornice covered by panning; metal paneling installed above cornice, over central bay, replacing or concealing original rooftop pedestal with corner antefixes. Rear Façade: Brick. Alteration: Rooftop railing. Site Features: Concrete areaway; bluestone basement steps at eastern end of areaway; non-historic metal pipe railing adjacent to basement steps.

556 Dean Street Seven bays, including two identical three-window-wide, full-height angled projecting bays; window bays in central bay out of horizontal alignment with those of projecting bays; iron-spot, running-bond Roman face brick; stone step and sill at main entrance; square-headed main-entrance opening containing pair of wood-and-glass doors; main entrance flanked by paneled pilasters with plain stone bases and foliate capitals; main-entrance entablature with carved cartouche, foliate ornament, channeled frieze with egg-and-dart molding, and molded cornice. Projecting Bays: Basement opening containing metal door in easternmost bay of east projecting bay; continuous stone basement sill; five square basement window openings; continuous, projecting basement lintelcourse; plain limestone spandrel panels between basement and first-floor windows; continuous, projecting molded sills at first and second floors; continuous limestone bands above first-floor windowsills, and at first-floor meeting rails and window heads; stepped limestone lintels above first-floor outer windows, containing quatrefoils and other foliate ornament, and crowned by drip moldings; limestone lintels above first-floor central windows, with round pediments containing cartouches; smooth stone splayed lintels at second and third floors; plain projecting limestone sills at third and fourth floors; plain, smooth limestone lintels at fourth floor; continuous limestone band at fourth-floor window heads. Central Bay: Continuous stone bands at first and second floors, and above fourth-floor window, engaging those of projecting bays and bays' second-floor sills; second-floor window surround with quoins, crowned by central scroll and drip molding; molded limestone windowsills at third and fourth floors, with brackets at fourth floor; smooth limestone splayed lintel at third floor; smooth limestone lintel at fourth floor, crowned by carved swan's-neck pediment filled with festoon. Roof: Cornice with tongue-and-dart molding; rooftop pedestal with frieze filled with anthemion ornament, crowned by large triangular pediment with molded cornices and corner antefixes; pedestals at each end of roof with foliate ornament and molded cornices. Alterations: Main-entrance step and sill, and basement sill, painted; intercom panel and two light fixtures attached to stone portion of main-entrance reveal; replacement wire-glass sashes at basement; vertical conduit at basement and first floor adjacent to main entrance; stained-glass sashes removed from central-bay windows; replacement one-over-one, double-hung sashes with panning at first through fourth floors; antefix missing from crown of rooftop pediment; rooftop metal railing. Site Features: Concrete areaway;

resurfaced stone basement steps; iron railing with newel posts with pyramidal finials at basement steps; non-original iron areaway fence and gate.

560 Dean Street Similar to No. 552; full-height wood-and-glass main-entrance doors; cornice with tongue-and-dart molding; rooftop pedestal with frieze filled with anthemion ornament; pedestals at each end of roof with foliate ornament and molded cornices. Alterations: Main-entrance step and sill resurfaced; metal numerals at west main-entrance door; light fixtures at main-entrance pilasters; light fixture over basement entrance; stained-glass sashes removed from central-bay windows; replacement one-over-one, double-hung sashes with panning at all floors; antefixes missing from central rooftop pedestal; pipe railing at basement stairs. East Façade: Common-bond brick; segmental-arch-headed window openings with projecting stone sills and double-rowlock arches. Alterations: Replacement one-over-one, double-hung sashes. Site Features: Concrete areaway; gooseneck pipe; iron railing with newel posts with pyramidal finials at basement steps.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (June 21, 1902), 1,178.

562 Dean Street (aka 538 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1136/46
See: 538 Carlton Avenue

561 TO 565 DEAN STREET (NORTH SIDE) Between Sixth Avenue and Carlton Avenue

565 Dean Street (aka 561-565 Dean Street, 536 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lots: 1128/1201-1206

Date: 2005-08

Architect: Sislian, Rothstein & Towers (SR&T)

Original Owner: Dean Carlton, LLC

Type: Multiple dwelling

Style/Ornament: Modern

Materials: Metal paneling; gray and white stucco

Stories: Four

History

Completed in 2008, this condominium at the northwest corner of Dean Street and Carlton Avenue replaced the southernmost house of the Italianate-style row constructed along the west side of Carlton Avenue between Pacific and Dean Streets between 1869 and 1880. SR&T, which designed the building, has described 565 Dean Street as “environmentally advanced”; the sliding exterior louvers on its south façade can be adjusted by residents to temper the heating effects of the sun.

Description

Main Façade: Asymmetrical; three large bays, faced with dark-gray paneling and gray and white stucco. Main Façade Central Bay: Four stories; faced with dark-gray paneling and containing main entrance; metal-and-glass main-entrance door with adjacent intercom panel and mailboxes below projecting hood with metal numerals; ribbon windows of varying heights. Main Façade Eastern Bay: Basement faced with dark-gray paneling; first through third floors faced with gray

and white stucco; four basement windows, partially below grade, covered with metal grilles; paired, single-pane casement sashes; sliding metal louvers on metal tracks. Main Façade Western Bay: No ground floor; second through fourth floors, supported by metal columns, project over parking area; gray stucco facing; single-pane casement sashes; sliding metal louvers on metal tracks; parapet opening covered by metal louver at eastern end of bay; underside of second floor coated with white stucco and containing recessed light fixtures. West Façade: Recessed ground floor faced with dark-gray paneling and gray stucco; gray and white stucco at second through fourth floors; balconies with metal railings; metal louvers; metal-and-glass balcony doors. East Façade: Faced with gray and white stucco; basement openings partially below grade; first-floor and cantilevered third-floor balconies with metal railings; dark-gray corner column at first floor; metal-and-glass balcony doors; single-pane casement sashes. Site Features: Metal sidewalk grilles in front of basement openings of eastern main-façade bay; concrete-and-gravel parking area; high metal fence in front of parking area; basement planting bed extending across east façade; ground-floor metal railing on top of concrete wall with stone coping in front of basement planting bed; concrete planting bed in front of metal railing.

Significant References

Department of Buildings, Borough of Brooklyn, new buildings (NB) file; “Dean Carlton Condominium” (www.srtarchitects.com/images/dcunit1.pdf), accessed March 31, 2009.

574 TO 670 DEAN STREET (SOUTH SIDE) Between Carlton Avenue and Vanderbilt Avenue

574 Dean Street (aka 555 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1137/12

See: 555 Carlton Avenue

662 Dean Street (aka 664-670 Dean Street, 552 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1137/47

See: 552 Vanderbilt Avenue

671 DEAN STREET (NORTH SIDE)

Between Vanderbilt Avenue and Underhill Avenue

671 Dean Street (aka 583 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1130/1

See: 583 Vanderbilt Avenue

672 TO 680 DEAN STREET (SOUTH SIDE)

Between Vanderbilt Avenue and Underhill Avenue

672 Dean Street (aka 585 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1138/11

See: 585 Vanderbilt Avenue

678, 680 Dean Street

Borough of Brooklyn Tax Map Block/Lot: 1138/12, 13

Date: c.1880-1886
Architect: Not determined
Original Owner/Developer: Not determined
Type: Row houses
Style/Ornament: Italianate
Materials: Brick facades; brownstone trim
Stories: Three plus basement

History

These two houses were constructed between 1880 and 1886, at a time when transportation improvements hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Despite their relative lack of ornamentation, these modest vernacular houses retain their original cornices with large foliate brackets and modillions, which are their most characteristic Italianate features. Other historic features include the paneled main-entrance doors of No. 680, which have round-headed panes, and are likely original to the building.

Description

678 Dean Street Three bays; brownstone stoop with stair ends extending beyond the stoop's edges; understoop opening; square-headed main-entrance opening with plain stone lintel, wood molding, paneled wood reveal, molded wood transom bar, and single-pane wood transom window; two basement window openings; continuous, projecting brownstone basement lintelcourse; tall first-floor window openings, with shorter windows at the second and third floors; plain, flush brownstone sills at the first floor; plain, projecting brownstone sills at the second and third floors; plain, flush brownstone lintels at the first through third floors; bracketed cornice with paneled fascia, denticulated band, and modillions. Alterations: Façade painted; masonry stoop walls with metal railings; stoop resurfaced; replacement metal understoop gate with transom grille; pair of paneled main-entrance doors replaced with pair of wood doors with small diamond panes; doorbell at basement understoop opening; small wiring box adjacent to east basement opening; meters, electrical box, and conduit attached to façade east of east basement opening; two-over-two, double-hung windows replaced with one-over-one, double-hung sashes with panning at all floors; some detail missing from cornice brackets; rooftop satellite dishes installed. West Façade: Brick with stone coping. Alterations: Façade coated with stucco. Site Features: Concrete areaway; stone basement steps; non-historic metal grille and filler pipe within areaway; metal hatch; non-historic masonry areaway wall.

680 Dean Street Similar to No. 678; pair of paneled wood main-entrance doors with round-headed panes; wood window brickmolds at basement, second, and third floors. Alterations: Façade painted; stoop resurfaced; replacement stoop balustrades and newel posts; replacement metal understoop gate; metal security gate at main entrance; metal security grilles over basement and first-floor windows; doorbell and light fixture at basement, adjacent to understoop opening; meters with conduit and electrical box at eastern end of basement; two-over-two, double-hung windows replaced with one-over-one, double-hung windows at basement, second, and third floors, and with two-over-two, double-hung windows at first floor; rooftop antenna. East Façade: Brick; chimney with clay pots. Alterations: Façade and chimney coated with stucco and/or painted. Site Features: Concrete areaway; stone basement steps; planting bed; metal hatch; replacement metal areaway fence and gate on masonry curb; metal picket fence along east border of areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880); Elisha Robinson, *Robinson's Atlas of the City of Brooklyn, New York* (New York: E. Robinson, 1886).

273 TO 283 FLATBUSH AVENUE (EAST SIDE) Between St. Mark's Avenue and Prospect Place

273-275 Flatbush Avenue (aka 84-90 St. Mark's Avenue)

Borough of Brooklyn Tax Map Block/Lots: 1150/ 1001, 1002

Date: c.1888

Architect: Charles Werner

Original Owner/Developer/Builder: L. Schelling

Type: Flats with storefront

Style/Ornament: Romanesque Revival

Material: Brick and terra cotta

Stories: Four

History

This Romanesque Revival-style tenement building sits on an angled lot with a multi-bay storefront that was designed by architect Charles Werner and built by owner/developer L. Schelling in 1888, at a time when improvements in the area's transportation hastened the construction of hundreds of multiple dwellings due to increases in the population and property values in greater New York. This building, constructed with ground-floor storefronts and living space above, was completed during the period in which Flatbush Avenue was developing into one of the area's most important commercial thoroughfares. The building features a rounded corner tower faced with pressed tin. Although there have been changes to the windows and storefront the building remains remarkably intact.

Description

273-275 Flatbush Avenue Façade: Multi-bay cast-iron storefront (four bays on St Mark's Avenue and five bays on Flatbush Avenue); red brick façade with red glazed terra-cotta ornament; prominent rounded corner tower faced with pressed tin; entrance at base of tower with concrete stoop with iron railings; possibly historic wood-and-glass double-leaf door; fluted cast-iron piers separate storefront bays; stucco infill bulkhead; multi pane windows in each bay with cast-iron beam rosette tie bolts above; a continuous stone band runs the width of the building rounding corner tower and continues, forming a sill for all the windows at the second story; arched one-over-one double-hung windows with terra-cotta voussoirs and decorative oak leaf foliate band that runs the width of the building on both sides; followed by terra-cotta guilloche band and just above a continuous molded stone cornice that serves as sill for the third story windows and runs the width of the building on both sides; one-over-one double-hung windows accentuated by a decorative terra-cotta foliate band that outlines each window at the third and forth floors; acanthus leaf banding runs the width of the building just above a continuous molded stone cornice that serves as sill for the windows at the fourth story; topped by a denticulated wood cornice with carved festoon fascia; Three story rounded corner tower, faced in pressed tin, featuring multiple molded cornices serving as lintel and sills for three, one-over-one double-hung windows at each story. Alterations: St. Mark's Avenue and Flatbush Avenue facades have updated storefronts; at various places on the façade terra-cotta pieces are cracked and missing; main storefront entrance added at base of tower; windows replaced throughout; metal mechanical

housing for metal roll down security gate; retractable canvas awning above storefront windows; metal fire escapes; festoons missing from Flatbush Avenue cornice fascia; wood deteriorating from cornice on Flatbush Avenue side. 84 St. Mark's Avenue Façade: Similar to 273-275 Flatbush Avenue; Alterations: Painted storefront; at various places on the façade terra-cotta pieces are cracked and missing. 90 St. Mark's Avenue Façade: Similar to 273-275 Flatbush Avenue; small areaway and stoop; non-historic door with transom above; to the right of entrance, small arched window with sill. Alterations: Door replaced; window in filled; at various places on the façade terra-cotta pieces are cracked and missing non-historic light fixtures at entrance; iron railings replaced; doorbell and intercom system by entrance; iron gate and fencing at second entrance replaced. Site Features: Metal hatch at third bay of storefront.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (June 2, 1888), 723; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) file.

277, 279 Flatbush Avenue (aka 92, 94 St. Mark's Avenue)

Borough of Brooklyn Tax Map Block/Lots: 1150/15, 14

Date: c.1889

Architect: Frank. K. Irving

Original Owner/Developer/Builder: W. M. and E. H. Hawkins

Type: Flats with commercial ground floor

Style/Ornament: Romanesque Revival/Queen Anne style elements

Material: Brick/Terra-cotta

Stories: Four

History

These two Romanesque Revival-style tenement buildings with Queen Anne-style elements sit on angled lots with multi-bay storefronts. They were designed by architect Frank. K. Irving and built by owner/developer W. M. and E. H. Hawkins in 1889, during the period in which Flatbush Avenue was developing into one of the area's most important commercial thoroughfare. The buildings feature a high hipped roof with ornamental ridges, cast-iron cresting and finials and various shaped ornamental dormer windows with gables featuring sunburst motifs. Although there have been changes to the windows and storefronts the buildings remain remarkably intact

Description

277 Flatbush Avenue Multiple bay storefront and three bays at upper floors; red brick façade with red glazed terra-cotta ornament; possibly historic storefront; fluted cast-iron piers separate storefront bays; metal infill bulkhead; large display windows in each bay with cast-iron beam with rosette tie bolts above; a continuous stone band runs the width of the building forming a sill for all the windows at the second story, featuring arched one-over-one double-hung windows with terra-cotta voussoirs that rest on decorative egg-and-dart band that runs the width of the building; one-over-one double-hung windows accentuated by a decorative terra-cotta oak leaf foliate band that outlines each window at the third floor, followed by terra-cotta guilloche band and just above a continuous molded stone cornice that serves as sill for the third story windows; acanthus leaf banding runs the width of the building just above a continuous molded stone cornice that serves as sill for the windows at the fourth story; above the fourth floor windows a continuous field of terra-cotta rosette tiles frames arched one-over-one double-hung windows with terra-cotta voussoirs resting on decorative egg-and-dart band that runs the width of the building; molded metal cornice, topped by high hipped roof with ornamental ridges, cast-iron cresting and finials;

various shaped ornamental dormer windows with gables featuring sunburst motif. Alterations: painted storefront; scaffolding obscures lower portion of building, at St. Mark's and Flatbush Avenue facades; 277-279 Flatbush Avenue store front partially removed, windows were replaced throughout; iron railings removed. Site Features: Metal hatch below second bay window. 92 St. Mark's Avenue Facade: Similar to Similar to 277 Flatbush Avenue; small areaway with iron railings and fencing; molded stone stoop; entryway and windows framed by decorative foliate terra-cotta tiles. Alterations: Historic door replaced; at various places on the façade terra-cotta pieces are cracked and missing; transom covered; non-historic light fixture at entrance; doorbell and intercom system by entrance secondary entrance; at time of designation new smaller windows with louvers below have been installed. Site Features: Concrete sidewalks.

279 Flatbush Avenue Similar to 277 Flatbush Avenue. Alterations: Updated storefront clad with marble; reconfigured central entrance with flanking segmental arched windows; non-historic light fixtures; metal security door. Site Features: None. 94 St. Mark's Avenue Facade: Similar to 277 Flatbush Avenue; small areaway with iron railings and fencing; molded stone stoop; entryway and windows framed by decorative foliate terra-cotta tiles. Alterations: Historic door replaced; transom covered; doorbell and intercom system by entrance; non-historic light fixture above entrance; iron railings replaced at various places on the façade terra-cotta pieces are cracked and missing. Site Features: Concrete sidewalks; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (April 20, 1889), 570; NR; 1977 Field Survey.

281-283 Flatbush Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/ 12

Date: c.1888

Architect: Frank K. Irving

Original Owner/Developer: W. M. and E. H. Hawkins

Type: Flats with commercial ground floor

Style/Ornament: Renaissance Revival

Material: Brick, and terra-cotta

Stories: Four

History

This Renaissance Revival brick and terra cotta tenement with storefront was designed by Architect F. K. Irving and built in 1888 for owner/developer W. M. and E. H. Hawkins at a time when improvements in the area's transportation hastened the construction of hundreds of multiple dwellings due to increases in the population and property values in greater New York. This building constructed with ground-floor storefronts and living space above was completed during the period in which Flatbush Avenue was developing into one of the area's most important commercial thoroughfares. Although there have been changes to the windows and storefront the building remains remarkably intact.

Description

Three bays at ground floor, six bays at upper floors; central entrance to upper floors, two flanking storefronts sit on a concrete or stone bulkhead; second floor has arched one-over-one double-hung windows with glazed terra-cotta round arch surrounds resting on decorative terra-cotta molding; below the third and fourth floor windows is a decorative terra-cotta molding followed by a continuous stone lintel that runs the width of the building; above the windows at the third

and fourth floors is a glazed terra-cotta lintel course with a foliate design; topped by a iron cornice with renaissance inspired ornament on the fascia dentil bands supporting a smaller molded cornice, flanked at each end by large ornate brackets. Alterations: Storefronts updated; central entryway door replaced; transom replaced by glass block; metal box signage with neon lights and plastic lettering over storefront at left; canvas awning with signage over right storefront to far right; on sidewalk; non-historic light fixture over central entrance. Site Features: metal hatch for basement access.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey *Real Estate Record and Builders Guide* (June 2, 1888), 975; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) file.

307 TO 321 FLATBUSH AVENUE (EAST SIDE) Between Prospect Place and Park Place

307 to 309 Flatbush Avenue (aka 122-126 Prospect Place)

Borough of Brooklyn Tax Map Block/Lots 1157/15
See 122-126 Prospect Place

311 Flatbush Avenue (aka 128 Prospect Place)

Borough of Brooklyn Tax Map Block/Lots 1157/14
See 128 Prospect Place

315-317 Flatbush Avenue (aka 130-132 Prospect Place)

Borough of Brooklyn Tax Map Block/Lots 1157/1001-1003
See 130-132 Prospect Place

319, 321 Flatbush Avenue

Borough of Brooklyn Tax Map Block/Lots: 1157/ 11, 10

Date: c. 1889-1903

Architect: Not determined

Original Owner/Developer: Not determined

Type: Flats building with commercial ground floor

Style/Ornament: Romanesque-Revival

Material: Brownstone

Stories: Three and one half and basement

History

Both buildings were designed as an ensemble with 122-126 Prospect Place (aka 307-309 Flatbush Avenue), and to resemble the Prospect View apartment building at 130-132 Prospect Place/315-317 Flatbush Avenue. These Romanesque-Revival style tenement buildings with storefront at ground floor was built at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. This building, constructed with ground-floor storefronts and living space above, was completed during the period in which Flatbush Avenue was developing into one of the area's most important commercial thoroughfares. The buildings feature Romanesque-Revival inspired detailing terra-cotta panels and rusticated rock faced ashlar arched and flat lintels. Although there have been changes to the windows and the storefronts the buildings remain remarkably intact.

Description

319 Flatbush Avenue Three bays; blond brick with terra cotta and rusticated ashlar decorative elements resembling quoins; fluted cast-iron piers separate storefront bays; central entrance to upper floors features cast-iron piers supporting wood modillioned cornice; from the second to fifth floors, three one-over-one double-hung windows with terra-cotta lintels of varying styles; molded banding of stone and terra-cotta incorporated into the continuous sill at the third floor; decorative foliate terra cotta panels under the windows at the fourth floor; arched windows with terra-cotta voussoirs at the fifth floor; topped by molded metal renaissance-inspired bracketed modillioned cornice. Alterations: Updated glass-and-aluminum storefront; raised concrete base; windows replaced at upper floors; metal fire-escape; metal roll-down security gate; non-historic light fixtures; door and transom replaced by metal-and-glass door and transom. Site Features: Metal basement access doors.

321 Flatbush Avenue Similar to 319 Flatbush Avenue. Alterations: Storefront updated metal roll down security gate; windows replaced. Site Features: concrete sidewalks; metal basement access doors.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) file; (E. Robinson 1886), *Desk Atlas of the Borough of Brooklyn*; (E. Belcher Hyde 1903), *Desk Atlas of the Borough of Brooklyn*.

**375 TO 379 FLATBUSH AVENUE (EAST SIDE)
Between Park Place and Sterling Place**

375 -379 Flatbush Avenue (aka 183 Sterling Place)

Borough of Brooklyn Tax Map Block/Lots: 1164/1

Date: 1885

Architect: William Cook

Original Owner/Developer: John Konvalinka

Builder: V. Porter

Type: Commercial building with Residential flats

Style/Ornament: Neo-Grec/ Second Empire elements

Material: Brownstone

Stories: Three and one half with four story tower

History

This large Neo-Grec style with Second Empire elements brownstone building sits on a canted corner lot and was built as an ensemble with 185-187 Sterling Place. The buildings were designed by architect William Cook, built by J. V. Porter for original owner John Konvalinka at a time when speculative residential development in the Prospect Heights area increased in anticipation of the opening of the Brooklyn Bridge in 1883. . This building, constructed with ground-floor storefronts and living space above, was completed during the period in which Flatbush Avenue was developing into one of the area's most important commercial thoroughfares. Featuring a central tower flanked by identical facades the ensemble has classically-inspired details such as pedimented entryways, heavily bracketed door surrounds, full window enframements, prominent cornices, and dormered slate roof. There have been some alterations to the windows; however, the building remains remarkably intact.

General Description

Brownstone mixed-use building with stone, wood and wrought-iron decorative elements; partial slate mansard roof and full stone window and door enframements; prominent four story tower with flanking facades along Flatbush Avenue and Sterling Place; upper floors have six bays, storefronts with metal bulkheads on Flatbush Avenue, and three bays with storefronts with wood bulkhead on Sterling Place; Flatbush Avenue façade: three stories; six bays; channeled cast-iron piers separate storefront bays at ground floor; separate entrance to upper floors featuring consecutive transoms; metal-and-glass storefront display window cases rests on metal or stone bulkhead, glass-and-metal store entrance on right; the upper floors are separated by a bracketed denticulated cornice; three one-over-one double-hung windows at each story with full bracketed stone enframements; rusticated piers running from the second floor to the roofline denticulated cornice mark the buildings divisions; three bay store front with central metal-and-glass central door; canvas awning over storefront flanking display window cases sitting on a metal or stone bulkhead; slate mansard roof with projecting firewalls; denticulated wood cornice interrupted by pedimented wall dormers featuring sunburst motif. Central tower: wide stone platform at main entrance to upper floors, features historic double-leaf wood door, brownstone full enframements with decorative fluted piers, brackets with incised details support a molded stone cornice, that gives way to another set of brackets, supporting the wrought-iron balconette of the second floor window, full molded stone enframements and angled pediment; third floor features a one-over-one double-hung window with full stone enframements with a segmental-arched pediment; the arched fourth floor window features paired one-over-one double-hung windows with a arched transom; followed by a bracketed wood cornice, and a pyramidal slate roof with copper flashing, topped by a iron crested widows' walk. Alterations: (375 Flatbush Avenue) storefront updated; door to upper floors replaced; façade painted; non-historic light fixtures above main entrance; doorbell and intercom by main entrance; metal alarm system box upper left of corner of storefront; transom above store entrance altered to accommodate an air conditioner. (377 Flatbush Avenue) storefront updated; entrance; transom above store entrance altered to accommodate an air conditioner; iron railing encloses main entrance; windows replaced throughout; doorbell and intercom by main entrance; non-historic light fixture over main entrance; at roof cresting missing finials. Sterling Place façade: three bay store front with central wood-and-glass central door; flanking display window cases sitting on a wood or stone bulkhead; canvas awning over storefront; bracketed cornice with raised decorative square panels, dentils and foliate design above the first floor; upper floors identical to 375 Flatbush Avenue; slate mansard roof with projecting firewalls; denticulated wood cornice interrupted by pedimented wall dormers featuring sunburst motif. Alterations: transom above store entrance altered to accommodate an air conditioner; store front painted; six non-historic light fixtures with metal conduit above storefront. Site Features: metal basement access doors.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (October 31, 1885); New York City Department of Buildings, Borough of Brooklyn, new buildings (NB:1604-1885) (NB:1606-1885) file.

734 TO 738 PACIFIC STREET (SOUTH SIDE)

Between Sixth Avenue and Carlton Avenue

734-738 Pacific Street (aka 516 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1128/43
See: 516 Carlton Avenue

**820 TO 826 PACIFIC STREET (SOUTH SIDE)
Between Vanderbilt Avenue and Underhill Avenue**

820-826 Pacific Street (aka 565 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1130/10
See: 565 Vanderbilt Avenue

**165 TO 235 PARK PLACE (NORTH SIDE)
Between Carlton Avenue and Vanderbilt Avenue**

165 (aka 655 Carlton Avenue), 167, 169 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1158/89, 88, 87

Date: c.1870

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: no style (no.165); Italianate (nos. 167 and 169)

Material: Brownstone

Stories: Three and basement (no. 165); four and basement (no. 167); three-and-a-half and basement (no. 169)

History

These three row houses originally designed in the Italianate style were constructed c.1870 at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. No. 165 at the corner of Carlton Avenue was stripped of all its historic ornament and the windows and entrances altered probably c. 1963 when it was converted to a multiple-family residence with doctor's office. No. 167 was enlarged to four full stories sometime prior to the late 1930s. At that time the stoop was removed and the original arched entrance converted to a window. Although the original pedimented surround was initially retained, all that remains at this time is the keystone and paneled spandrels. However, the house still retains its bracketed window lintels and sills, which were replicated for the fourth story at the time of the enlargement, and a bracketed cornice characteristic of the Italianate style. No. 169 is largely intact, retaining not only its bracketed window lintels and bracketed cornice but its stoop and slate-tiled mansard roof with pedimented dormers as well.

Description

165 Park Place Park Place Façade: Three bays. Alterations: stoop, cornice, mansard and all decorative detail removed; façade resurfaced; entrance relocated to the basement and the walkway relocated to Carlton Avenue; window openings at the second and third stories elongated; metal replacement sash and panning; window screens and metal half-grilles on the first through third stories; metal window grilles at basement; electrical conduit to wall light; brass house numbers attached to basement wall; dish antenna on roof. Carlton Avenue Façade: Three bays; two segmental-arched windows at first and second stories. Alterations: cornice, mansard, oriel, lintels and sills removed; façade resurfaced; small windows added at first through third stories; metal replacement sash and panning; window at south corner of first story removed and replaced with brick prior to the late 1930s; sill raised on window at north corner of first story;

through-wall air conditioner; metal window grille at basement; two-story grille at north corner altered to accommodate an air conditioner; door replaced; metal security gate; wall lights; spotlight with conduits; brick chimney; dish and television antennas on roof. North Façade (partially visible): Three bays. Alterations: façade resurfaced and painted; sills shaved; metal replacement sash and panning; windows at first story sealed, covered with cement stucco and painted; one window grille at second story; electrical conduit at first story; leader and gutter. Site Features: yard in front of house with brownstone curb and thick hedge; yard on side of house enclosed by non-historic masonry retaining wall with brick cap incorporating non-historic metal fence and gates; concrete walkways to entrances bordered by similar masonry retaining walls; diamond plate hatch in walkway to main entrance; wooden storage unit for trash receptacles off walkway to main entrance; rear yard enclosed by high masonry wall incorporating non-historic metal fence; bluestone curb except at curb cuts.

167 Park Place Three bays; rusticated basement with segmental-arched windows; windows at first story with bracketed, molded lintels; paneled spandrels and foliate keystone above arched window opening (original entrance, see alterations); windows at second and third stories with bracketed molded sills and lintels. Alterations: enlarged to four stories and stoop removed prior to the late 1930s; historic entrance converted to window with fanlight; entrance at basement with brownstone surround, decorative double-leaf, metal-and-glass door and portico; possibly historic cornice with foliate brackets and modillions, dentils and plain frieze relocated; sills raised at first story prior to the late 1930s; bracketed lintels and sills replicated at fourth story; lintel brackets altered at first story; façade and portico resurfaced; metal balustrade added above portico; metal replacement sash and panning; metal window grilles at basement and first story; wall lamps by entrance; intercom with electrical conduit attached to column; remote utility meters with wires and vent in basement wall. West Façade (partially visible): brick; chimney. Alterations: façade resurfaced with cement stucco; television antenna on roof. North Façade (partially visible): three bays; brick façade; projecting stone sills and flush stone lintels. Alterations: façade parged; metal replacement sash and panning; asymmetrical fenestration without lintels at fourth story; metal window grilles on third story; wrought-iron fire escape. East Façade (partially visible): resurfaced as brownstone. Site Features: decorated brownstone garden wall built prior to the late 1930s incorporating non-historic metal fence; resurfaced masonry posts with cement caps and non-historic metal gate; areaway with concrete paving, planting bed, diamond plate hatch and metal pipe; bluestone curb.

169 Park Place Three bays; segmental-arched windows at basement; windows at first through third stories with bracketed molded lintels; metal cornice with foliate brackets and modillions, dentil course and plain frieze; slate-tiled mansard roof; pedimented dormers with segmental-arched openings, brackets and dentil course. Alterations: façade and stoop resurfaced, rustication removed from basement; stoop balustrades replaced; metal gate with mesh reinforcement at entrance under the stoop; main entrance reconfigured and surround replaced; double-leaf replacement door with single-light transom; metal replacement sash and panning; window sills raised at first story and lintel brackets replaced; modified projecting window sills at first through third stories; sides of dormer window enframements resided; metal grilles at basement and first story; wall lamps by entrance; doorbell and wall lamp by entrance under the stoop; leader through cornice; remote utility meter attached to basement wall; antenna on roof. North Façade (partially visible): three bays; brick façade; mansard with pedimented dormers; brick dentil course at cornice. Alterations: window grilles at second and third story; ledge below mansard; leader. Site Features: non-historic masonry wall incorporating non-historic metal fence; posts with pyramidal caps; areaway with concrete paving, storage area for trash receptacles, planting bed, metal pipes; steps to entrance under the stoop; bluestone curb.

Significant References

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; New York City Department of Buildings, Borough of Brooklyn, Building Information System; New York City Department of Taxes, photographic record c. 1939.

171, 173 Park Place

Borough of Brooklyn, Tax Map Block/Lot 1158/86, 85

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate with alterations

Material: Brownstone

Stories: Three and basement

History

These two Italianate-style row houses were built prior to 1869 at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. No. 171 retains its arched entrance with double-leaf door and cornice but the façade has been resurfaced, the windows and entrance surround stripped of ornament and the stoop balustrades replaced with sidewalls. No. 173 is more intact; its historic entrance surround with segmental pediment on channeled pilasters with foliate brackets and bracketed window lintels and sills are still in place.

Description

171 Park Place Three bays; stoop with possibly historic gate at entrance under the stoop; round-arched main entrance with wood reveal and possibly historic double-leaf, wood-and-glass doors; stone entrance surround with segmental pediment; segmental-arched windows in basement with grilles; galvanized-iron cornice with foliate brackets and modillions, dentil course and plain frieze. Alterations: façade resurfaced, rustication removed from basement; stoop resurfaced and balustrades replaced with sidewalls and posts; main entrance surround resurfaced, pilasters, brackets and pediment altered; metal replacement sash and panning; window sills raised at first story; all window lintels removed and sills replaced with simple projecting sills; flower boxes attached to sills at first story; intercom and light fixture by entrance under the stoop; pigeon wire in cornice; roof-top deck with wood railings and flower boxes; dish antenna on roof. North Façade (partially visible): three bays; brick façade; narrow molded cornice with dentil course. Alterations: façade painted; metal replacement sash; wrought-iron fire escape. Site Features: historic wrought-iron fence and gate on brownstone curb; areaway with cement paving, planting bed, diamond plate hatch with vent and gooseneck pipe; bluestone curb.

173 Park Place Similar to No. 171; stone entrance surround with segmental pediment on foliate brackets, channeled pilasters, foliate keystone, paneled spandrels and scrolled corbels; arched, single-light transom; rusticated basement; windows with bracketed, molded lintels (foliate brackets at first story); bracketed, molded sills at second and third stories. Alterations: façade and stoop resurfaced; stoop balustrades replaced; metal gate at entrance under the stoop; original door removed and opening altered to accommodate a single-leaf door; metal replacement sash and panning; simple projecting sills at first story; remote utility meter with wire attached to basement wall; two dish antennas on roof. Site Features: historic wrought-iron fence and gate on stone curb; areaway with bluestone or slate paving, planting bed and covered hatch; bluestone curb.

Significant References

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873;
Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); New York City Department of Taxes, photographic record c. 1939.

175, 177, 179, 181 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1158/84, 83, 82, 81

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: no style (nos. 175, 177 and 179); Italianate (no. 181)

Material: Brownstone

Stories: Three-and-a-half and basement (nos. 177 and 181); four and basement (nos. 175 and 179)

History

These four row houses, originally designed in the Italianate style, were constructed prior to 1869 at a time when the development of Prospect Park and improvements in transportation were hastening the construction of fine brick and stone houses in Prospect Heights. Nos. 175, 177 and 179 were modernized in the 1960s at which time they were stripped of their stoops and ornament and in the case of Nos. 175 and 179 enlarged to four full stories above the basement. No. 181 Park Place, once the home of John T. Pirie, a founder of the Chicago-based dry goods firm of Carson Pirie Scott & Co. remains largely intact. This house still retains its stoop (the balustrades were replaced by the late 1930s), arched entrance and surround with segmental-arched pediment on foliate brackets, bracketed window sills and lintels and mansard roof with dormers characteristic of the Italianate style.

Description

175 Park Place Three bays; segmental-arched windows at basement. Alterations: stoop, cornice, mansard and all decorative detail removed; building enlarged to four full stories above basement; entrance relocated to basement; heavy masonry entrance surround with single-leaf, metal-and-glass door; façade resurfaced and painted; concrete coping at roof; window sills raised at first story; metal replacement sash and panning; simple projecting stone sills; metal window grilles at basement, one altered to accommodate an air conditioner; wall lamp above entrance; through-wall air conditioners at each story; television and dish antennas on roof; remote utility meters attached to basement wall. Site Features: non-historic masonry wall; areaway with concrete paving, masonry walls with crenellated brick caps bordering walkway and storage area for trash receptacles, diamond plate hatch, metal pipes and steps to entrance with pipe railing; bluestone curb.

177 Park Place Similar to No. 175; rusticated basement; possibly historic wrought-iron grilles in basement windows; mansard roof with pedimented dormers and metal cornice. Alterations: Similar to No. 175; intercom in reveal; remote utility meters with wires attached to basement wall; roof painted; through-wall air conditioner in the mansard. Site Features: painted, non-historic masonry wall incorporating dog-tooth metal cresting; non-historic metal gate with brownstone curb; areaway with concrete paving, masonry walls bordering walkway and storage area for trash receptacles, planting bed, diamond plate hatch and steps to entrance; stone curb.

179 Park Place Similar to No. 175; rusticated basement; possibly historic wrought-iron grilles in basement windows. Alterations: Similar to No. 175; double spotlight above main entrance; intercom and postal release box in reveal; remote utility meter with wires attached to basement wall. Site Features: painted masonry wall incorporating dog-tooth metal cresting; non-historic

metal gate on stone curb; areaway with concrete paving, storage area for trash receptacles, planting bed, diamond plate hatch, metal pipe and brick steps at entrance; stone curb.

181 Park Place Three bays; possibly historic metal gate at entrance under the stoop; arched entrance with wood reveal; stone entrance surround with channeled pilasters, foliate brackets, segmental pediment, paneled spandrels and foliate keystone; possibly historic double-leaf, wood-and-glass door and round-arched, single-light transom; rusticated basement; segmental-arched windows in basement with possibly historic grilles; windows at first story with bracketed flower box ledges and molded lintels with foliate brackets; windows at second story with bracketed sills and lintels; windows at third-story with molded lintels and bracketed sills; slate-tiled mansard roof; pedimented dormers with segmental-arched windows, carved brackets and dentil course. Alterations: façade and stoop resurfaced; stoop balustrades replaced with stone sidewalls and round posts prior to the late 1930s; metal replacement sash and panning; metal window grilles at first story; light fixture attached to stoop; doorbell by entrance under the stoop; cornice below mansard replaced with “brownstone” and narrow molding; mansard painted; leader and gutter. East Façade (partially visible): brick; two chimneys. Alterations: dish antenna. Site Features: historic wrought-iron fence and gate on concrete curb; areaway with concrete paving, planting bed and free-standing wall with utility meters; bluestone curb.

Significant References

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); “John T. Pirie’s Funeral To-day,” *New York Times* (April 28, 1913), 11; New York City Department of Buildings, Borough of Brooklyn, Building Information System; New York City Department of Finance, photographic record c. 1985; New York City Department of Taxes, photographic record c. 1939.

183, 185, 187, 189 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1158/80, 79, 78, 77

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Anglo-Italianate

Material: Brownstone

Stories: Three and basement

History

These four Anglo-Italianate-style row houses were built prior to 1869 at a time when the development of Prospect Park and improved transportation were hastening the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The houses, which remain largely intact, have rusticated basements, high stoops leading to arched entrances with bracketed lintels, segmental-arched windows at the third story and cornices with scalloped frieze characteristic of the Anglo-Italianate style. No. 187 is the only one of the four which still retains its historic cast-iron stoop balustrades.

Description

183 Park Place Three bays; stoop with possibly historic metal gates on both sides; round-arched main entrance with wood reveal; possibly historic arched, double-leaf, wood-and-glass door; molded door lintel with molded frieze and scrolled brackets; rusticated basement; windows at the first story with bracketed, molded lintels with molded frieze; windows at the second story with bracketed sills and molded lintels; segmental-arched windows with bracketed sills at third-story;

wood cornice with single and paired foliate brackets, modillions and scalloped frieze. Alterations: stoop balustrades replaced with sidewalls and round posts prior to the late 1930s; wood trellis attached to side of stoop; façade, stoop and details resurfaced and patched; metal replacement sash and panning; metal window grilles at basement replaced prior to the late 1930s, one altered to accommodate an air conditioner; wall lamps by main entrance; doorbell by entrance under the stoop. Site Features: historic iron fence and gate on brownstone curb altered with double-leaf gate (probably cut from fence) at driveway; areaway with concrete and bluestone walkways, planting bed and brick-paved parking pad; bluestone and concrete curb.

185 Park Place Similar to No. 183; stoop with possibly historic wrought-iron gate at entrance under the stoop; possibly historic round-arched, double-leaf wood-and-glass door. Alterations: façade and lintels resurfaced; stoop balustrades replaced with sidewalls and hexagonal posts; stoop and basement painted; metal replacement sash and panning; light fixture in soffit at main entrance; intercom and postal release box in reveal; wall lamp by entrance under the stoop; remote utility meters with wires attached to basement wall. Site Features: historic iron fence and gate on brownstone curb; areaway with concrete paving, planting bed, raised hatch, and metal pipe; bluestone curb.

187 Park Place Similar to No. 183; stoop with cast-iron balustrades and newels; possibly historic wrought-iron gate at entrance under the stoop; possibly historic double-leaf, wood-and-glass door with round-arched, single-light transom; windows with flower box ledges supported on stylized brackets at first story. Alterations: façade and stoop painted and peeling; metal replacement sash and panning; metal window grilles at basement; bird deterrent netting in cornice. Site Features: historic iron fence and gate on brownstone curb; areaway with concrete paving and garden bed; bluestone curb.

189 Park Place Similar to No. 183; windows with flower box ledges supported on stylized brackets at first story. Alterations: stoop balustrades replaced with sidewalls and round posts prior to the late 1930s; façade, stoop and details resurfaced; metal replacement sash and panning; one window grille at basement altered to accommodate an air conditioner; metal window grilles at first story; double-leaf replacement door with wood fanlight; wall lamps by main entrance; intercom and postal release box in reveal; doorbell by entrance under the stoop; remote utility meters attached to basement wall; dish antenna on roof. Site Features: historic wrought-iron fence and gate with reproduction gateposts on brownstone curb; areaway with concrete paving and planting bed; bluestone curb.

Significant References

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); New York City Department of Taxes, photographic record c. 1939.

191, 193 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1158/76, 75

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate

Material: Brownstone

Stories: Three and basement

History

This pair of Italianate-style row houses was constructed prior to 1869 at a time when improvements in transportation and the development of Prospect Park were hastening the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The houses, which remain largely intact, feature high stoops, segmental-arched entrances with segmental lintels, foliate brackets and paneled pilasters, rusticated basements, segmental-arched windows with a hierarchy of lintel and sill designs and wood cornices with foliate brackets and modillions characteristic of the Italianate style.

Description

191 Park Place Three bays; stoop; possibly historic metal gate with attached panel at entrance under the stoop; arched main entrance; stone surround with paneled pilasters with roundels, foliate brackets and segmental lintel; wood reveal with columns and roll molding; rusticated basement; segmental arch windows with possibly historic grilles at basement; windows at first story with window box ledges and segmental lintels with foliate brackets; windows at second story with bracketed molded sills and bracketed segmental lintels; windows at third story with segmental lintels and bracketed molded sills; wood cornice with foliate brackets and modillions; chimney. Alterations: façade, stoop and details resurfaced; brackets of window box ledges missing; metal replacement sash and panning; metal window grilles at first story; round-arched, double-leaf replacement door with decorative metal grilles attached on the inside of the glass panels; stoop balustrades replaced; mailbox attached to gate under the stoop; light fixture attached to stoop above entrance; television antenna on roof. West Façade (partially visible): brick. Site Features: historic wrought-iron fence and gate, with partial historic cast-iron gatepost, on brownstone curb altered with non-historic double-leaf gate (probably cut from fence) at driveway; signage attached to driveway gate; areaway with concrete parking pad and walkway, planting beds and steps to entrance under the stoop; bluestone and concrete curb.

193 Park Place Similar to No. 191; possibly historic gate under the stoop; round-arched, double-leaf, paneled wood-and-glass door. Alterations: stoop balustrades replaced with sidewalls and round posts and window box ledges replaced by sill course prior to the late 1930s; façade, stoop and details resurfaced; metal replacement sash and panning; grilles at basement possibly installed prior to the late 1930s; wall lamp and doorbell in reveal of main entrance; wall lamp and doorbell by entrance under the stoop. East Façade: brick; chimney. Site Features: resurfaced masonry wall incorporating metal fence and gate altered prior to the late 1930s; areaway with concrete paving and planting bed; bluestone curb.

Significant References

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); New York City Department of Taxes, photographic record c. 1939.

195, 197, 199, 201 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1158/74, 73, 72, 71

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate/Anglo-Italianate

Material: Brownstone

Stories: Three and basement

History

These four row houses in the Italianate and Anglo-Italianate styles were built prior to 1869 at a time when the development of Prospect Park and improvements in transportation were hastening the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The houses have features in common such as rusticated basements, high stoops, bracketed door lintels, bracketed window lintels at the first story (except No. 195) and bracketed sills (at the second and third stories). To provide visual interest, the original developer alternated the design of the third story windows and cornices in an ABBA pattern: Nos. 195 and 201 with segmental-arched windows and cornices with scalloped frieze typical of the Anglo-Italianate style, bracket Nos. 197 and 199 with the square-headed windows and cornices with block modillions and dentils of the Italianate style.

Description

195 Park Place Three bays; stoop; possibly historic gate at entrance under the stoop; paneled wood reveal with cable molding; possibly historic double-leaf, paneled wood-and-glass door with single-light transom; molded door lintel with stylized brackets; rusticated basement; possibly historic wrought-iron window grilles at basement; windows at second story with bracketed sills and molded lintels; segmental-arched windows at third story with bracketed sills; cornice with single and paired foliate brackets, modillions and scalloped frieze with bead molding. Alterations: façade and stoop resurfaced; stoop balustrades replaced; two mailboxes attached to gate at entrance under the stoop; window lintel at first story replaced with simple molded lintel; metal window grilles at first story; metal replacement sash and panning; wall lamps by main entrance and doorbell in frame. Site Features: historic wrought-iron fence and gate with non-historic gateposts on brownstone curb altered with non-historic wrought-iron double-leaf gate (probably cut from fence) at driveway; signage attached to driveway gate; areaway with concrete walkway and parking pad, planting bed and raised hatch with diamond plate cover; bluestone curb except at curb cut.

197 Park Place Three bays; stoop; possibly historic gate at entrance under the stoop; paneled wood reveal with cable molding; historic double-leaf, wood-and-glass door with single-light transom; molded door lintel with stylized brackets; rusticated basement; possibly historic wrought-iron window grilles at basement; windows at first story with window box ledges supported on stylized brackets and bracketed window lintels with molded frieze; windows at second story with bracketed sills and molded lintels; windows at third story with bracketed sills; cornice with single and paired block modillions and dentil course. Alterations: stoop balustrades replaced with sidewalls prior to the late 1930s; façade and stoop resurfaced; metal replacement sash and panning; metal window grilles on first story; wall lamp by main entrance; wall lamp and doorbell by entrance under the stoop; plaque with date attached to wall at first story; vent pipe on roof. Site Features: masonry wall incorporating metal fence and gate (initially altered prior to the late 1930s); wall cut for double-leaf metal gate at driveway; areaway with concrete walkway and parking pad, planting bed and historic wrought-iron fence on east and west property lines; bluestone curb except at curb cut.

199 Park Place Similar to No. 197; possibly historic metal gate at entrance under the stoop; possibly historic double-leaf, wood-and-glass door; wood window frames; possibly historic wrought-iron window grilles at basement; windows at first story with window box ledges and bracketed window lintels with molded frieze. Alterations: stoop balustrades replaced with sidewalls prior to the late 1930s; façade and stoop resurfaced; metal replacement sash; simpler brackets on window box ledge at first story; metal window grilles at first story; doorbell in reveal and by entrance under the stoop; mailbox attached to gate at entrance under the stoop; vent pipe and dish antenna on roof. Site Features: resurfaced masonry garden wall incorporating metal fence and gate (altered prior to the late 1930s); areaway with concrete paving, planting bed and historic iron fences on property lines; bluestone curb.

201 Park Place Similar to No. 195; possibly historic double-leaf, paneled wood-and-beveled-glass door with single-light transom; door lintel with molded frieze; wood one-over-one sash and window frames; possibly historic wrought-iron window grilles at basement; paneled frieze in window lintel at first story. Alterations: façade, stoop and possibly some details resurfaced; stoop balustrades replaced; metal gate with attached mailboxes at entrance under stoop; metal window grilles at first story; doorbell by entrance under the stoop; light fixture and electrical conduit above main entrance; pipe on roof. Site Features: masonry wall incorporating metal fence and gate (altered prior to the late 1930s); areaway with bluestone paving, planting bed and historic wrought-iron fence on both property lines; bluestone curb.

Significant References

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); New York City Department of Taxes, photographic record c. 1939.

203 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1158/1001-1008

Date: c. 1901

Architect: Thomas Bennett

Original Owner/Developer: Louis Bonert

Type: Flats

Style/Ornament: Renaissance Revival

Material: Limestone; brownstone basement

Stories: Four

History

This Renaissance Revival-style residential building was designed by architect Thomas Bennett and constructed c. 1901 for Louis Bonert at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. This remarkably intact building features a curved bay with trellis-work design at the first story and foliate spandrels across the third and fourth stories, a door surround with foliate frieze and cornice with large brackets characteristic of the Renaissance Revival style. The most noticeable alteration is the addition of an iron fire escape above the entrance.

Description

Three bays including a full-height, two-window-wide curved bay; brownstone basement; upper facade limestone; stoop with sidewalls with foliate decoration at the ends; stone entrance surround with pilasters with foliate capitals supporting an entablature with foliate frieze; basement windows with possibly historic grilles; windows at the first story of the bay with molded sill course and trellis-work surrounds; windows at second story with molded sill course; windows with molded band with foliate spandrel and plaque at third story; windows with molded band with foliate plaques at fourth story; all window lintels on the second through fourth stories have incised curls and beaded chamfers at the window head; molded band below cornice; galvanized-iron cornice with large brackets at sides and corner of bay, foliate modillions, dentils and frieze with swags across the curved bay and rinceau with shell in the bay above the entrance. Alterations: basement and first story painted; some resurfacing at basement band course; stoop resurfaced; metal gate at entrance under the stoop; metal replacement sash and panning; metal window grilles at first story; double-leaf, wood-and-glass door; fire escape; pigeon wire attached to door lintel and second-story sill; wall lamps, intercom and postal release box at main entrance; dish antenna on roof; remote utility meter attached to basement window; metal pipes through

basement wall. West Façade: brick. Alterations: cement stucco above roof line of No. 201; front and rear roof decks with wood fence and one-story, roof-top bulkhead visible from the west. Site Features: non-historic metal fence and gate; areaway with concrete paving, planting bed and steps with metal railings at entrance under the stoop and gooseneck pipe; bluestone curb.

Significant References

Real Estate Record and Builders Guide (March 9, 1901), 442.

205, 207 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1158/69, 67

Date: c. 1901

Architect: Thomas Bennett

Original Owner/Developer: Louis Bonert

Type: Flats

Style/Ornament: Renaissance Revival

Material: Brick, limestone

Stories: Four

History

These two Renaissance Revival-style residential buildings were designed by architect Thomas Bennett for Louis Bonert and constructed c.1901 at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. Each of these remarkably intact buildings features a central bay, with a hierarchy of Renaissance-inspired window surrounds, flanked by two-window-wide curved bays and a deep cornice with large brackets characteristic of the Renaissance Revival style. The ornament of the bays is similar to that at No. 203 (also by Bennett); however, the carved patterns at each house are unique.

Description

205 Park Place Five bays including two, full-height, two-window-wide curved bays; brownstone basement, upper facade limestone; brownstone stoop with paneled stone sidewalls with molded caps; double-leaf, decorative metal-and-glass door and transom with house number; stone entrance surround with pilasters, foliate capitals and entablature with foliate frieze; two windows at the basement in west bay, window and entrance in east bay; possibly historic metal window grilles at basement; windows in first story of the bays with molded sill course and trellis-work stone surrounds; windows at second story of the bays with molded sill course; molded band with foliate spandrel at the third story of the bays; windows with molded band with foliate plaques at fourth story of the bays; all windows on the second through fourth stories of the bays with lintel bands with incised curls and beaded chamfers at the window heads; molded band below cornice; aediculated window at first story immediately above the entrance with carved tympanum and scrolled brackets; aediculated windows at the second and third stories above the entrance with carved tympana and molded stone sills; round-arched window at fourth story above the entrance with egg-and-dart archivolt and molded stone sill; galvanized-iron cornice with large projecting brackets at sides and center, foliate modillions, dentils and frieze with swags; frieze arched above central bay with foliate decoration in spandrels. Alterations: basement painted; metal replacement sash and panning; fire escape; metal window grilles at basement, first and fourth stories; metal door at basement; light by basement entrance; intercom, postal release box and wall lamps with metal conduit by main entrance. Site Features: historic iron fence and non-historic metal gate; areaway with concrete paving, planting beds and steps with possibly historic metal railing at basement entrance; stone curb.

207 Park Place Similar to No. 205; wood window frames. Alterations: basement and stoop painted; metal replacement sash; metal window grilles at basement and first story; lights, intercom and postal release box by main entrance; lights with metal conduits at basement level; metal pipe; gooseneck pipe; remote utility meter attached to basement wall. East Façade: brick laid in common bond; two chimneys. Alterations: metal chimney caps and antenna; metal smoke stack. Site Features: historic iron fence with non-historic gate on concrete curb; areaway with concrete paving, planting beds, metal pipes and steps with possibly historic metal railing at basement entrance; stone curb.

Significant References

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c. 1939.

215 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1158/66

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate

Material: Brick, brownstone

Stories: Three and basement

History

This Italianate-style row house was constructed sometime prior to 1869 at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The remarkably intact building features a rusticated brownstone basement and brick upper façade, a high stoop, brownstone lintels and sills and cornice with foliate brackets characteristic of the Italianate style.

Description

Three bays; rusticated brownstone basement; upper façade brick laid in stretcher bond; brownstone stoop; main entrance with molded lintel with stylized fluted brackets and paneled frieze with roundel; basement windows with possibly historic wrought-iron grilles; windows at first story with molded brownstone lintels; windows at second and third stories with molded brownstone lintels and projecting brownstone sills; galvanized-iron cornice with foliate brackets, dentils and paneled frieze. Alterations: brownstone resurfaced and brick cleaned; gaps between house and adjoining apartment buildings surfaced with cement stucco; stoop balustrades replaced; wall lamp and doorbell by entrance under the stoop; nine-light door at basement; double-leaf replacement door with single-light transom at main entrance; metal replacement sash and panning; metal window grilles at first story; light fixture at main entrance; intercom and postal release box in reveal; plaque with house number at first story. Site Features: non-historic concrete wall incorporating part of historic wrought-iron fence; non-historic metal gate; areaway with concrete paving, planting bed with stone path and steps to entrance under the stoop; bluestone curb.

Significant References

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873;

Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); New York City Department of Taxes, photographic record c.1939.

225 (aka 217-225) Park Place

Borough of Brooklyn Tax Map Block/Lot: 1158/61

Date: c. 1940

Architect: Benjamin Govern (P.E.)

Original Owner/Developer: 225 Park Place, Inc.

Type: Apartment Building

Style/Ornament: Colonial Revival

Material: Brick

Stories: Six

History

One of the growing number of six-story elevator apartment buildings constructed after the opening of the IRT Subway along Eastern Parkway in 1920, this Colonial Revival-style apartment house was designed by Benjamin Govern and constructed c. 1940 for 225 Park Place, Inc. (of which Govern was the president). This remarkably intact brick building with its wide front façade and recessed wings features decorative brick quoins and sill courses, a formal main entrance with classically-inspired surround, fan pediment and leaded-glass transom all characteristic of the Colonial Revival style.

Description

Park Place Façade: Nine bays including entrance and recessed wings on the first story and twelve bays (including small windows) at the second through sixth stories; façade of brick laid in common bond with brick quoins; concrete step at main entrance; wood door surround at main entrance with fluted pilasters, paneled capitals, paneled reveal, leaded-glass transom and fan pediment; brick archivolt with terminating stone voussoirs and fluted keystone above entrance; four windows with possibly historic grilles at the basement on the west side; three windows with grilles at the basement on the east side; symmetrical fenestration including four bays of triple windows (including the east and west bays) with stone sills; brick sill courses at the second and sixth stories; decorative stringcourse above first story; triple-windows at sixth story with stone or terra-cotta keystones and stone sills; stone or terra-cotta plaques in parapet; basement entrances and fire escapes in wings. Alterations: stone work painted; parapet repointed; metal replacement sash and panning; wall lamps, fixed fabric awning and metal address plaque at main entrance; double-leaf door with paired glass inserts; flag bracket; metal pipes and round vent plate at basement; light fixture with metal conduit at west corner of first story; metal gates with mesh reinforcement at basement of both wings; light fixtures at both wings; louvered vents in parapet. East Façade: two bays; possibly historic window grilles at basement. Alterations: metal replacement sash and panning; electrical conduit and wires at first story; metal smoke stack toward rear. West Façade: similar to east façade; wood door; basement windows with wood frames. Alterations: wires; pipes; light with conduit above door. Site Features: planting beds; concrete ramp with metal railing on east side; concrete areaway with steps on west; brick wall with cement cap on west; possibly historic iron at gate and basement stairs; stone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files.

227 Park Place

Borough of Brooklyn Tax Map Block/Lot 1158/60

Date: prior to 1869
Architect: Not determined
Original Owner/Developer: Not determined
Type: Row house
Style/Ornament: Italianate with alterations
Material: Brick, brownstone
Stories: Three and basement

History

This Italianate-style row house was constructed prior to 1869 at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The house retains the high stoop, rusticated brownstone basement, brick upper façade with brownstone trim and cornice with foliate brackets characteristic of the Italianate style. However, significant alterations have been made to the windows at the basement and first story, the stoop balustrade has been replaced and the entrance has been reconfigured with glass block sidelights and transom. Above the lintels of the first story are three contemporary spandrel panels with the likenesses of Richard Nixon, Henry Kissinger and Jimmy Carter.

Description

Three bays; brownstone stoop; rusticated brownstone basement; upper façade brick laid in stretcher bond; windows with projecting stone sills at second and third stories; cornice with foliate brackets, foliate modillions and paneled frieze. Alterations: stoop balustrades replaced with sidewalls and rounded posts prior to the late 1930s; one window in basement reconfigured as a double window; window sills raised at first story; metal window grilles at basement and first story; window lintels shaved; brownstone painted; spandrel panels with the likenesses of Richard Nixon, Henry Kissinger and Jimmy Carter; original door removed and opening altered to accommodate single-leaf door with glass block sidelights and transom; house numbers, postal release box, intercoms and wall lamp by main entrance; wood handrail attached to stoop wall; pigeon wire in cornice. Site Features: historic fence and gate on resurfaced stone curb; areaway with concrete paving, large planting bed and steps to entrance under stoop; electrical outlets on fence on western property line; gooseneck pipe east of stoop; stone curb.

Significant Resources

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); New York City Department of Taxes, photographic record c. 1939.

231 (aka 229-231), 233 (aka 233-235) Park Place

Borough of Brooklyn Tax Map Block/Lot 1158/58, 56

Date: c. 1919
Architect: Not determined
Original Owner/Developer: Not determined
Type: Flats
Style/Ornament: Renaissance Revival
Material: Roman brick, limestone
Stories: Four

History

These two large Renaissance Revival-style residential buildings were built c. 1919 when the pending completion of the IRT Subway along Eastern Parkway spurred construction of larger middle-class multiple family dwellings. The four-story tall buildings feature upper façades of Roman brick with limestone quoins above a limestone base rusticated at the first story, classically-inspired limestone window lintels and sills (notably the continuous limestone lintel at the fourth story), columned entrance porticos with wrought-iron-and-glass doors and cornices with end brackets, modillions, dentils and frieze with wave pattern characteristic of the Renaissance Revival style. Although the porticos were stripped of their balustrades when fire escapes were installed, both buildings remain largely intact.

Description

231 Park Place Five bays at first story and four bays at second through fourth stories; limestone basement; rusticated limestone façade at first story; upper façade Roman brick with limestone quoins; stone stoop, sidewalls with molded caps; granite step at door; main entrance portico with Doric columns and pilasters, entablature with dentils and plain frieze; stone surround with oak leaf and ribbon garland; double-leaf, decorative metal-and-glass door with single-light transom; four windows in basement; four windows in first story with sill course and splayed lintels with double keystone and alternating long and short voussoirs; windows at second story with stone surrounds with paneled pilasters and frieze and exaggerated, keystones with molded caps; windows at third story with bracketed stone sills and splayed lintels with alternating long and short voussoirs; round-arched windows at fourth story with bracketed stone sills and continuous lintel course and keystones with alternating foliate designs; metal cornice with foliate modillions and brackets, dentils, frieze with wave pattern and egg-and-dart molding; corbelled brick course below cornice. Alterations: fire escape; stoop resurfaced; metal replacement sash and panning; metal window grilles at basement; window air conditioner supported on brackets at fourth story; balustrade above portico removed; intercom, postal release box and wall lamps with conduits at main entrance; metal mesh gate at entrance under stoop; light fixtures with metal conduits at first story; wrought-iron fence at stoop and portico; remote utility meter with wire attached to basement wall. West Façade: brick. Site Features: historic iron fence, gate and gateposts on concrete curb; areaway with concrete paving, planting beds, gooseneck pipe, and steps to entrance under the stoop with historic railing.

233 Park Place Similar to No. 231. Alterations: fire escape; stone painted; metal replacement sash and panning; wall lamps with conduits, intercom and postal release box at main entrance; balustrade above portico removed; light fixtures with conduits at first story; electrical conduit; metal mesh gate at entrance under stoop; remote utility meter and spigot attached to basement wall. East Façade (partially visible): cement stucco and painted brick; clay-tile coping; ten windows; chimney. Alterations: metal replacement sash and panning; one-story roof-top bulkhead with skylight; vent pipes and ventilators; dish antennas. North Façade (partially visible): brick. Alterations: façade painted; leader; replacement sash and panning; fire escape. Site Features: historic wrought-iron fence, gate and gateposts on concrete curb; areaway with concrete paving, planting beds, steps to entrance under stoop with historic railing, gooseneck pipe and metal mesh storage bin for trash receptacles.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, Building Information System; New York City Department of Taxes, photographic record c. 1939.

180 TO 248 PARK PLACE (SOUTH SIDE) Between Carlton Avenue and Vanderbilt Avenue

180, 182, 184 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1164/19, 20, 21

Date: c.1879

Architect: John V. Porter

Original Owner/Developer: John V. Porter

Type: Row house

Style/Ornament: Italianate with Neo-Grec elements

Material: Brownstone

Stories: Two and basement

History

These three identical Italianate style with Neo-Grec elements row houses were designed and built by John V. Porter in 1879, at a time when speculative residential development in the Prospect Heights area increased in anticipation of the completion of Brooklyn Bridge in 1883. This group of Italianate row houses with Neo-Grec elements features high brownstone stoops, round-arched entryways, heavily bracketed door surrounds with angular pediments, molded stone lintels and bracketed sills. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description

180 Park Place Three bays; brownstone; brownstone stoop with under stair entry with iron security gate; round-arched main entryway with carved keystone; channeled pilasters; carved brackets and angular pediment with wood reveal and raised molded panels at the main entrance; possibly historic iron railings; fencing and small newel posts; rusticated base with two one-over-one double-hung windows with segmental headed top sash, and possibly historic cast-iron security grille; first floor and second floor windows with molded stone lintels and bracketed sills; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Façade painted; non-historic wood door; modified brownstone door enframements; peeling, chipping paint on façade and stoop; exposed brick foundation on right side of stoop; newel post resurfaced and painted; historic cast-iron fencing painted; iron grille at basement windows modified to accommodate air-conditioner; windows replaced throughout; iron security grille at first floor windows; non-historic light fixture at under stair entry. Site features: Two small planting beds in areaway and bluestone sidewalks.

182 Park Place Similar to 180 Park Place; possibly historic wood-and-glass double leaf door with arched transom; possibly historic iron security grille at basement; possibly historic iron railings, fencing and newel posts. Alterations: Efflorescence on façade; stairs painted; windows replaces throughout; iron newel posts resurfaced; iron security door at main entry and iron grille at first floor windows; wood enclosure around under stair entry. Site features: Metal hatch in bluestone areaway and bluestone sidewalks.

184 Park Place Similar to 180 Park Place;; possibly historic arched wood-and-glass double leaf door; one-over-one double-hung wood windows throughout; cast-iron railings, newel post, gate and fencing; possibly historic iron security grille at basement. Alterations: Iron grille at first and second floor windows; metal mesh grille over historic iron grille at basement Site features: Metal hatch in bluestone areaway, and bluestone sidewalks.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (May 3, 1879), 366.

186, 188, 190, 192 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1164/22, 23, 24, 25

Date: c.1874

Architect: B. F. Pine

Original Owner/John Donovan

Type: Row houses

Style/Ornament: Neo-Grec

Material: Brownstone

Stories: Three and basement

History

These four Neo-Grec style brownstones were designed by B. F. Pine and constructed for owner /developer John Donovan circa 1879, at a time when speculative residential development in the Prospect Heights area increased in anticipation of the completion of Brooklyn Bridge in 1883. This group of Neo-Grec row houses features stylized classical details and with high brownstone stoops, projecting angular bays, angular pedimented entryways, heavily bracketed door surrounds, molded window enframements, and prominent cornices. Although there have been some alterations to the doors and windows the row remains remarkably intact.

Description

186 Park Place Three bays; brownstone; raised stoop with possibly historic iron railings and newel posts; under stair entry with iron security gate; main entryway has full stone enframements with fluted pilasters, rosettes, carved brackets and angular pediment with incised elements; possibly original paneled wood-and-glass double leaf doors, wood reveal and raised molded panels; rusticated stone base, with two one-over-one double-hung windows with beaded chamfered surrounds and possibly historic cast-iron grille and fencing; projecting angular bay; full window enframements featuring fluted pilasters; molded stone bracketed sills and angular pediment lintels, with one-over-one double-hung windows throughout; molded metal roof cornice heavily decorative bracketed cornice with raised square panels, dentils at roof line. Alterations: Iron grille at first windows; windows replaced; stairs resurfaced; metal grilles attached to inside of glass panels of main entrance doors. Site features: Metal hatch in mixed bluestone and concrete areaway.

188 Park Place Similar to 186 Park Place; historic cast-iron railings, newel post, security window grille, and fencing; possibly historic wood-and-glass double leaf door. Alterations: Windows replaced throughout. Site features: Light fixture and metal hatch in concrete areaway.

190 Park Place Similar to 186 Park Place; historic cast-iron railings, newel posts, fencing and gate. Alterations: Façade resurfaced; windows replaced throughout; iron security grille at first floor windows. Site features: Metal hatch in concrete areaway.

192 Park Place Similar to 186 Park Place; cast-iron railings, newel posts, fencing and gate. Alterations: Façade painted; left cast iron newel replaced; iron security grille at first floor windows; peeling and chipping paint on façade. Site features: Metal hatch in mixed bluestone and concrete areaway.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB: 125-1874) file.

194, 196 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1164/26, 27

Date: c.1895
Architect: Jeremiah J. Gilligan
Original Owner/Developer: J. J Gilligan
Type: Flats
Style/Ornament: Renaissance Revival
Material: Brick
Stories: Four and basement

History

These Renaissance Revival style brick apartment buildings were designed and constructed by Jeremiah J. Gilligan in 1895, at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. This group of buildings employ a sophisticated use of Renaissance Revival style architectural forms featuring full stone enframements with subdued classical ornament concentrated around the door, a carved stone stoop, recessed central core with main entry and flanking slightly projected concave bays, and an iron cornice with Renaissance-inspired ornament. Although there have been some alterations to the doors and windows the buildings remain remarkably intact.

Description

Three bays; blonde brick apartment building; carved stone stoop with under stair entry on both sides; central dual entrance shared with 196 Park Place with stone enframements featuring pilasters with composite capitals a shared cornice with elaborate foliate design on the frieze, a molded stone cornice, and two, wood-and-glass double leaf doors with transom; flanking slightly projecting concave bays with grouped fenestration at each story; one-over-one double-hung-windows with a wide continuous flat stone lintel that runs the width of both windows; the first floor windows with a continuous molded stone sill that runs the width of both windows; below the second, third, and fourth floor windows is a continuous molded stone sill that runs the width of the building; left side of building has one-over-one double-hung windows throughout; the right side of the building has six-over-six double-hung windows throughout; iron cornice with Renaissance-inspired ornament on the fascia, dentil bands and modillions supporting a smaller molded cornice, flanked at each end by large ornate brackets. Alterations: Wrought-iron fire escape from second to fourth floors at left side of building; windows replaced; iron security grille at first floor windows; non-historic light fixtures at entrance; doorbell and intercom by main entrance; metal grilles attached to inside of glass panels of main entrance doors; non-historic iron railings, fencing and gate. Site features: Concrete walkway and planting area in both areaways; flanking small areaways with two small windows at each bay.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (October 12, 1895), 505; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB: 617-1895), (NB: 1651-1895) file.

200 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1164/29

Date: c.1897
Architect: George W. Kenney
Original Owner/Developer: George W. Kenney
Type: Flats
Style/Ornament: Renaissance Revival
Material: Blond brick with brownstone trim

Stories: Four and basement

History

This Renaissance Revival style brick apartment building was designed and constructed by George W. Kenney in 1897, at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. The building is characterized by bold architectural elements, projecting angular bay, recessed entrance featuring stone enframements, pilasters flanking the door, a carved stone stoop, denticulated iron cornice with raised foliate panels. Although there have been some alterations to the doors and windows the row remains remarkably intact.

Description

Four bays, including three in angular projection, plus an additional bay facing east; brick, brownstone; carved stone stoop and railings topped by wrought-iron railing; main entrance had full stone enframements featuring pilasters supporting bracketed cornice, wood-and-glass double leaf door with transom; separate basement entrance; projecting bay begins at the base of the building and extends up to the cornice; two small windows with iron mesh security grille and basement entrance at the base of the building; stone band molding above basement windows runs the width of the building, first floor windows sills incorporated into a continuous molded band that runs the width of building, and wide flat lintel with a continuous molded cornice that runs the width of the building, this feature is repeated at upper floors; one-over-one double-hung windows throughout; denticulated iron cornice with raised foliate panels, and Greek-inspired ornament follows the asymmetry of the projected bay. Alterations: Windows replaced throughout; stone painted; iron fencing replaced; non-historic lighting at main entrance; left side of stoop deteriorated. Site features: Stairs leading to basement in concrete areaway.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (May 29 1897), 955; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) (NB 839-1897) file.

202, 204, 206 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1164/31, 32, 33

Date: c.1886-1890

Architect: Robert Dixon

Original Owner/Developer: J. Konvalinka

Builder: John Donovan

Type: Row house

Style/Ornament: Second Empire with alterations

Material: Brownstone

Stories: Four and basement

History

The second of these three Second Empire with alterations style row houses was designed by architect Robert Dixon and built for owner developer J. Konvalinka, at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row houses are characterized by stylized classical details with high brownstone stoops, arched pedimented entryways, bracketed sills, and prominent cornices. Although there have been changes to the doors and windows, the three row houses remain largely intact.

Description

202 Park Place Three bays; L-shaped brownstone stoop with molded stone stairs; under stair entry on left side; rusticated stone base, with two one-over-one double-hung arched windows, with possibly historic iron grilles and faceted keystones above; round-arched corbelled main entryway with carved keystone, stone pilasters supporting carved brackets and pediment; possibly original paneled wood double doors, arched-transom and wood reveal with raised molded panels; first floor windows feature full stone enframements with molded stone bracketed window box ledge sills and angular molded lintels; second floor windows feature segmental-arched lintel, full stone enframements and bracketed sills; third floor windows feature full enframements with incised detailing on cornice; fourth floor windows feature full enframements with incised detailing; one-over-one double-hung windows throughout; molded metal roof cornice with dentils and geometrical ornamentation. Alterations: Windows replaced; iron railing on stone stoop rails; metal mailbox on iron security door at under stair entry; non-historic light fixture at under stair entry; iron fencing replaced; left historic newel post replaced. Site features: Herringbone pattern brickwork in areaway; metal hatch in areaway; small planting in areaway.

204 Park Place Similar to 202 Park Place; possibly historic arched wood panel-and-glass double leaf door; brownstone stoop with molded stone stairs; under stair entry; rusticated stone base with two-one-over-one double hung arched windows; Alterations: Cornice removed; façade painted; non-historic light fixtures at main entrance; metal windows grilles at first story; iron security grille at basement windows replaced; doorbell and intercom by main entrance and door underneath the stoop; railings replaced. Site features: Bluestone areaway, two small planting beds in areaway.

206 Park Place

Three bays; brownstone; brownstone stoop with molded stone stairs, possibly historic cast-iron railings; under stair entry with iron security door; round-arched corbelled main entryway with keystone, pilasters, carved brackets and angular pediment; possibly original arched wood-and-glass double leaf doors at the main entryway, with wood reveal and raised molded panels; rusticated stone base with two arched one-over-one double-hung windows with projecting faceted keystones above; first floor windows feature full stone enframements with molded stone bracketed window box ledge sills and angular lintel; second floor windows feature segmental-arched lintel, full stone enframements and bracketed sills; third floor windows feature full enframements with incised detailing on cornice; one-over-one double-hung windows throughout; carved wood roof cornice with heavy brackets, dentils, and geometrical ornamentation; slate mansard roof with projecting firewalls decorated with capitals; two segmental-arched pedimented dormer windows, supported by ornately carved wood brackets with second wood bracketed cornice. Alterations: Cast-iron fencing and iron gate replaced; non-historic light fixtures at main entrance and at under stair entrance; doorbell and intercom by main entrance and door underneath the stoop; iron security grille at first floor windows. Site features: Bluestone areaway two small plantings in areaway.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB 453/1890) file.

208-210 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1164/35

Date: c.1937-8

Architect: Not determined

Original Owner/Developer: Not determined

Type: Flats

Style/Ornament: Moderne
Material: Brick/Stucco
Stories: Four and basement

History

This Moderne style apartment building was constructed at a time when the opening in 1920 of the IRT Subway along Eastern Parkway spurred the construction of middle-class, six-story elevator apartments. According to a 1938 alteration permit two lots, 34 and 35, were combined, and two brownstones were altered to create a Moderne style, apartment building, characterized by an emphasis on horizontal architectural details, smooth stucco facades, glass block windows, and flat roofs. Although some doors and windows have been replaced, the building remains remarkably intact.

Description

Four bays; brick and stucco reeded moldings frame the main entrance; separate basement entrance; projecting bay begins at the base of the building and extends up to the cornice, with garden walls; one-over-one double-hung windows throughout; second floor has one-over-one double-hung windows with transoms; reeded moldings repeated horizontally below the second floor windows and runs the width of the building; glass block at fifth floor in middle bay window, and as sidelights to window at far right; between fourth and fifth floors, carved fretwork runs from the beginning of the projected bay to the end of the building. Alterations: Windows replaced throughout; façade resurfaced; iron fencing replaced; main entrance door replaced; non-historic light fixtures, doorbell and intercom by main entrance; metal gate at main entrance; metal windows grilles at first story. Site Features: concrete walkway and planting area in areaway; concrete areaway; flanking the main entrance two ample planting areas

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, certificate of occupancy (CO), and alterations (ALT) file (Alt: 8512-37-1937, CERT 87304-051138).

214, 216, 218 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1164/1001-1004, 37, 38

Date: c.1881
Architect: John V. Porter
Original Owner/Developer: John V. Porter
Type: Row house
Style/Ornament: Italianate/ Neo-Grec with Second Empire elements
Material: Brownstone
Stories: Three and one half and basement

History

These three Italianate/ Neo-Grec style with Second Empire elements brownstones were designed and constructed by John V. Porter in 1881, at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The buildings are characterized by stylized classical details with high brownstone stoops, angular pedimented entryways, heavily bracketed door surrounds, molded window enframements, and slate mansard roofs with pedimented dormers and prominent cornices. Although some doors and windows have been replaced, the row remains remarkably intact.

Description

214 Park Place Three bays; brownstone; brownstone stoop, with molded stone stairs, possibly historic molded stone railings and newel posts; historic cast-iron fencing, gate and newel posts; under stair entry, with iron security door; round-arched corbelled main entryway with keystone, pilasters, carved brackets and segmental arched pediment; possibly original arched wood-and-glass double leaf doors at the main entryway, with wood reveal and raised molded panels; rusticated stone base with two arched one-over-one double-hung windows with projecting faceted keystones above; historic cast-iron security grille at basement windows; first floor windows feature full stone enframements with molded stone bracketed window box ledge sills and segmental hoods; second and third floors windows feature segmental arched hoods, full stone enframements and bracketed sills; fourth floor windows feature full enframements with incised detailing; one-over-one double-hung windows throughout; carved wood roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Non-historic light fixtures at main entrance and at under stair entrance; windows replaced throughout. Site Features: Historic areaway fence and gate (on brownstone curb); plantings in brick areaway.

216 Park Place Similar to 214 Park Place; possibly historic cast-iron railings, newel posts, gate and fencing; stone base features a series of band moldings that runs the width of the building, two wider bands feature decorative lozenge, and two one-over-one double-hung windows with beaded chamfered surrounds and possibly historic cast-iron grille; first through third floor windows feature full enframements with incised detailing and bracketed sills; slate mansard roof with projecting firewalls decorated with capitals; two segmental arched pedimented dormer windows, supported by ornately carved wood brackets, with second wood bracketed cornice. Alterations: Non-historic light fixtures at main entrance and at under stair entrance; windows replaced throughout; doorbell and intercom by main entrance; metal windows grilles at first and second stories. Site Features: Metal hatch and small planting in areaway; bluestone sidewalks.

218 Park Place Similar to 214 Park Place; Alterations: Wrought-iron balconets at windows from the first to third floors; non-historic light fixture doorbell and intercom by main entrance and door underneath the stoop. metal windows grilles at first story; metal security door with transom at main entrance. Site Features: metal refuse box in areaway; two small planting areas in areaway.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (August 27, 1881), 848; Brooklyn Historical Society, Deeds and Conveyances file.

220 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1164/39

Date: c.1884

Architect: Walter M. Coots

Original Owner/Developer: John V. Porter

Type: Row house

Style/Ornament: Neo-Grec /Queen Anne

Material: Brick and stone

Stories: Four and basement

History

Originally one of three row houses built together in 1884, consisting of lots 39, 40, and 41 designed by architect Walter M. Coots and built by John V. Porter. The remaining row house has Neo-Grec with Queen Anne style elements, and was built at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. This building is

characterized by a combination of carved incised ornament, and, stylized, classically-inspired details, and angular forms. Although some doors and windows have been replaced, the building remains remarkably intact.

Description

Two bays; brick and stone; brownstone stoop with under stair entry; historic cast-iron fencing, gate and newel posts; historic wood-and-glass double leaf door with transom, brick enframements at openings feature channeled pilasters with stone capitals with incised detailing supporting stone lintel and corbel brick course; stepped projected bay starts at the base and extends up to roofline; brick base with grouped fenestration, flat stone lintel and banding running the width of the bay; brick corbelling above lintels at each story; left bay features one-over-one double-hung window with stained glass sidelights with a floral motif at the first and second floors; the third and fourth floors feature paired one-over-one double-hung windows, above each window is a stone lintel and corbel brick course and stone sill band that runs the width of the building; at right bay, at each floor, is a single one-over-one double-hung window featuring the same design details; corbelled brick cornice with stone coping. Alterations: Windows replaced; wrought-iron balconets at each window; metal windows grilles at first story; metal security door with transom at main entrance. Site Features: Historic areaway fence and gate (on brownstone curb); plantings in brick areaway.

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (August 23, 1884), 887.

222-224 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1164/1101-1125

Date: 2003

Architect: Van J. Brady

Original Owner/Developer: Not determined

Type: Apartment

Style/Ornament: None

Material: Brick/concrete

Stories: Four and basement

History

Originally one of three row houses built in 1884, the buildings on lots 40 and 41 were demolished, and in 2003 the current four story brick apartment was erected.

Description

Three bays; brick apartment building; recessed main entrance with metal-and-frosted glass double door and transom; handicap accessible metal scissor ramp leading to concrete platform of main entrance; westernmost side of building features brick columns that extend to the roofline and supports two covered balconies, one double height with multi-pane wood-and-glass door and double pane sliding glass door giving access to balcony, paired one-over-one double-hung windows above; single height balcony features same design elements; middle bay second and fourth floors feature paired one-over-one double-hung windows with single pane sash below each; third floor features covered balcony with two pairs of double pane sliding glass door access to balcony; eastern most bay of building has metal garage door at first floor; second through fourth floors feature paired one-over-one double-hung windows; all windows have wide flat stone lintels and stone sills. Alterations: New Build. Site Features: Garage access.

Significant References

New York City Department of Buildings, Borough of Brooklyn, certificate of occupancy (CO), and alterations (ALT) file (CO-301317590).

226-246 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1164/42

Date: 1937

Architect: Not determined

Original Owner/Developer: Not determined

Type: Apartment

Style/Ornament: Art Deco

Material: Brick/concrete

Stories: Six and basement

History

Originally the site of the Home for Destitute Children, that building was demolished and the lot was divided in 1930s. The current structure was built at a time when the opening in 1920 of the IRT Subway along Eastern Parkway spurred the construction of middle-class, six-story elevator apartments. The Art-Deco brick building is characterized by angular or geometric ornamentation and architectural details that emphasize the horizontality. Although some doors and windows have been replaced, the building remains remarkably intact.

Description

Obscured by scaffolding

Ten bays across Park Place façade and eight bays on court-yard facade; brick building with a recessed core with courtyard entrance; east and west portions of building have three bays with grouped fenestration; central bay contains paired one-over-one double-hung window, flanked by paired one-over-one double-hung windows at each floor; the central bay is flanked by slim one-over-one double-hung windows at each floor encased in a narrow stone panel with decorative chevron motif; top floor windows have stone lintels with decorative stone rosettes; above corner windows an additional stone panel with decorative wave motif. Alterations: Windows replaced; scaffolding surrounding main Park Place façade. Site Features: obscured by scaffolding

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB: 4009-1937) and alterations (DEMO: 169-1932) file.

248 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1164/50

Date: c. 1870

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate with alterations

Material: Brownstone

Stories: Three and basement

History

Constructed circa 1870, this Italianate style row house was built at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. This building is characterized by a high brownstone stoop, round-arched entryway, heavily bracketed door surround with a segmental arched pediment molded stone lintels and bracketed sills. Although there have been changes to the doors and windows, the row house remains remarkably intact.

Description

Three bays; brownstone; brownstone stoop with molded stone stairs and railings; under stair entry with iron security gate; round arched main entryway with carved keystone; carved brackets and round arched pediment; rusticated stone base, with two one-over-one double-hung aluminum windows with segmental headed top sash; first and second floor has one-over-one double-hung windows, with transom, molded bracketed lintels; the smaller third floor windows have molded bracketed lintels and sills; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Façade resurfaced and painted; windows replaced; metal windows grilles at first story; window grilles at basement altered to accommodate an air conditioner; non-historic light fixtures at main entrance and at under stair entry. Site Features: Concrete areaway; molded stone garden wall topped with wrought-iron fencing and gate;

Significant References: New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey;

261 TO 347 PARK PLACE (NORTH SIDE) Between Vanderbilt Avenue and Underhill Avenue

261-271 Park Place (aka 669-671 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1159/1
See: 669-671 Vanderbilt Avenue

273, 275, 277, 279, 281, 283, 285 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1159/88, 87, 86, 85, 84, 83, 82

Date: c.1898

Architect: William H. Reynolds

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Renaissance Revival with Romanesque Revival elements

Material: Brownstone and sandstone

Stories: Three and basement

History

This group of Renaissance Revival style with Romanesque Revival style elements row houses was designed and built by William H. Reynolds c. 1898 at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Although each house has a different design, the row is unified by their brownstone stoops and basements and sandstone upper stories. The houses feature Renaissance- and Romanesque-inspired decoration, such as carved panels with foliage, shell and cartouche designs, pilasters, round-arch fenestration and cornices with dentils, foliage scroll designs and fluted brackets. The row is largely intact,

alterations include replacement of most windows, painting of some facades, replacement of entrance doors at No. 273 and 275, and the removal of the entry underneath the stoop and the alteration of a basement window opening at No. 273.

Description

273 Park Place Three bays including a full-height two-window-wide rectangular bay with one window at the first, second and third stories in the eastern return wall; brownstone stoop with stone walls; wrought-iron window grille at western basement window; wood-and-glass transom above main entrance doors; basement window sills incorporated into a continuous band; incised dentils and curl design above basement windows; stained-glass transoms above the first story windows; carved relief panels below the first story windows; decorative stone relief carving throughout the first, second and third stories; window sills at first, second and third stories incorporated into continuous molded bands; carved relief panels below the second story windows with pendants from second story sill to the first story transoms and a continuous molded band at the windows in the rectangular bay; arch-headed window openings at second story with a continuous arch-headed egg-and-dart band above voussoirs with a scroll keystone in the rectangular bay; carved relief panel between continuous molded bands below and an egg-and-dart relief and flat rectangular panel with a triangular pediment lintel above all the third story windows; arch-headed window at the second story in the eastern-most bay with carved relief surround consisting of short flat pilasters and egg-and-dart banding above with an incised rectangular panel below set between continuous molded bands and pendants with shields that frame the door transom; two carved wreaths on either side above the second story eastern-most window; diamond-shaped carved relief between continuous molded bands between the eastern-most second and third story windows; some spalling and decorative details missing including the relief panel below the first story window on the rectangular bay's return wall, the base of the western-most pendant and the top of the eastern-most pendant between the first and second story two western windows, end pieces of the arch-headed continuous lintel above the second story two western windows, and the eastern shield at the end of the pendant that frames the door transom; cornice with dentils and scroll design and fluted brackets at either end. **Alterations:** stoop and base painted; entry under stoop removed; metal stoop railings added; eastern basement window opening altered to accommodate a door with the historic wrought-iron gate from the entrance under the stoop re-installed and altered by attachment of glass on the inside; wood-and-glass double doors at main entrance replaced; aluminum sash and panning; light fixture above the main entrance; doorbells by main entrance and basement entrance; metal window grilles at first story; metal awning above basement entrance door. **West Façade:** parged brick; two chimneys; one window with metal window grille at basement. **Site Features:** bluestone sidewalk curb; concrete areaway with painted low brownstone wall and curb; metal hatch in areaway; metal pole in areaway.

275 Park Place Three bays; L-shaped brownstone stoop with stone walls and decorative leaf design; wrought-iron gate under the stoop; arch-headed door opening with stone surround having a molded, articulated band, spandrels and a keystone with carved relief and a cornice incorporated into a continuous molded band; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; incised dentils and curls above basement windows; arch-headed window openings at the first and third stories with arch-headed stained-glass transoms at the first story; window sills incorporated into a continuous molded band at the first, second and third stories with carved relief panels and another continuous band below the first story windows and continuous molded band below the second and third story windows; first story continuous arch-headed window lintels with voussoirs and carved relief keystone surrounded by egg-and-dart molding and supported by carved relief banding; second story surrounds with egg-and-dart brick mold and incised dentils, flat rectangular panels and molded cornice above; third story window continuous arch-headed lintels with voussoirs and molded band; two thin bands of rough-faced

stone at the third story; cornice with dentils and scroll design and fluted brackets at either end. Alterations: aluminum sash; doors removed and metal-and-glass door installed at main entrance; window grilles at first story; house number on basement façade; two mailboxes attached to door underneath the stoop; doorbell by door underneath the stoop; two utility meters with exposed conduit attached to basement façade; intercom by main entrance. Site Features: bluestone sidewalk curb; concrete areaway with low brownstone wall and curb; metal hatch in areaway.

277 Park Place Four bays including a full-height three-window-wide angled bay; L-shaped brownstone stoop with stone walls and decorative curved designs and rectangular cut-out design at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors and transom with stone surround having round engaged columns with Ionic capitals, rectangular pediment with molded cornice and arch-headed carved relief panel above; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; incised curls above basement windows; window sills incorporated into a continuous molded band at the first, second and third stories with carved relief panels and another continuous band below the first story windows and continuous molded band below the second and third story windows; carved relief band at top of the first and second story windows with molded band above; stained-glass transoms at first story windows; incised dentils and curved design above the second story windows; continuous molded band above third story windows in the angled bay; stone surround with molded cornice at eastern-most third story window; three thin bands of rough-faced stone at the third story; cornice with dentils and scroll design and fluted bracket at eastern end. Alterations: storm windows; appears to be aluminum sash; mailbox attached to door underneath the stoop; doorbell by stoop door; intercom and doorbell by main entrance; metal grilles installed on inside of main entrance door glass panels; house number attached to façade between basement and first story; window grilles at eastern and western first story windows. Site Features: bluestone sidewalk curb; concrete areaway with planting area and low brownstone wall and curb; metal hatch in areaway.

279 Park Place Three bays including full-height two-window-wide curved bay; L-shaped brownstone stoop with stone walls and decorative leaf design and carved relief panel at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors and transom with elaborate stone surround with triangular pediment with carved leaf and shield design and round pendants with carved leaf designs; wrought-iron window grilles at basement; thin rough-faced stone bands at the basement; basement window sills incorporated into a continuous band; incised curls above basement windows; window sills incorporated into a continuous molded band at the first, second and third stories with carved relief panels (except for the eastern second story window above the entrance door) and another continuous band below the first story windows and continuous molded band below the second and third story windows; incised dentils above the first story, two western-most windows at the second story and the third story windows; stained-glass transom at eastern-most first story window; molded band above the two western-most third story windows; arch-headed opening at the eastern-most second story window with voussoirs and molded band lintel; flat rectangular lintel at eastern-most third story window with molded cornice; cornice with dentils and scroll design and fluted bracket at eastern end. Alterations: stoop and façade painted; aluminum windows and panning; stained-glass transom at western first story window appears to have been removed; two mailboxes attached to door underneath the stoop; doorbell by door underneath the stoop. Site Features: bluestone sidewalk curb; concrete areaway with low brownstone wall and curb; metal hatch in areaway.

281 Park Place Three bays; brownstone stoop with stone walls with carved floral design; wrought-iron gate under the stoop; arch-headed wood-and-glass double doors with stone door surround having flat pilasters with carved floral capitals, carved relief spandrels and keystone and molded cornice with dentils; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; incised dentils and curls above basement windows; smooth band between basement and first story; paired first story window with stone surround with

continuous molded sill and carved relief panel below and egg-and-dart design above each window and continuous flat lintel with continuous molded cornice; stained-glass transoms at first story windows; window sills at second story incorporated into a continuous molded band with carved relief panels below two western-most windows and a rectangular panel with square pilasters at the eastern-most window; egg-and-dart design above two western-most windows at second story and stone window surround at eastern-most second story window with channeled pilasters and molded cornice with shell design in a half-circle and round finials above; three arch-headed windows at third story with sills incorporated into a continuous molded band at with one carved relief panel beneath all three windows and another continuous molded band below; circular floral design at either end of the carved relief panel between the molded bands at the third story; floral design at with end of the continuous sill/band at the third story; continuous lintel at the third story with voussoirs and an arched molded band above; cornice with dentils and scroll design and fluted brackets at either end. Alterations: stoop and façade painted; aluminum sash; storm windows at first story transoms; metal window grilles at first story; two remote utility meters with exposed conduit attached to basement facade; metal plate by door underneath the stoop; light fixture above main entrance; doorbell by main entrance; satellite dish on roof. Site Features: bluestone sidewalk curb; concrete areaway with low brownstone wall and curb; cover over the hatch in areaway.

283 Park Place Four bays including full-height three-window-wide angled bay; L-shaped brownstone stoop with stone walls and decorative floral designs; wrought-iron gate under the stoop; arch-headed wood-and-glass double doors with arch-headed stone door surround having an egg-and-dart design with voussoirs and a molded band with carved floral relief keystone supported by a band with circular designs; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; incised dentils and curls above basement windows; smooth band between basement and first story; first story windows with sills incorporated into a continuous molded band with carved relief panels below, incised dentils and curls above and a continuous carved floral band beneath the top of the windows; stained-glass transoms at first story windows; second story windows in the angled bay with carved floral panels below set between continuous molded bands with egg-and-dart design above and a continuous carved floral band beneath the top of the windows; eastern-most window at the second story with molded stone surround, molded sill with curved panel with carved floral design that rests on the door surround keystone, and a molded cornice supported by a rectangular panel with a scrolled pediment above; third story windows in the angled bay with decorative details similar to the second story angled bay windows (except that there is no egg-and-dart design above) with continuous molded band above; arch-headed opening at eastern-most third story window with voussoirs and arched molded band above and molded sill; cornice with dentils and scroll design and fluted bracket at eastern end. Alterations: stoop and facade painted; stoop resurfaced, non-historic metal grate in rectangular opening and inset rectangular panel at front lot line wall of the stoop; aluminum sash and panning; window grilles at basement altered by the addition of two horizontal metal straps; metal window grilles at first story; mailbox attached to door underneath the stoop; doorbell by door underneath the stoop; light fixture with exposed conduit above main entrance; doorbells by main entrance; metal grilles attached to inside of the glass panels of the entrance doors. Site Features: bluestone sidewalk curb; concrete areaway with painted low brownstone wall and curb; metal hatch in areaway.

285 Park Place Four bays including full-height three-window-wide angled bay; L-shaped brownstone stoop with stone walls, decorative floral design and wrought-iron grate at semi-circular opening at front lot line wall; wrought-iron gate under the stoop; arch-headed wood-and-glass double doors with arch-headed stone door surround having flat pilasters with floral capitals supporting a molded band with scroll keystone, floral design in spandrels and a molded cornice; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; egg-and-dart design above basement and first story windows; stained-glass transoms at the

first story; first story window sills incorporated into a continuous molded band with carved relief panels below the windows and a smooth band between the basement and first story; carved relief band beneath the top of the first story windows; molded cornice above center first story window with carved relief panel above; shoulder-shaped carved relief panels between the outer windows at the first and second story in the angled bay; incised dentils and curls above the second story windows in the angled bay; window sills incorporated into a continuous molded band at the second story; eastern-most second story window with molded surround having a rectangular incised panel below the continuous sill with a floral design at the vertical ends resting on the cornice of the door surround, scroll design at either end of the window above the sill, rectangular pediment with inset semi-circular design with curved incised design at with end and carved floral relief in the spandrels with a molded cornice and a round finial in the center and carved floral relief at either end; three thin rough-faced stone bands at the third story; third story windows with carved floral panels beneath each window set between continuous molded bands; incised curls above the third story windows in the angled bay with a continuous molded band above; eastern-most third story window with rectangular lintel with molded cornice supported by two curved brackets; cornice with dentils and scroll design and fluted bracket at eastern end. Alterations: stoop resurfaced; non-historic rectangular panel with three circular tube designs at front lot line of the stoop; aluminum sash and panning; intercom by door underneath the stoop; intercom, doorbell, light fixture and two metal straps by main entrance. Site Features: bluestone sidewalk curb; concrete areaway with low brownstone wall and curb; metal hatch in areaway; non-historic lamppost in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (July 30, 1898), 183.

287, 289, 291, 293 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1159/81, 80, 79, 78

Date: c. 1894

Architect: Dahlander and Hedman

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Renaissance Revival with Romanesque Revival elements

Material: Brownstone and sandstone

Stories: Three and basement

History

This group of Renaissance Revival style row houses with Romanesque Revival style elements was designed by architects Dahlander and Hedman and built c. 1894 by builder William H. Reynolds at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row is arranged in an A-B-A-B pattern, although the repeated facades display some minor differences. The houses feature Renaissance- and Romanesque-inspired ornament, such as rough-faced stone, foliated panels, pilasters, round-arched door openings, and cornices with dentils, foliage scroll design and fluted brackets, which are identical to the cornices of the preceding and subsequent rows. The row is remarkably intact, alterations include replacement of most windows and the main entrance doors at No. 293.

Description

287 Park Place Three bays with paired fenestration at first and second stories; rough-faced stone stoop with smooth stone walls; wrought-iron gate under the stoop; arch-headed wood-and-glass double doors; stone door surround with carved relief cornucopia design in spandrels and molded cornice incorporated into a continuous band; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; basement window sills incorporated into a continuous band; smooth stone band between basement and first story with rough-faced stone band above; stained-glass transom above paired window at first story; paired windows at first and second stories have engaged column wood mullion; first story window surround with continuous molded sill supported by brackets, incised flat pilasters with carved capitals, and continuous carved floral band between molded bands; thin rough-faced stone courses at second and third stories; second story paired window surround with continuous carved relief lintel and molded cornice with carved scroll design above a continuous molded sill; incised rectangular panel beneath the windows between the molded bands; slightly projecting, small rectangular piers above and beneath the molded band connecting the first and second story window surrounds; eastern-most second story window with smooth stone keystone lintel with rough-faced stones at outer edges that are connected with the rough-faced stone banding, and molded sill and a carved relief panel below; rough-faced stone keystone lintel with smooth stones and rough-faced stones at outer edges that are connected with the rough-faced stone banding and smooth stone sills at third story; cornice with dentils and scroll design and fluted brackets at either end. Alterations: aluminum sash; doorbell, light fixture and house number by door underneath the stoop; mailbox attached to door underneath the stoop; metal grilles attached to inside of the entrance door glass panels; two doorbells by main entrance; stained-glass sash at the eastern-most second story window appears to be non-historic. Site Features: bluestone sidewalk curb; concrete areaway with non-historic metal railing and gate on low brownstone wall in areaway; metal hatch in areaway; non-historic lamppost in areaway.

289 Park Place Three bays; rough-faced stone stoop with smooth stone walls; wrought-iron gate under the stoop; arch-headed wood-and-glass double doors; stone door surround with carved relief floral design in spandrels and molded cornice incorporated into a continuous band; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; basement window sills incorporated into a continuous band; smooth stone band between basement and first story with rough-faced stone band above; stained-glass transom above first story windows; molded window surrounds and sills at first story with continuous carved relief band above the windows; thin rough-faced stone courses at second and third stories; second and third story windows have smooth stone keystone lintels with rough-faced stones at outer edges that are connected with the rough-faced stone banding; molded sills at second story windows; eastern-most second story window has a carved relief panel below the sill; third story windows have smooth stone sills with carved relief panels below; cornice with dentils and scroll design and fluted brackets at either end. Alterations: stoop and façade painted; aluminum sash and panning; storm windows at stained-glass windows; mailbox attached to door underneath the stoop; doorbell and light fixture by door underneath the stoop; two horizontal metal straps attached to basement window grilles; doorbell by main entrance; metal grilles attached to inside of entrance door glass panels; stained-glass sash at the eastern-most second story window appears to be non-historic. Site Features: bluestone sidewalk curb; concrete areaway with small planting area around non-historic lamppost; low brownstone wall in areaway; metal hatch in areaway.

291 Park Place Similar to No. 287; different carved relief designs; third story window lintels are the same as the eastern-most second story window lintel. Alterations: aluminum sash (stained-glass transom at first story remain) and panning (engaged column wood mullions at the first and second stories remain); storm window over stained-glass transom at second story; intercom, light fixture with exposed conduit and mailbox by door underneath the stoop; light fixture above main entrance; intercom by main entrance; metal window grilles at first story; five remote utility

meters with exposed conduit on basement façade near western window. Site Features: bluestone sidewalk curb; concrete areaway with low brownstone wall; metal hatch, metal pole and non-historic lamppost in areaway.

293 Park Place Similar to No. 289; different carved relief designs; third story lintels are the same as the third story lintels at No. 287. Alterations: aluminum sash with panning except stained-glass transoms at first story remain; two horizontal metal straps attached to basement window grilles; doorbell by door underneath the stoop; main entrance doors replaced by metal and glass double doors and transom; metal window grilles at first story; storm windows over stained-glass transoms at first story; stained-glass sash at eastern-most second story window appears to be non-historic. East Façade: third story visible over two-story neighbor; parged brick; brick chimney. Site Features: bluestone sidewalk curb; concrete areaway with small planting area; metal hatch and low brownstone wall in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (August 11, 1894), 221.

297, 299, 301, 303, 305, 307, 309 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1159/77, 76, 75, 74, 73, 72, 71

Date: c. 1894

Architect: William H. Reynolds

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Renaissance Revival with Romanesque Revival elements

Material: Brownstone and sandstone

Stories: Two and basement (No. 297-303); Three and basement (No. 305-309);

History

This group of Renaissance Revival style row houses with Romanesque Revival style elements was built c. 1894 by builder William H. Reynolds at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These houses are a unified row although the three eastern houses are three stories and the four western houses are two stories. The row is arranged in a C-D-D-C-D-C-D pattern, although the repeated facades display some differences. There is a continuous carved band above the first story windows and doors, and the third stories and cornices are identical. The houses feature Renaissance- and Romanesque-inspired ornament, such as rough-faced stone, foliated scroll panels, and cornices with dentils, foliage scroll design and fluted brackets, which are identical to the cornices of the two preceding rows. The row is remarkably intact, alterations include replacement of most windows.

Description

297 Park Place Three bays with paired fenestration at the first story; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass double doors and transom; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; basement window sills incorporated into a continuous band; smooth stone band between basement and first story with rough-faced stone band above; one-over-one double-hung wood sash; engaged column wood mullion between paired first story window with stained-glass transom above; continuous molded sills at first and second stories; carved relief design at lower outer edges of main entrance door and first story windows; carved relief band above first story door and windows set between continuous molded bands; grouped fenestration at second story

with molded surround, continuous molded sill, and continuous carved relief panel lintel having a center eagle and leaf design; thin rough-faced stone banding at second story; cornice with dentils and scroll design and fluted brackets at either end. Alterations: storm windows at stained-glass transoms; light fixture above main entrance; intercoms by main entrance and door underneath the stoop; remote utility meter with exposed conduit attached to the facade. Site Features: bluestone sidewalk curb; concrete areaway with planting area; non-historic metal areaway fence and gate on painted stone curb.

299 Park Place Three bays; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass double doors and transom; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; basement window sills incorporated into a continuous band; smooth stone band between basement and first story with rough-faced stone band above; one-over-one double-hung wood sash and stained-glass transoms at first story; rough-faced stone at first story; smooth stone with thin rough-faced stone banding at second story; molded sills at first and second stories; carved relief design at lower outer edges of main entrance door and first story windows; carved relief band above first story door and windows set between continuous molded bands; smooth stone keystone lintels at second story with rough-faced stones at outer edges that are connected with the rough-faced stone banding; cornice with dentils and scroll design and fluted brackets at either end. Alterations: aluminum sash and panning at basement and second story; light fixture above door underneath the stoop; western-most leaf detail missing from eastern first story window; stoop resurfaced. Site Features: bluestone sidewalk curb; historic wrought-iron areaway fence and gate on stone curb; concrete areaway; metal hatch in areaway.

301 Park Place Similar to No. 299; eastern-most second story window smaller in height with a carved relief panel below. Alterations: aluminum sash except stained-glass transoms at first story remain; remote utility meter with exposed conduit attached to basement facade; one horizontal metal strap attached basement window grilles; light fixture with exposed conduit at basement façade; doorbell by main entrance; satellite dish on roof. Site Features: bluestone sidewalk curb; concrete areaway with planting area; historic wrought-iron areaway fence and gate on stone curb; metal hatch and non-historic lamppost in areaway.

303 Park Place Similar to No. 297; different carved relief designs. Alterations: aluminum sash (except stained-glass transom at first story remain) and panning (engaged column wood mullion at the first story remain); house number, light fixture and doorbell by door underneath the stoop; metal pole in areaway; metal box with conduit on basement façade between the windows. Site Features: bluestone sidewalk curb; concrete areaway; metal hatch in areaway; areaway fence and gate removed but historic gate posts and portion of historic fence along the eastern portion of the front lot line remains.

305 Park Place Similar to No. 301; three stories; rough-faced stoop with smooth stone walls; smooth stone at first story; third story with three bays and metal window enframingent with continuous molded lintel and sill, rectangular panels between the windows and at the outer sides with circular design, and rectangular panels between the windows with floral design; window enframingent attached to metal molded cornice with scroll floral design. Alterations: stoop resurfaced; façade painted; aluminum sash with panning except stained-glass transoms at first story remain; metal gate at entrance installed in front of historic doors and transom; mailbox and doorbell attached to door underneath the stoop; remote utility meter with exposed conduit at basement façade. West Façade: third story visible over neighboring building; parged brick, brick chimney. Site Features: bluestone sidewalk curb; concrete areaway with low brownstone wall; metal hatch in areaway.

307 Park Place Similar to No. 297; three stories; third story and cornice similar to No. 305; rough-faced stone stoop with smooth stone walls; rough-faced stone at first story; different carved relief designs. Alterations: aluminum sash and panning; stained-glass transom at first story removed; metal grilles attached to glass panels of entrance doors and transom; metal railings on

stoop; intercom and light fixture by door underneath the stoop; round metal plate attached to stoop wall; remote utility meter with exposed conduit attached to basement façade; intercom by main entrance. Site Features: bluestone sidewalk curb; concrete areaway low brownstone wall; metal hatch in areaway.

309 Park Place Similar to No. 299; three stories; third story and cornice similar to No. 305; rough-faced stone stoop with smooth stone walls; smooth stone at first story; different carved relief designs. Alterations: stoop painted; metal railings on stoop; aluminum sash with panning at third story windows and western-most second story window; transom at western-most first story window covered with a panel; storm windows; metal window grilles at first story; metal grilles attached to inside of glass panels of entrance doors; doorbell by door underneath the stoop; two doorbells and light fixture by main entrance. Site Features: bluestone sidewalk curb; concrete areaway with low brownstone wall; metal hatch and metal pole in areaway; two remote utility meters attached to basement façade.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (September 15, 1894), 380.

311, 313, 315, 317, 319, 321, 323 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1159/70, 69, 68, 67, 66, 65, 64

Date: c. 1895

Architect: Dahlander & Hedman

Original Owner/Developer: William Reynolds

Type: Row houses

Style/Ornament: Romanesque/Renaissance Revival

Material: Brownstone

Stories: Three and basement (No. 311-321); two and basement (No. 323)

History

This group of Romanesque/Renaissance Revival style row houses was designed by architects Dahlander & Hedman and built c. 1895 by builder William Reynolds at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The houses feature Renaissance- and Romanesque-inspired ornament, such as rough-faced stone, foliated scroll panels, and cornices with dentils, foliage scroll design and fluted brackets, which are identical to the cornices of the two preceding rows. The row is mostly intact, alterations include painting of some facades, replacement of most windows, substantial alterations of the front façades at No. 313 and 321, and removal of the wrought-iron gate under the stoop at No. 317.

Description

311 Park Place Three bays; rough-faced stone stoop with stone walls and wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door lintel with short paired engaged columns with carved capitals and resting on carved support, and rectangular lintel with incised carving at bottom and cornice incorporated into continuous molded band; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; basement window sills incorporated into a continuous band; rough-faced stone lintels at basement windows; smooth stone band between the basement and first story; stained-glass transoms at first story windows; molded surrounds and sills at first story windows with carved relief panels below; thin rough-faced stone bands at second story sills and at the third story;

second story windows with molded sills and carved relief panels below, and lintels with carved relief keystones and outer voussoirs; third story windows with molded sills and lintels with smooth keystones and outer rough-faced stone voussoirs that are connected with the rough-faced stone banding; cornice with dentils, scroll leaf design and scroll brackets at either end. Alterations: stoop and façade painted; western basement window grille altered to accommodate an air conditioner; aluminum sash and panning; metal window grilles at first story; metal grilles attached to inside of glass panels of entrance doors; remote utility meter with exposed conduit attached to basement façade; light fixture, house number and intercom by main entrance. West Façade: parapet wall visible over neighboring building; parged brick. Site Features: bluestone sidewalk curb; concrete areaway; low brownstone areaway wall with non-historic metal railing and gate; metal hatch in areaway.

313 Park Place Three bays; arch-headed window openings at the third story. Alterations: façade resurfaced and decorative details removed; decorative details added include molded surround at basement door, Greek key design above the first story windows, flat band above first and third story window, two rectangular panels and semi-circular tube-like design at parapet wall; window grilles at basement; stoop replaced by metal stairs with wood treads; door opening underneath the stairs in eastern bay with wood door and transom; light fixture above basement entrance; two remote utility meters with exposed conduit attached to basement façade; main entrance door replaced by wood double doors; intercoms and two light fixtures by main entrance; aluminum sash and panning; cornice removed; satellite dish on roof. Site Features: concrete sidewalk and bluestone curb; concrete areaway with low stone wall; metal hatch in areaway; gooseneck pipe by basement entrance; three gooseneck pipes in areaway.

315 Park Place Three bays; rough-faced stone stoop with stone walls and wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass double doors with transom; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; basement window sills incorporated into a continuous band; rough-faced stone lintels at basement windows; smooth stone band between the basement and first story; molded window sills at first story with carved relief panels below; carved keystone lintels at first story windows and door with graduated smooth stone voussoirs; pilasters at the first story with carved relief capitals supported by a molded band having carved circular designs below, and incised carved design on edges surrounding the windows and doors; thin rough-faced stone banding at second and third stories; window sills at second story incorporated into a continuous molded band; carved keystone lintels with rough-faced stone voussoirs connected to the rough-faced stone banding at the second story; arch-headed one-over-one double-hung wood windows at second story; molded sills at third story windows; cornice with dentils, scroll leaf design and scroll brackets at either end. Alterations: stoop and façade painted; aluminum sash with panning at basement, first and third stories; wood transoms with frosted glass and metal panning at first story; metal panning at second story wood windows; metal window grilles at first story; metal grilles attached to inside of glass panels of entrance doors; two remote utility meters with exposed conduit attached to basement façade; light fixture and intercom by door underneath the stoop; mailbox attached to door underneath the stoop; light fixture above main entrance; intercom by main entrance. Site Features: concrete sidewalk and bluestone curb; concrete areaway; cover over metal hatch in areaway; low brownstone wall in areaway at front lot line extended to west lot line with non-historic metal railing.

317 Park Place Three bays with paired fenestration at first story; rough-faced stone stoop with stone walls; wood-and-glass double doors with transom; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; basement window sills incorporated into a continuous band; splayed rough-faced stone lintels with carved leaf design at either end at basement windows; smooth stone band between the basement and first story; thin tooled stone banding at first story; paired window at first story with twisted engaged column wood mullion, single transom and continuous molded sill with carved panel below; first story

window and door have carved keystone lintels with smooth stone voussoirs and tooled stone voussoirs connected to tooled stone banding; second story windows with stone surrounds and lintels and sills incorporated into continuous molded bands; thin rough-faced stone banding and arch-headed window openings at the third story; arch-headed window lintels at third story with splayed rough-faced stone and molded band above incorporated into a continuous band and molded sills at third story; cornice with dentils, scroll leaf design and scroll brackets at either end. Alterations: aluminum sash; wrought-iron gate under the stoop removed; light fixture and intercom by entrance under the stoop; metal railing on stoop wall; window grille at western basement window altered to accommodate an air conditioner; top portion of mullion and stained-glass in transom at first story removed; metal grilles attached to inside of glass panels of entrance doors; intercom by main entrance; metal window grilles at first story. Site Features: concrete sidewalk and bluestone curb; concrete areaway with low brownstone wall; non-historic lamppost in areaway with small planting area; metal hatch and metal pole in areaway; remote utility meter attached to basement façade.

319 Park Place Similar to No. 315; different carved relief designs; stained-glass transoms at first story; no metal railings on the stoop walls. Alterations: stoop and façade painted; aluminum sash and panning except basement windows do not have panning; light fixture and doorbell by door underneath the stoop; mailbox attached to door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; light fixture above main entrance; doorbells by main entrance; storm windows at first story stained-glass transoms; metal grilles attached to inside of glass panels of entrance doors. Site Features: concrete sidewalk and bluestone curb; concrete areaway with low painted brownstone wall; metal hatch in areaway.

321 Park Place Three bays with paired fenestration at first story; rough-faced stone basement with smooth stone banding; basement window sills incorporated into a continuous band; rough-faced stone lintels at basement windows; smooth stone band between the basement and first story; paired window at first story with single stained-glass transom and continuous molded sill with carved relief panel below; band with carved leaf design at first story transom bar; first story lintel supported by incised brackets; thin rough-faced stone banding at second and third stories; window sills at second story incorporated into a continuous molded band with carved relief panels below; lintels at second story with rough-faced keystone and outer voussoirs; molded sills at third story; smooth keystone lintels at third story with rough-faced voussoirs connected to rough-faced banding; cornice with dentils, scroll leaf design and scroll brackets at either end. Alterations: façade painted; stoop has been removed; basement entry with wood-and-glass door; main entrance door opening at first story altered to accommodate a window; metal plate (photo sensor), mailbox, intercom and postal release box by basement entry; light fixture above basement entry; window grilles at basement windows replaced; window grilles at first story windows; aluminum sash and panning; wood mullion at first story window replaced by stone mullion that extends through transom; carved relief panel lintel at first story window replaced by smooth rectangular lintel; molded band between first and second stories replaced by smooth band; eastern-most second story window opening enlarged to same height as western windows. East Façade: third story visible over neighboring house; parged brick. Site Features: concrete sidewalk and bluestone curb; concrete areaway with low painted brownstone wall that has a non-historic double metal post with decorative handrail; metal hatch with two vents attached and pole with spigot in areaway; non-historic concrete front walkway to basement entry; non-historic fence at west lot line of areaway; non-historic painted concrete wall with non-historic double metal post with decorative handrail at east lot line of areaway; two paired metal posts at areaway walls.

323 Park Place Two stories; three bays; rough-faced stone stoop with wrought-iron railings and stone newel posts; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door lintel with short, paired engaged columns with carved capitals and resting on carved support, and rectangular lintel with incised carving at bottom and cornice incorporated into continuous molded band; wrought-iron window grilles at basement; rough-faced stone basement with smooth

stone banding; basement window sills incorporated into a continuous band; rough-faced stone lintels at basement windows; smooth stone band between the basement and first story; molded window surrounds at first story with molded sills and carved relief panels below; stained-glass transoms at first story windows; molded surrounds and sills at first story windows with carved relief panels below; thin rough-faced stone bands at the second story; second story windows with molded sills and carved relief panels below and lintels with smooth keystones and outer rough-faced stone voussoirs that are connected with the rough-faced stone banding; cornice with dentils, scroll leaf design and scroll brackets at either end. Alterations: stoop and façade painted; aluminum sash and panning; doorbell by door underneath the stoop; mailbox attached to stoop door; two horizontal metal straps attached to basement window grilles; two light fixtures by main entrance. Site Features: concrete sidewalk and bluestone curb; concrete areaway with planting area; low brownstone wall with non-historic metal railing and gates at front lot line in areaway; metal hatch and metal pole in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (March 9, 1895), 402.

325, 327, 329, 331, 333, 335 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1159/63, 62, 61, 60, 59, 58

Date: c.1892

Architect: Charles Infanger

Original Owner/Developer: W. D. Bogart

Type: Row houses

Style/Ornament: Renaissance Revival with Romanesque Revival elements

Material: Brownstone and sandstone

Stories: Two and basement

History

This group of Renaissance Revival style row houses with Romanesque Revival style elements was designed by architect Charles Infanger and built c. 1892 by builder W. D. Bogart at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. They are stylistically similar to the row at 244-250 Prospect Place and were built by the same architect and owner in the same year. The houses are nearly identical with differences in the first story windows and the rough-face stone and are united by continuous molded bands above first and second story windows with carved decorative leaf design at both ends of the facades, a continuous molded band (except at No. 325) at first story window transoms and identical cornices. The houses feature Renaissance- and Romanesque-inspired ornament, such as rough-faced stone, stylized leaf banding, round-arch fenestration at No. 325, and cornices with modillions, dentils and cross and circle design. The row is mostly intact, alterations include painting and resurfacing of some stoops and facades, replacement of most windows, and replacement of the entrance doors at No. 333 and 335.

Description

325 Park Place Three bays at basement and second story; two bays with paired fenestration at the first story; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass double doors with transom; wrought-iron window grilles at basement; alternative courses of smooth and rough-faced stone; window sills incorporated into continuous

bands; rough-faced stone lintels; smooth stone band above the basement lintels; molded band above first and second story lintels with carved decorative leaf design at either end; arch-headed transom above first story paired windows with rough-faced stone panel beneath the continuous sill; cornice with modillions, dentils and cross and circle design. Alterations: aluminum sash and panning; finials at newel posts of the stoop railings have been removed; metal grilles attached to inside of glass panels of entrance doors; doorbell by door underneath the stoop; mailbox attached to door underneath the stoop; two horizontal straps attached to basement window grilles; western basement window grille altered to accommodate an air conditioner; remote utility meter with exposed conduit attached to basement façade; light fixture and doorbell by main entrance; holes in band above basement lintels and near main entrance doors. Site Features: bluestone sidewalk curb with some concrete repairs; concrete areaway; historic areaway fence (central rosettes have been replaced) and gate on stone curb; metal hatch with dryer vent in areaway.

327 Park Place Three bays; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass double doors with transom; wrought-iron window grilles at basement; alternative courses of smooth and rough-faced stone at basement and first story; smooth stone at second story with rough-faced stone banding at top and bottom of the windows; window sills incorporated into continuous bands; rough-faced stone lintels at basement and second story; incised dentils above first story windows; stained-glass transoms at first story windows; molded band above first and second story windows with carved decorative leaf design at either end; smooth stone band above the basement lintels; first story windows with rough-faced stone panel beneath the continuous sill; continuous carved band with stylized leaf design at the first story door and window transoms; cornice with modillions, dentils and cross and circle design. Alterations: aluminum sash and panning; metal grilles attached to inside of glass panels of main entrance doors; doorbell by door underneath the stoop; mailbox attached to door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; light fixture by main entrance. Site Features: bluestone sidewalk curb; concrete areaway with planting area; metal hatch in areaway; historic areaway fence and gate on stone curb.

329 Park Place Similar to No. 327; two less rough-faced bands at first story; one additional rough-faced stone band at second story. Alterations: stoop resurfaced; façade painted; aluminum sash (except stained-glass transoms at first story windows remain); metal window grilles at basement replaced; metal gate in front of main entrance doors; light fixtures with conduit by door underneath the stoop and the main entrance; mailbox attached to door underneath the stoop; remote utility meter with exposed conduit attached to basement façade. Site Features: bluestone sidewalk curb; concrete walkway and planting area in areaway; historic areaway fence and gate on stone curb; metal hatch in areaway.

331 Park Place Similar to No. 327. Alterations: stoop and basement resurfaced with incised decorative details added to the basement facade; aluminum sash and panning (except stained-glass transoms at first story windows remain); doorbell by door underneath the stoop; mailbox attached to door underneath the stoop; light fixture and doorbell by main entrance; remote utility meter with exposed conduit and metal box attached to basement façade. Site Features: bluestone sidewalk curb; painted concrete areaway; historic areaway fence and gate on stone curb; metal hatch in areaway; three metal poles in areaway.

333 Park Place Similar to No. 329; paired window with single stained-glass transom and stone transom bar at first story. Alterations: stoop and façade painted; aluminum sash and panning; two horizontal metal straps attached to basement window grilles; doorbell and light fixture by door underneath the stoop; mailbox attached to door underneath the stoop; main entrance doors replaced by metal and glass door; metal rod attached above main entrance; address plaque and doorbell by main entrance; metal window grilles at first story. Site Features: bluestone sidewalk curb; concrete walkway and planting area in areaway; historic areaway fence and gate on stone curb; metal hatch in areaway.

335 Park Place Similar to No. 327. Alterations: stoop and façade painted; stoop resurfaced; aluminum sash and panning (except stained-glass transoms at first story windows remain); main entrance doors replaced by wood-and-glass door and metal and glass outer door; doorbells by door underneath the stoop and main entrance; two mailboxes attached to door underneath the stoop; light with exposed conduit at basement façade; remote utility meter attached to basement façade; light fixture above main entrance; window grille at eastern basement window altered to accommodate an air conditioner; metal window grilles at first story and eastern second story windows; metal fence attached to eastern façade perpendicular to the front façade at the first story. East Façade: visible over one-story garage; parged brick. Site Features: bluestone sidewalk curb; painted concrete areaway; historic areaway fence and gate on stone curb; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (October 22, 1892), 524.

337-347 Park Place (aka 144 Underhill Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1159/56
See: 144 Underhill Avenue

262 TO 344 PARK PLACE (SOUTH SIDE) Between Vanderbilt Avenue and Underhill Avenue

262-278 Park Place (aka 673 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1165/12
See: 673 Vanderbilt Avenue

280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1165/14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35

Date: c. 1897

Architect: William H. Reynolds

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Renaissance Revival with Romanesque Revival elements

Material: Brownstone and sandstone

Stories: Three and basement

History

This group of twenty-two Renaissance Revival style with Romanesque Revival style detailed elements row houses was built c. 1897 by builder William H. Reynolds at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. While none of the houses in the row are identical, they all have decorative details that are very similar, and in some cases identical, to 281-323 Sterling Place, another row of twenty-two houses that was built by Reynolds at about the same time. The row features Renaissance- and Romanesque-inspired ornament, such as rough-faced stone, carved panels, capitals and keystones, pilasters,

round-arch fenestration, and cornices with dentils, scroll designs and scrolled brackets. The row is largely intact, alterations include the replacement of most windows and some of the entrance doors and wrought-iron gates underneath the stoop, painting of some facades, and removal of the stoop at No. 282.

Description

280 Park Place Three bays including a full-height two-window-wide angled bay; L-shaped rough-faced stone stoop with stone walls and leaf-shaped carving, balustrade and opening with wrought-iron grille at front lot line wall; wood-and-glass double doors with transom; door surround with carved leaf design molding, lintel with carved relief and molded cornice with two carved leaf design finials supported by two incised brackets; wrought-iron window grilles at basement; rough-faced stone basement; basement window sills incorporated into a continuous band; smooth stone band above basement windows with incised design above each window; leaded-glass transoms at the first story windows; continuous molded sills at first, second and third stories with carved relief panels beneath each window in the angled bay; continuous molded band above the windows at the first, second and third stories (one above the second story has an egg-and-dart design); carved leaf design panels at the base of the door and windows at the first story and near the top of the windows in the angled bay at the second story; incised dentils and curl design above second story windows; eastern second story arch-headed window opening has rough-faced voussoirs and molded enframing resting on a carved leaf design, a carved keystone with molded cornice and a molded sill; thin rough-faced stone banding at the third story; third story windows have carved leaf design at the upper corners; cornice with dentils and scroll design and scroll brackets at either end. Alterations: stoop and façade painted; aluminum sash and panning; wrought-iron gate under the stoop replaced; mailbox, house number and doorbell by door underneath the stoop; two light fixtures and doorbells by main entrance. West Façade: red brick; one window at first story; two arch-headed window openings at second and third stories; one story and basement rear yard extension with three windows at each story; three chimneys. Alterations: aluminum sash and panning; metal grilles at all windows. South (rear) Façade: partially visible; brick; three bays; arch-headed window openings; corbelled cornice; chimney. Alterations: parging; aluminum sash and panning; antennae and vent on roof. Site Features: bluestone sidewalk curb (one section of the curb is concrete); concrete areaway with metal hatch; non-historic areaway fence and gate on historic low brownstone wall.

282 Park Place Four bays including a full-height three-window-wide curved bay; wrought-iron window grilles at basement; rectangular door lintel at first story with incised dentils and curl design and molded cornice supported by incised consoles; thin rough-faced stone bands at basement; basement window sills incorporated into a continuous band; incised curl design above basement windows; smooth band between basement and first story; stained-glass transoms at first story windows; continuous molded sills at first, second and third stories with carved relief panels below (sill at second story has dentils); continuous molded bands above the first and second story windows (band at second story has egg-and-dart design); pilasters with carved capitals at the second story windows; carved keystone lintels at third story windows; thin tooled banding at third story; cornice with dentils and scroll design and scroll bracket at eastern end. Alterations: stoop removed after 1939; basement entry with wood-and-glass entrance door; main entrance door opening at first story altered to accommodate a window (historic door transom remains); columns removed from door surround at first story; aluminum sash and panning; storm windows at first story stained-glass transoms; house number, light fixture and doorbells by basement entry. South (rear) Façade: partially visible; brick; three bays; arch-headed window openings; corbelled cornice; chimney. Alterations: aluminum sash and panning; antennae on roof. Site Features: bluestone sidewalk curb; gooseneck pipe near basement entry; concrete areaway with planting area; non-historic lamppost; non-historic metal fence and gate at areaway and basement entry concrete walkway; metal hatch in areaway.

284 Park Place Three bays with paired fenestration at the first story; rough-faced stone stoop with smooth stone banding and smooth stone walls; wrought-iron gate under the stoop; arch-headed wood-and-glass double doors with egg-and-dart surround with carved leaf design at base, carved wreath design in spandrels, carved leaf keystone and molded cornice; rough-faced stone with smooth stone banding at the basement; basement window sills incorporated into a continuous band; smooth stone band above basement windows; tooled banding at first story; rough-faced banding at second and third stories; continuous molded sills at first, second and third stories with carved relief panels below; one-over-one double-hung wood windows at basement; first story paired windows with stained-glass transoms, egg-and-dart surrounds with carved leaf design at the outer base and continuous molded cornice; eared molded band and carved panel above second story windows; arch-headed window openings at third story with continuous lintels having rough-faced voussoirs and molded band; cornice with dentils and scroll design and scroll brackets at either end. Alterations: light fixture above main entrance; postal release box by main entrance; two remote utility meters with exposed conduit attached to basement façade; stoop railings; metal window grilles at basement replaced; storm windows at basement and first story; aluminum clad sash at first story, aluminum sash and panning at second and third stories. South (rear) Façade: partially visible; brick; three bays; arch-headed window openings; corbelled cornice; chimney. Alterations: aluminum sash and panning. Site Features: bluestone sidewalk curb; concrete areaway with planting area; low brownstone wall in areaway at front lot line; metal hatch in areaway.

286 Park Place Three bays including a full-height two-window-wide angled bay; L-shaped rough-faced and smooth stone stoop with stone walls and carved leaf design, semi-circular opening at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with paired engaged columns with carved capitals and molded cornice with finials supported by brackets; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; incised curl design above basement windows; smooth stone band between basement and first story; rough-faced stone at first story; thin rough-faced stone banding at second and third story in eastern bay; one-over-one double-hung wood windows; stained-glass transom at the eastern first story window; continuous molded sills at first, second and third stories with carved relief panels under the windows in the angled bay (second story sill has an egg-and-dart design and the third story sill extends to eastern bay); continuous molded bands above the first, second and third stories windows in the angled bay; rough-faced stone pilasters with carved capitals at first story windows; carved relief at the center panel of the angled bay beneath the continuous sill at the second and third stories; smooth stone pilasters with carved capitals at second story windows in the angled bay with an inset rectangular panel at the center panel of the bay; eastern second story arch-headed window with molded sill and carved triangular design below, splayed lintel with large rough-faced stone keystone, rough-faced and smooth stone voussoirs and molded band; pilaster with molded cornice at center panel of the angled bay at the third story; eastern third story window with eared molded lintel; cornice with dentils and scroll design and scroll bracket at western end. Alterations: western stained-glass transom at first story removed; window grilles at the first story; mailbox attached to the door underneath the stoop; doorbells by door underneath the stoop and main entrance; light fixture with exposed conduit above the door underneath the stoop; some spalling including the western capital and eastern finial at the door surround; semi-circular opening at the stoop enclosed with concrete. South (rear) Façade: partially visible; brick; three bays; arch-headed window openings; corbelled cornice. Alterations: aluminum sash and panning. Site Features: bluestone sidewalk curb; concrete areaway with small planting area; hatch in areaway; low brownstone wall in areaway at front lot line.

288 Park Place Four bays including a full-height three-window-wide curved bay; rough-faced stone stoop with stone walls and carved leaf design; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door lintel with carved keystone and molded cornice

supported by brackets; wrought-iron window grilles at basement; rough-faced stone basement; basement window sills incorporated into a continuous band; egg-and-dart design above basement windows; smooth stone band between basement and first story; stained-glass transoms at first story windows; continuous molded sills at first, second and third stories with carved relief panels below; continuous molded bands above the first, second and third stories windows in the angled bay (molded bay above the first story windows has an egg-and-dart design); carved relief design band at base of the door and windows at the first story; incised dentils and curl design above the second story windows; incised curl design above third story windows in the curved bay; arch-headed window opening at the third story in the eastern bay with splayed lintel; cornice with dentils and scroll design and scroll bracket at eastern end. Alterations: façade painted at the first through third stories; aluminum sash and panning; storm windows at first story stained-glass transoms; doorbell with exposed conduit by door underneath the stoop; plaque with house number and intercom by main entrance; metal grilles attached to inside of glass panels of main entrance doors. South (rear) Façade: partially visible; brick; three bays; arch-headed window openings; corbelled cornice. Alterations: parging; aluminum sash and panning. Site Features: bluestone sidewalk curb; concrete areaway with planting area; low brownstone wall in areaway at front lot line; metal hatch in areaway.

290 Park Place Three bays; L-shaped rough-faced stone stoop with stone walls and leaf design; wrought-iron gate under the stoop; arch-headed wood-and-glass double doors; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; smooth stone band between basement and first story; one-over-one double-hung wood windows; arch-headed transoms with stained-glass at first story; arch-headed door and window openings at first story with continuous arch-headed lintel with voussoirs and molded enframing with carved relief in the spandrels and half-engaged columns with carved capitals; continuous molded sills with carved relief panels below the first story windows; continuous molded band above first story; second story window sills incorporated into a continuous molded band with carved relief design at either end; rough-faced stone at the second story; triple window at the second story and continuous surround with egg-and-dart molding with a leaf design at the outer ends and engaged pilaster mullions with carved capitals; rectangular carved relief panel and two circular medallions with carved relief between the second and third stories; arch-headed windows at the third story with a continuous molded sill with carved relief design at either end and a continuous triple arched lintel with rough-faced keystone and outer voussoirs and molded band above with a carved leaf design at either end; cornice with dentils and scroll design and scroll bracket at either end. Alterations: stoop appears to be resurfaced; façade painted; non-historic metal railing on stoop; storm windows at first, second and third stories; alarm box above first story window; doorbell by door underneath the stoop; remote utility meter with exposed conduit and two utility meters without conduit attached to basement façade; doorbell, metal plaque with house number and light fixture by main entrance. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall in areaway at front lot line; non-historic lamppost.

292 Park Place Three bays with paired fenestration at the first story; smooth stone stoop with stone walls; wrought-iron gate under the stoop; wood-and-glass double doors; wrought-iron window grilles at basement; rough-faced stone with smooth stone banding at the basement; basement window sills incorporated into a continuous band; incised curl design above basement windows; smooth stone band between the basement and first story; rough-faced stone at the first story; molded surrounds at first story door and paired window with rectangular carved relief lintel and molded cornice supported by scroll brackets; one-over-one double-hung wood windows; stained-glass transoms at first story; window sills incorporated into a continuous molded band at first, second and third stories with a carved relief panel below the first story paired windows and carved relief panels below the third story windows; arch-headed windows at the second and third stories; second story window lintels with carved keystone and rough-faced outer voussoirs; carved leaf design below lintels and at base of second story windows with a rough-faced stone

between rough-faced outer voussoirs of the lintels; continuous molded band between second and third stories; rough-faced stone band at third story beneath window lintels; third story lintels with rough-faced keystone and smooth and rough-faced stone voussoirs with continuous molded enframing; cornice with dentils and scroll design and scroll bracket at either end. Alterations: stoop and parts of the rough-faced stone façade resurfaced; storm windows; doorbell and light fixture by door underneath the stoop; doorbell by main entrance; two horizontal metal straps attached to the basement window grilles; metal grilles attached to inside of glass panels of main entrance doors; non-historic metal railing at the stoop; stained-glass transom with house number above main entrance; remote utility meter with exposed conduit attached to basement façade. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall in areaway at front lot line; non-historic lamppost.

294 Park Place Four bays including a full-height three-window-wide angled bay; L-shaped stone stoop with thin rough-faced stone banding, stone walls and a two-pane window with wrought-iron grille in the opening at front lot line; wood-and-glass double doors with transom; door lintel with rectangular pediment supported by large scroll brackets and molded cornice; wrought-iron window grilles at basement; thin rough-faced stone banding at the basement; basement window sills incorporated into a continuous band; incised curl design above the basement windows; continuous molded sills with carved relief panels below at the first, second and third windows; continuous molded bands above the windows at the first, second and third stories in the angled bay; carved design at the base of the first story windows; stained-glass transoms at first story windows; second story windows in the angled bay with incised dentils and curl design above with pilasters and carved capitals; molded surround at eastern second story window with egg-and-dart design and molded cornice; curved pendants between third story windows in the angled bay with molded cornice and carved relief designs at the middle and bottom; eastern third story window with angled, eared molded lintel; cornice with dentils and scroll design and scroll bracket at eastern end. Alterations: stoop and basement resurfaced; wrought-iron gate under the stoop removed; aluminum sash; storm windows at first story stained-glass transoms; aluminum sash in rectangular opening at stoop behind historic metal grille; light fixture above main entrance; doorbell by main entrance. Site Features: bluestone sidewalk curb; stone areaway with small planting area; metal hatch; low brownstone wall in areaway at front lot line.

296 Park Place Three bays including a full-height two-window-wide curved bay; L-shaped stone stoop with stone walls and carved leaf design, balustrade and rectangular opening at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door lintel with twisted pendants ending in a carved leaf design, incised rectangular panel, molded cornice, two finials with carved leaf design and incised scroll pediment; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; incised carving above basement windows; smooth stone band between the basement and first story; stained-glass transoms at the first story; continuous molded sills at first, second and third stories with carved relief panels beneath each window except for the eastern second story window; pilasters with carved capitals at first story windows; continuous molded bands above the first and second story windows; thin rough-faced bands at eastern bay of second story; egg-and-dart design at the surrounds of the second story windows in the curved bay and the lintel of the eastern second story window; carved keystone lintels and carved relief at the top of the third story windows; cornice with dentils and scroll design and scroll bracket at eastern end. Alterations: stoop and façade painted; aluminum sash with panning; remote utility meter with exposed conduit attached to basement façade; doorbell by door underneath the stoop; light fixture above the main entrance; metal grille at the rectangular opening of the stoop wall at the front lot line appears to be non-historic. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low painted brownstone wall in the areaway at the front lot line.

298 Park Place Four bays including a full-height three-window-wide angled bay; L-shaped stone stoop with stone walls, carved leaf design, stone newel posts, and semi-circular opening at front

lot line wall of stoop with iron grille; wrought-iron gate under the stoop; wood-and-glass double doors with transom and beaded wood reveal; door surround with carved leaf molding, carved rectangular pediment and molded cornice; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; incised curl design above two western basement windows and the third story windows; smooth stone band between the basement and first story; one-over-one double-hung wood windows; stained-glass transoms at first story windows; window sills incorporated into a continuous molded band at first, second and third stories; carved relief panels below the band at the windows in the angled bay; pilasters with carved capitals at the first and second story windows in the angled bay; continuous molded bands above the first, second and third story windows in the angled bay (band above the first story windows has an egg-and-dart design; band at third story extends to eastern bay); arch-headed eastern second story window with egg-and-dart surround having carved leaf designs at the base and a carved shell and scroll design at the top; cornice with dentils and scroll design and scroll bracket at eastern end. Alterations: façade appears to be painted; storm windows; remote utility meter with exposed conduit attached to basement façade; doorbells by door underneath the stoop and the main entrance; semi-circular opening at front lot line wall of stoop partially filled-in with concrete. Site Features: bluestone sidewalk curb; concrete areaway; low brownstone wall in areaway at front lot line; cover over metal hatch in the areaway.

300 Park Place Four bays including a full-height three-window-wide curved bay; L-shaped rough-faced stone stoop with smooth stone walls; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door lintel with rectangular pediment and molded cornice supported by scroll brackets with carved relief design above; wrought-iron window grilles at basement; thin tooled banding at basement; basement window sills incorporated into a continuous band; egg-and-dart design above basement windows; smooth stone band between the basement and first story; one-over-one double-hung wood windows; stained-glass transoms at first story windows; window sills incorporated into a continuous molded band (except at the eastern second story window) with carved relief panels below (except at the eastern third story window); pilasters with carved leaf capitals at the first and third stories; continuous molded bands in the curved bay above the windows at the first, second and third story (bands have egg-and-dart design above the first and second stories); eastern second story with rectangular lintel and molded scroll cornice supported with scroll brackets and molded sill with curved ends; arch-headed window at eastern third story bay with voussoirs and molded enframing; cornice with dentils and scroll design and scroll brackets at western end. Alterations: stoop and façade painted; storm windows; doorbell by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall in areaway at front lot line.

302 Park Place Three bays with paired fenestration at the western bays; L-shaped rough-faced stone stoop with stone walls, carved leaf designs and carved relief panel and semi-circular opening at front lot line wall; wood-and-glass double doors with transom; door surround with channeled pilasters with carved leaf capitals, rectangular lintel with molded cornice, and two finials connected to the cornice by pilasters and resting on the continuous molded sill at the second story; wrought-iron window grilles at basement; rough-faced stone basement; basement window sills incorporated into a continuous band; window surround at paired first story windows with channeled pilasters and leaf capitals, stone mullion, continuous molded sill with carved relief panels and smooth stone band below, carved relief panel in lintel with molded cornice and carved leaf design connecting to the molded sill above; carved relief panel between door surround and second story sill; stained-glass transoms at first story windows; window sills incorporated into a continuous molded band at second and third stories; thin rough-faced banding at second and third stories; lintel at eastern second story window with round pendants and finials and semi-circular medallion with carved shell design; carved panel beneath continuous sill at two western windows at the third story; cornice with dentils and scroll design and scroll brackets at either end.

Alterations: wood paneled door at entry underneath the stoop; aluminum sash and panning; storm windows at first story stained-glass transoms; metal window grilles at the first story; light fixtures by door underneath the stoop and the main entrance; two mechanical devices with exposed conduit attached to basement façade; doorbells by door underneath the stoop and main entrance; stoop resurfaced. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; non-historic lamppost; non-historic metal railings at stoop and low brownstone wall in areaway at front lot line.

304 Park Place Four bays including a full-height three-window-wide angled bay; L-shaped rough-faced stone stoop with stone walls, leaf designs, and balustrade and semi-circular opening at front lot line wall; wrought-iron gate under the stoop; arch-headed wood-and-glass double doors with transom; door surround with pilasters and carved leaf capitals, carved leaf keystone and spandrels and molded cornice; wrought-iron window grilles at basement; rough-faced stone basement; basement window sills incorporated into a continuous band; smooth stone band between the basement and first story; one-over-one double-hung wood windows; stained-glass transoms at first story windows; window sills incorporated into a continuous molded band at first, second and third stories with carved relief panels below (except at the eastern second story window); molded band above windows at basement, first and second stories in the angled bay; paired engaged columns with carved capitals at first story windows; carved relief panels at top of second and third story windows; cornice with dentils and scroll design and scroll brackets at eastern end. Alterations: semi-circular opening at front lot line stoop was filled in with cement; storm windows; metal and glass double doors and transom installed in front of main entrance doors; doorbell by door underneath the stoop; light fixture by main entrance. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall in areaway at front lot line; non-historic lamppost in areaway.

306 Park Place Three bays including a full-height two-window-wide angled bay; L-shaped rough-faced and smooth stone stoop with stone walls, carved leaf designs, and semi-circular opening at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; molded door surround with pilasters and carved capitals and carved relief above cornice with shield, leaves and berries; rough-faced stone basement; basement window sills incorporated into a continuous band; smooth stone band between the basement and first story; one-over-one double-hung wood windows and leaded-glass transoms at first story windows; molded window sills at first, second and third stories (continuous sill at two eastern windows at the second story); carved relief panels below first, second and third stories with a molded band below at the second and third story windows in the angled bay; carved relief panels at top of first, second and third story windows; carved relief at the center panel of the angled bay with a man's face at the first story, a shield at the second story and a basket design at the third story; engaged columns at either end of the center panel of the angled bay that terminate below the third story relief panel; cornice with dentils and scroll design and scroll brackets at eastern end. Alterations: aluminum clad sash at basement; aluminum sash and panning at the second and third stories; storm windows at first story; semi-circular opening at front lot line stoop wall filled in with concrete; basement window grilles replaced; historic wrought-iron gate under the stoop altered; light fixture at basement façade; doorbells by door underneath the stoop and the main entrance. Site Features: bluestone sidewalk curb; concrete areaway with basement stairs and landing altered; hatch in areaway; non-historic lamppost; low brownstone wall in areaway at front lot line.

308 Park Place Three bays with grouped fenestration at second and third stories; rough-faced stone stoop with stone walls and newel posts; wood-and-glass door transom; wrought-iron window grilles at basement; rough-faced stone basement; basement window sills incorporated into a continuous band; rough-faced stone lintels at basement windows; smooth stone band between the basement and first story; stained-glass transoms at first story windows; pilasters with carved leaf capitals between first story door and windows; first story windows with molded sills

with carved relief panels below; rough-faced stone at second and third stories; engaged columns with carved leaf capitals at second and third story windows; second story window sills incorporated into a continuous molded band with continuous carved relief with a woman's face and scroll leaf design below; continuous molded window sill at third story with continuous carved relief with shell and scroll leaf design and another molded band below; cornice with dentils and scroll design and scroll brackets at either end. Alterations: stoop and façade painted; metal enclosure with metal door and a metal awning at the entrance beneath the stoop; metal-and-glass double doors at the main entrance; aluminum sash and panning; storm windows at first story stained-glass transoms; first story window grilles; remote utility meter with exposed conduit attached to basement façade; light fixture with exposed conduit at center of first story façade. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low painted brownstone wall in areaway at front lot line.

310 Park Place Three bays including a full-height two-window-wide curved bay; L-shaped rough-faced stone stoop with smooth stone walls; wrought-iron gate under the stoop; door surround with engaged columns with Ionic capitals, egg-and-dart molding, arch-headed pediment with carved design of a man's face and leaves; wrought-iron window grilles at basement; rough-faced stone basement with thin smooth stone banding; basement window sills incorporated into a continuous band; smooth stone band between the basement and first story; tooled stone at the first story curved bay; window sills incorporated into a continuous molded band at the first, second and third stories of the curved bay with carved panels with serpents below the first story windows and a continuous carved panel with an urn and leaves below the third story windows; pilasters with carved leaf capitals at the first story windows; continuous molded lintel with carved panel and molded band above the first story windows; surrounds with egg-and-dart design at second story windows in the curved bay and all the third story windows; carved panel and molded lintels above second story windows in the curved bay; thin rough-faced banding at eastern bay of the second story; arch-headed opening at the second story eastern window with carved leaf keystone with rough-faced voussoirs connected with the banding; molded lintels at third story windows; molded sills at eastern second and third story windows; carved relief panel below eastern third story window; cornice with dentils and scroll design and scroll brackets at eastern end. Alterations: stoop and façade painted; two holes, one with metal plate, at stoop wall at the front lot line; metal-and-glass double doors and transom at main entrance installed prior to 1939; aluminum sash and panning; first story stained-glass transoms may have been replaced; large mailbox installed on stoop wall; light fixture above door underneath the stoop; metal window grilles at the first story; light fixture above main entrance; intercom by main entrance; some spalling at stoop, carved relief below eastern first story window and columns of door surround. Site Features: bluestone sidewalk curb; concrete areaway with small planting area; basement stairs and landing altered; metal hatch in areaway; wood garbage can enclosure and wood shed in areaway; low painted brownstone wall in areaway at front lot line.

312 Park Place Four bays including a full-height three-window-wide angled bay; L-shaped rough-faced stone stoop with stone walls, newel posts and semi-circular opening at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with pilasters with Ionic capitals, lintel with carved relief of a shield and leaves and molded cornice; rough-faced stone basement; basement window sills incorporated into a continuous band; incised dentils above basement windows; smooth stone band between the basement and first story; stained-glass transoms at first story windows; window sills at first story incorporated into a continuous molded band with carved relief panels below; carved relief band with a basket and serpents set between molded bands in angled bay above first story windows; egg-and-dart design at first and second story windows; molded window sills at second and third stories; incised dentils and curl design above second story windows in the angled bay; molded cornice and surround with egg-and-dart designs at eastern second story window; continuous molded band with egg-and-dart design above second story windows in the angled bay; thin

rough-faced banding at third story; arch-headed window openings at third story with molded sills and carved relief panels (urn and serpents) below, carved leaf keystones and rough-faced voussoirs connected to the rough-faced banding; cornice with dentils and scroll design and scroll brackets at eastern end. Alterations: stoop and basement resurfaced; upper floors painted; aluminum sash and panning; window grilles at basement replaced; semi-circular opening at front lot line stoop wall filled in with concrete; window grilles at first story; two remote utility meters with exposed conduit and a spigot attached to basement façade; light fixture, intercom, doorbell and postal release box by main entrance. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; non-historic lamppost in areaway; low painted brownstone wall in areaway at front lot line; two metal poles in the areaway.

314 Park Place Three bays including a full-height two-window-wide curved bay; L-shaped stone stoop with stone walls, leaf design and balustrade and rectangular opening at front lot line wall; door surround with molded enframing with egg-and-dart design, carved relief panel lintel with molded cornice and another carved relief panel above the cornice; basement window sills incorporated into a continuous band; incised dentils above basement windows; smooth stone band between the basement and first story; stained-glass transoms at first story windows; window sills incorporated into a continuous molded band at the first, second and third stories in the curved bay with carved relief panels below; continuous molded bands above the first and second story windows in the curved bay; egg-and-dart surround at first and third story windows and eastern second story window; incised dentils and curl design above second story windows in the curved bay; molded sills at eastern second and third story windows; eastern second story window with triangular pedimented lintel with carved shell design; third story windows with molded cornice lintels; cornice with dentils and scroll design and scroll brackets at eastern end. Alterations: stoop and base resurfaced; upper stories painted; gate under the stoop and window grilles at basement replaced with metal gate and metal window grilles; main entrance doors and transom replaced by wood-and-glass double door and transom; aluminum sash and panning; metal window grilles at first story. Site Features: bluestone sidewalk curb; brick areaway with metal hatch; metal pole in areaway; low brownstone wall in areaway at front lot line.

316 Park Place Three bays with grouped fenestration at the second and third stories; L-shaped stone stoop with stone walls, carved leaf design and carved relief panel and rectangular opening with wire mesh at front lot line wall; wrought-iron gate under the stoop; arch-headed wood-and-glass double doors with transom; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; rough-faced stone lintels at basement; smooth stone band between the basement and first story; arch-headed stained-glass transoms at first story windows; arch-headed door and window openings with continuous arch-headed lintel with voussoirs and molded enframing with carved relief in the spandrels and half-engaged columns with carved capitals; continuous molded sills with carved relief panels below the first story windows; continuous molded band above first story door and windows; one-over-one double-hung wood windows at the second story; continuous molded surround at second story windows with carved leaf design above sill at outer ends and carved serpents at outer upper corners and sills incorporated into a continuous molded band with carved leaf design at ends; arch-headed windows at the third story with a continuous lintel with rough-faced keystone and voussoirs and molded enframing above with carved leaf designs at either end, and a continuous molded sill with carved leaf designs at either end, and carved leaf designs above sill at outer ends; cornice with dentils and scroll design and scroll brackets at either end. Alterations: stoop painted; aluminum sash without panning at basement and first story; aluminum sash with panning at third story; remote utility meter with exposed conduit attached to basement façade; brass house number and doorbell by door underneath the stoop; horizontal metal strap attached to basement window grilles; doorbell and a light fixture with exposed conduit by main entrance. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; metal pole in areaway; low painted brownstone wall in areaway at front lot line.

318 Park Place Four bays including a full-height three-window-wide curved bay; L-shaped rough-faced stone stoop with stone walls, carved leaf designs and carved relief panel and rectangular opening with wire mesh at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with channeled pilasters with carved leaf capitals, molded cornice with wide dentils and carved leaf design above; wrought-iron window grilles at basement; rough-faced stone basement; basement window sills incorporated into a continuous band; smooth stone band between the basement and first story; continuous molded window sills with carved relief panels below at first, second and third story windows in the curved bay (sill at second story has dentils); molded band above first, second and third story windows in the curved bay; pilasters with carved leaf capitals at the first and second story windows in the bay; eastern second story window surround with egg-and-dart design, carved panel lintel, molded cornice and smooth stone sill incorporated into a continuous band; eastern third story window lintel with smooth stone voussoirs and molded band above and smooth stone sill incorporated into a continuous band; cornice with dentils and scroll design and scroll brackets at eastern end. Alterations: stoop resurfaced; façade painted; aluminum sash and panning; stained-glass transoms at first story windows appear to have been removed; remote utility meter with exposed conduit attached to basement window frame; intercoms and doorbells by door underneath the stoop and main entrance; light fixture above door underneath the stoop. Site Features: bluestone sidewalk curb; concrete areaway; hatch in areaway covered; metal pole in areaway; low brownstone wall in areaway at front lot line.

320 Park Place Three bays including a full-height two-window-wide angled bay; stone stoop with stone walls and newel posts with carved floral design; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with paired engaged columns with carved capitals and molded cornice supported by brackets; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; smooth stone band between basement and first story; rough-faced stone at first story; thin rough-faced stone banding at second story in eastern bay and third story in eastern bay and center panel of the angled bay; stained-glass transom at first story windows; continuous molded sills at first, second and third stories with carved relief panels under the windows at the first and second stories in the angled bay (second story sill has an egg-and-dart design and the third story sill extends to eastern bay); continuous molded bands above the first, second and third stories windows in the angled bay (one of the band above the second story windows has an egg-and-dart design); rough-faced stone pilasters with carved capitals at first story windows; carved design at the center panel of the angled bay beneath the continuous sill at the first story; smooth stone pilasters with carved capitals at second story windows in the angled bay with an inset rectangular carved panel with an urn design at the center panel of the bay; eastern second story arch-headed window with molded sill and carved triangular-shaped panel below and lintel with rough-faced stone voussoirs and molded enframing; pilaster with molded cornice at center panel of the angled bay at the third story; eastern third story window with eared molded lintel; cornice with dentils and scroll design and scroll bracket at eastern end. Alterations: stoop and façade painted; aluminum sash; metal windows grilles at first story; metal grilles attached to inside of glass panels of main entrance doors; postal release box attached to door underneath the stoop; light fixture above door underneath the stoop; two small mechanical devices with exposed conduit attached to basement façade; intercom and light fixture by main entrance. Site Features: bluestone sidewalk curb; concrete areaway; hatch in areaway covered; metal pole and wood garbage can enclosure in areaway; low painted brownstone wall in areaway at front lot line.

322 Park Place Four bays including a full-height three-window-wide angled bay; L-shaped rough-faced stone stoop with stone walls, carved leaf design and semi-circular opening at front lot line wall; wrought-iron gate under the stoop; molded door surround with molded cornice and carved panel with lion's head and leaf design above; wrought-iron window grilles at outer basement windows; rough-faced stone basement; basement window sills incorporated into a

continuous band; smooth stone band between the basement and first story; window sills incorporated into continuous molded bands at the first, second and third stories in the angled bay (extended to the eastern bay at the second story); carved relief panels below sills at first and third stories; carved leaf panels at base of first story door and windows; continuous molded bands above first, second and third story windows in the angled bay; round pendants at second and third stories in the angled bay intersecting the molded bands with carved leaf design ends at the second story; carved keystone lintels at the second story (eastern window has a molded cornice); arch-headed eastern third story window with sill incorporated into a continuous band and lintel with smooth stone voussoirs and molded enframing above; rough-faced stone band at third story in the eastern bay; cornice with dentils and scroll design and scroll brackets at eastern end. Alterations: stoop resurfaced; stoop and façade painted; main entrance door and transoms replaced by wood-and-glass double doors and transom; aluminum sash; stained-glass transoms at first story appear to have been replaced; metal railings installed on stoop walls; grille at center basement window replaced; grilles at outer basement windows altered by the addition of two horizontal metal straps; brick infill behind metal grate at semi-circular opening of stoop wall; mailbox and doorbell by door underneath the stoop; light fixture with conduit at center of basement façade; through-the-wall vent at western end of the façade between the basement and first story; two remote utility meters with exposed conduit attached to basement façade; two light fixtures by main entrance. East Façade: brick façade; one basement window and one first story window; rear yard extension at the basement and first story; two basement windows at the extension. Alterations: aluminum sash and panning. Site Features: bluestone sidewalk curb; concrete areaway; metal hatch with vent attached in areaway; non-historic metal areaway fence and gate; low painted brownstone wall in areaway at front lot line.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (January 8, 1898), 82.

324, 326 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1165/36, 38

Date: c. 1906

Architect: Benjamin Driesler

Original Owner/Developer: Samuel Charig

Type: Free-standing houses

Style/Ornament: Neo-classical

Material: Brick, terra cotta, iron cornice

Stories: Three and basement (No. 324); two and basement (No. 326)

History

These two neo-classical style houses, designed by architect Benjamin Driesler and built by Samuel Charig c. 1906, are rare examples of free-standing houses in the Prospect Heights area. The houses are similar except that No. 324 was built with a third story, while No. 326 only has two stories. Characteristic of the neo-classical style is the porch with Doric columns, bay window, splayed lintels, foliate, shell and swag ornamentation and cornice with triglyphs, metope, guttae and dentils, and modillions. The houses are largely intact, alterations include painting of the front facades and replacement of windows.

Description

324 Park Place Two bays at basement and third story with two three-window-wide angled bay at third story; three bays at first and second stories with three-window-wide angled bay at second story; rusticated brick façade; stoop with brownstone treads and brick and brownstone walls; full-width brick porch with round Doric columns on rusticated brick piers, wrought-iron railings, wrought-iron grilles at foundation openings, and hipped roof; wood-and-glass double doors with transom and molded surround; molded surrounds at first story windows; outer second story windows with splayed lintels, carved keystone and molded cornice; bay window at center with elaborate metal surround with circular leaf designs, swags, molded cornice with brackets and scroll pediment with shell design; inset bay windows with rope columns, modillions, circular design above and splayed lintel with keystone; window sills incorporated into a continuous molded band at second and third stories; decorative terra-cotta panels above the second story windows; wraparound cornice with frieze having triglyphs, metope, guttae and dentils, and modillions. Alterations: front façade painted; aluminum sash and panning; wrought-iron railings at stoop; window grilles at first story; intercom by entrance; light fixture and a panel installed in porch ceiling; metal box and conduit by entrance door; two leaders. East Façade: red brick façade; single window openings with stone lintels and sills; metal grilles at basement windows; metal angled bay window with cornice supported by two metal posts at first story. Alterations: aluminum sash and panning; through-the-wall air conditioner at base of the bay and at the first story; metal fire escape; horizontal pipe and exposed conduit at basement. West Façade: red brick façade; single window openings with stone lintels and sills; metal grilles at basement windows; iron grilles at two northern-most first story windows; brick rear yard extension at basement and first story with metal rooftop railing. Alterations: aluminum sash and panning; two light fixtures with exposed conduit at first story; through-the-wall vent at basement and first story. Site Features: bluestone sidewalk curb with curb cut at driveway; areaway with planting area and wrought-iron fence and gate; alleyway at western lot line with a metal gate and a second metal gate at the rear façade; concrete driveway with metal gate at eastern lot line (appears to be a shared driveway with No. 326).

326 Park Place Similar to 324 Park Place; no third story; no decorative terra cotta panels above second story windows. Alterations: front façade painted; aluminum sash and panning; two light fixtures installed in porch ceiling; wrought-iron grille at western porch foundation opening replaced; doorbell and mailbox by entrance; metal windows grilles at first story; two leaders. East Façade: parged brick façade; single window openings; metal grilles at basement windows; rear yard extension at basement and first story. Alterations: aluminum sash and panning. West Façade: painted brick façade; single window openings with stone lintels and sills; metal grilles at basement windows. Alterations: aluminum sash and panning; alarm box and light fixture with exposed conduit at first story; brick infill at rear of first story where bay window was removed. Site Features: bluestone sidewalk curb; concrete driveway with metal gate at western lot line (appears to be a shared driveway with No. 324).

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files.

330 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1165/40

Date: c. 2006-2008

Architect: John C. Haskopoulos

Original Owner/Developer: Mark Schildkraut

Type: Apartment building

Style/Ornament: None
Material: Brick, concrete
Stories: Four and basement and penthouse

History

This apartment building was constructed c. 2006-08. According to the Department of Buildings permit, an existing structure was altered by adding three stories and enlarging a two-story rear yard addition. The existing structure was a two story neo-classical style free-standing house designed by Carl L. Otto and built c. 1907 by Albin G. Schumann. Although this building was constructed pursuant to an alteration permit, the front façade appears to be a completely new construction.

Description

Park Place Façade: Three bays; concrete basement and brick upper stories; brick and cast stone stoop and landing with metal railing and metal mechanical lift; metal-and-glass door and sidelight with stone lintel; intercom, postal release box and two light fixtures by door; one-over-one double-hung aluminum sash with stone lintels and sills; two remote utility meters with exposed conduit attached to façade above the stoop; siamese connection, fire alarm and two metal mechanical devices (one with exposed conduit) attached to façade near the stoop; brick parapet wall; one story stucco-covered penthouse set back; three window/door openings at front façade of penthouse with two light fixtures above; metal smoke stack on penthouse roof. East Façade: stucco-covered façade. West Façade: stucco-covered façade. Site Features: bluestone sidewalk curb; concrete areaway; metal gate at concrete alleyway between west façade and No. 326.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, alterations (ALT) file.

334 Park Place (aka 334-336 Park Place)

Borough of Brooklyn Tax Map Block/Lot: 1165/41

Date: c. 1922
Architect: Slee & Bryson
Original Owner/Developer: Sigmund Orbach
Type: Semi-attached house
Style/Ornament: Colonial Revival with alterations
Material: Brick, cast stone
Stories: Two and basement and penthouse

History

This Colonial Revival style house, designed by architects Slee & Bryson and built by Sigmund Orbach c. 1922, is a rare example of a semi-attached house in the Prospect Heights area. It is also among the last of the single-family houses built in the neighborhood. Characteristic of the Colonial Revival style is the door surround with pilasters, broken pediment and pineapple decoration. The house has been substantially altered by the replacement of windows, removal of the gable roof, construction of a visible one story rooftop addition, and installation of a balustrade at the roof.

Description

Park Place Façade: Three bays including a triple window at second story; slate stoop with cast-stone walls; full-width cast stone porch with balustrade; metal-and-glass double doors; entrance

door with molded surround, pilasters and broken pediment with pineapple ornament; first story window openings with eared molded surrounds; second story triple window with eared molded surround, iron balconet on cast stone base with brackets; arch-headed window openings with cast stone sills at second story; cornice with brackets and a molded band. Alterations: porch walls and balustrade, window and door surrounds and roof balustrade painted; metal railings at stoop; metal window grilles at first story; aluminum sash and panning (including floor-length casement windows at first story); one leader; peaked roof removed; one story brick rooftop addition set back with double doors and two windows with molded surrounds; cast stone balustrade with square newel posts installed at roof. West Façade: brick façade; single window openings with brick header lintels and stone sills; angled bay at first story with hipped roof; brick chimney. Alterations: aluminum sash and panning; metal window grilles at first and second story windows; utility meter attached to porch balustrade; chimney extended above rooftop addition with brick chimney hood having three arches. Site Features: bluestone sidewalk curb; brick wall at concrete driveway with stone coping and scroll decoration at eastern end, wood door and blind arch-headed lintel, large arch-headed opening with plywood panels (iron hinges of gate remain) and keystone lintel, band across wall at top of door and light fixture suspended from the arch-headed opening.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Finances, photographic record c. 1985; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files.

336, 338, 340, 342, 344 (aka 146 Underhill Avenue) Park Place

Borough of Brooklyn Tax Map Block/Lot: 1165/44, 144, 45, 46, 47

Date: c. 1906

Architect: Benjamin Driesler

Original Owner/Developer: Wilfred Burr

Type: Row houses

Style/Ornament: Renaissance Revival

Material: Limestone, brownstone

Stories: Two and basement

History

These two-family row houses were designed by Benjamin Driesler and built by Wilfred Burr c. 1906. The row is comprised of two repeating designs, one with a curved bay and the other with an angled bay, that were also used around the corner at 152-164 Underhill Avenue. The basement and stoop are brownstone and the upper stories are limestone. The row is unified with the houses on Underhill Avenue by their high stoops and restrained Renaissance-inspired style ornament, such as door surrounds with columns and dentils at the houses with the curved bays, incised scroll and leaf designs at the houses with the angled bay, and cornices with modillions, dentils and leaf scroll design. The houses are mostly intact, alterations include the painting of some facades, replacement of windows, and replacement of the wrought-iron gate under the stoop at No. 340.

Description

336 Park Place Four bays including a full-height three-window-wide curved bay; rough-faced stone stoop with stone walls; wrought-iron gate under the stoop; wood-and-glass double doors with transom; molded door surround with cornice and scroll pediment with carved design; wrought-iron window grilles at basement; basement window sills incorporated into a continuous

band; band between the basement and first story; window sills incorporated into a continuous molded band; incised lines at top of the first story windows with semi-circular carved leaf design above the windows; window sills incorporated into a continuous molded band at first and second stories; continuous molded band above the first and second story windows; cornice with modillions, dentils and leaf scroll design. Alterations: stoop resurfaced; aluminum sash and panning; metal railings at stoop; doorbells by door underneath the stoop and main entrance; remote utility meter attached to basement façade; light fixture above main entrance. West Façade: partially visible over neighboring building; parged brick. South (rear) Façade: partially visible; full-height brick rear yard addition with one visible arch-headed window opening with stone sill at the first and second stories. Alterations: parging; aluminum sash; metal fire escape. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall in areaway at front lot line; non-historic areaway fence and gate.

338 Park Place Four bays including a full-height three-window-wide angled bay; rough-faced stone stoop with stone walls; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with pilasters with carved capitals, incised dentils at the lintel and a molded cornice; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; band between the basement and first story; window sills incorporated into a continuous molded band at first and second stories; incised lines at top of the first story windows; continuous molded band above the first and second story windows; cornice with modillions, dentils and scroll leaf design. Alterations: stoop and façade painted; wrought-iron railings at stoop installed prior to 1939; aluminum sash and panning; light fixture above door underneath the stoop; doorbells by door underneath the stoop and main entrance; intercom by main entrance; metal grilles attached to inside of glass panels of main entrance doors. South (rear) Façade: partially visible; full-height brick rear yard addition with one visible arch-headed window opening with stone sill at the first and second stories. Alterations: parging; aluminum sash; metal fire escape. Site Features: bluestone sidewalk curb; concrete areaway; metal cover over metal hatch in areaway; low painted brownstone wall in areaway at front lot line; non-historic areaway fence and gate.

340 Park Place Similar to No. 338. Alterations: stoop resurfaced; façade painted; aluminum sash and panning; wrought-iron gate under the stoop replaced with metal grille door; doorbell by door underneath the stoop; light fixture above door underneath the stoop; center window grille at basement altered to accommodate an air conditioner; two light fixtures and a doorbell by main entrance; window grilles at first story; metal grilles attached to inside of glass panels of main entrance doors. South (rear) Façade: partially visible; full-height brick rear yard addition with one visible arch-headed window opening with stone sill at the first and second stories. Alterations: parging; aluminum sash; metal fire ladder. Site Features: bluestone sidewalk curb; concrete areaway; metal cover over metal hatch in areaway; low brownstone wall in areaway at front lot line; non-historic areaway fence and gate.

342 Park Place Similar to No. 338; brick chimney. Alterations: stoop and façade painted; aluminum sash; metal railing at stoop; mailbox attached to door underneath the stoop; doorbell by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; two light fixtures above main entrance; doorbell by main entrance; metal grilles attached to inside of glass panels of main entrance doors; metal window grilles at first story; metal vent at roof. South (rear) Façade: partially visible; full-height but not full-width brick rear yard addition with one visible arch-headed window opening with stone sill at the first and second stories; one window visible at second story at the eastern-most bay of the rear façade. Alterations: parging; aluminum sash; metal window grille at first story window. Site Features: bluestone sidewalk curb; concrete areaway with planting area; metal hatch in areaway; low painted brownstone wall in areaway at front lot line; non-historic areaway fence and gate.

344 Park Place (aka 146 Underhill Avenue) Similar to No. 336. Alterations: stoop and façade painted; aluminum sash and panning; mailbox attached to door underneath the stoop; intercom by

door underneath the stoop; metal railings at stoop; metal grilles attached to inside of glass panels of main entrance doors; three antennas and three satellite dishes on roof. Underhill Avenue Façade: three bays; brick façade; stone lintels and sills; wrought-iron windows grilles at basement; brownstone band between basement and first story; brick chimney; wraparound cornice. Alterations: façade, banding, lintels, sills and chimney painted; southern-most window openings at first and second stories bricked-in; aluminum sash. South (rear) Façade: partially visible; full-height but not full-width brick rear yard addition with one visible arch-headed window opening with stone sill at the first and second stories; one window visible at first and second stories at the eastern-most bay of the rear façade. Alterations: parging; aluminum sash; light fixture and exposed conduit below first story window. Site Features: bluestone sidewalk curb (portion at corner is concrete); concrete areaway; plywood over metal hatch in areaway; low painted brownstone wall in areaway at front lot line and northern part of side yard; non-historic areaway fence and gate; side yard with planting area and historic wrought-iron railing with wire mesh attached on concrete curb; wood fence at rear yard.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files.

349 TO 421 PARK PLACE (NORTH SIDE) Between Underhill Avenue and Washington Avenue

349-355 Park Place (aka 147-151 Underhill Avenue) Borough of Brooklyn Tax Map Block/Lot: 1160/1

Building Name: former Mount Prospect Laboratory, now Community School District 13, New York City Department of Education

Date: c.1938

Architect: Aymar Embury II

Original Owner/Developer: City of New York, Department of Water Supply, Gas & Electric Laboratory

Type: originally a laboratory, now offices

Style/Ornament: Moderne

Material: Steel frame; limestone curtain walls

Stories: Two with basement and penthouse

History

The Moderne-style former Mount Prospect Laboratory was designed by architect Aymar Embury II and was built in c.1938 by the Department of Water Supply, Gas & Electric of the City of New York during the latter years of the Great Depression when the City was upgrading and expanding its infrastructure with funds provided by the federal Works Progress Administration (WPA). Embury either designed or supervised the design of many public buildings during this period. The present structure replaced an existing laboratory building on the site that the city had constructed in 1897. The laboratories were used to analyze (for purity and content) water samples taken from the city's reservoirs, waterways and ponds. The building continued to serve as the city's chief water testing lab into the 1960s. Afterwards, the building was used by the New York Board of Education (later Department of Education), first as an annex to Public School 9 and presently as the offices of Community School District 13. The limestone-faced building's rectilinear design and restrained detailing, represented in the used of polished green granite spandrels and button moldings at the parapets, are hallmarks of the Moderne style as it was usually applied to non-

ceremonial public buildings. The building, which is remarkably intact, is a significant example of Depression-era public architecture.

Description

Main Façade (Park Place): Five bays with grouped fenestration; partially painted façade; granite steps leading to non-historic metal main entryway doors in a recessed granite and polished green granite field with a brick panel; non-historic sign above the door; non-historic metal mesh grilles at the basement; historic nine-over-nine metal sash (covered with mesh grates at the first story; polished black granite at the spandrels; button molding above the second story; incised lettering at the parapet “Mount Prospect Laboratory;” green granite coping at the parapet; bracketed flagpole. West Façade (Underhill Avenue): Three bays; similar to the main façade; security lamp. North Façade: Five bays; similar to the main façade; security lamps. East Façade: Three bays; similar to the main façade; secondary entryway with masonry steps, metal railings, non-historic metal door in a recessed polished green granite field and metal roll-down gate; security lamps and alarm box. Roof: Setback penthouse clad in limestone. Significant Alterations: Replacement doors. Site Features: Historic wrought-iron fence and masonry posts; non-historic metal gates; greystone curbs on both streets.

Significant References

Brooklyn Eagle (June 9, 1897), 7; (Feb. 18, 1899), 3; New York City Department of Buildings, Borough of Brooklyn, New Building File; *New York Times* (April 12, 1903) 33; (Dec. 26, 1904), 10; (July 25, 1934), 19; (Jan. 29, 1964), 33.

369, 371, 373, 375, 377, 379 and 381 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1160/ 75, 74, 73, 72, 71, 70, 69

Date: c.1896

Architect: Not determined

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Romanesque Revival/ Renaissance Revival

Material: Brownstone facades; metal cornices; brick west elevation at No. 369.

Stories: Three and basement

History

These seven, three-story and basement, brownstone-fronted residences were designed in the Romanesque and Renaissance Revival styles and were built in c.1896 by developer William H. Reynolds at a time when improvements in the area’s transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The architect remains undetermined. The row is arranged in an A-B-C-D-C-B-A pattern, although the repeated facades nonetheless display some differences. The row is unified by their box stoops (all intact) and a plethora of Romanesque- and Renaissance-inspired ornament, such as rough-faced stone, foliated panels, paired pilasters, round-arch fenestration, and similar iron cornices, decorated with foliation, dentils, and scrolled brackets. Over time, the painting of several of the facades, the replacement of most of the original sash, and the addition of new ironwork in the form of fences, gates, railings, and window grilles have introduced some alterations to the row, but on the strength of the original design, this fine ensemble has survived as a remarkably intact and significant example of row house architecture in late-nineteenth-century Brooklyn.

Description

369 Park Place Three bays; brownstone box stoop with curved coping stones, scrolled ends, foliation, rusticated base with semi-circular opening and non-historic grille; historic paneled wood-and-glass double doors and transom at the main entryway, which is flanked by curved piers and topped by a beveled hood supported by paired, squat joined columns on foliated brackets; non-historic wall lamps attached to the piers; projecting sills, rustication, and historic wrought-iron windows grilles at the basement; and non-historic overhead lamp under the stoop; projecting water table; molded window sills (above carved panels at the first and second stories); historic stained-glass transoms, molded surrounds, and non-historic wrought-iron grilles at the first-story windows; molded crown above the first story; splayed lintels flanked by foliated panels and with prominent, foliated keystones (reaching to the third-story sills) at the second-story windows; rough-faced brownstone bands and splayed keystones at the third story; synthetic replacement sash; bracketed cornice decorated with dentils and a foliated frieze. West Elevation: Irregular bay arrangement; projecting brownstone sills and flush brownstone lintels; synthetic replacement sash; non-historic wrought-iron grille at the first-story, southernmost bay; molded metal cornice at the roofline. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is paved with brick; low brownstone wall with curved coping stones and scrolled end; steel hatch to the cellar; greystone curb at the street.

371 Park Place Three bays at the basement, second, and third stories; two bays with paired fenestration at the first story; painted façade; rough-faced brownstone box stoop curved copings stones, scrolled ends, and rectangular opening in the base with metal covering; non-historic single-leaf wood door at the round-arch main entryway, which has a molded surround, foliation, carved keystone, and non-historic wall lamps attached to the jambs; historic wrought-iron gate under the stoop; projecting sills, rough-faced brownstone with smooth bands, non-historic wrought-iron window grilles, non-historic wall lamp, and bell box at the basement; projecting water table; molded window sills above carved panels at the first story and in a continuous molding at the second story; rusticated bands; first-story fenestration with central twisted and fluted column, stained-glass transoms, projecting lintels supported on paired, squat joined columns on foliated brackets; molded crown above the first story, projecting over the window and entryway; rough-faced lintels topped by curved and foliated gables at the second story; round-arch fenestration with rough-faced voussoirs and continuous label moldings at the third story; synthetic replacement sash; bracketed cornice decorated with dentils and a foliated frieze. Significant Alterations: Replacement door at the main entryway. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall with curved coping stones and a scrolled end; metal hatch to the cellar; greystone curb at the street.

373 Park Place Three bays; rough-faced brownstone box stoop with curved coping stones, scrolled ends, foliation, rusticated base with semi-circular opening with non-historic grille, and non-historic wrought-iron fence at the lower landing and flight; historic paneled wood-and-glass double doors and transom at the main entryway, which has beveled jambs decorated with egg and darts and non-historic wrought-iron security gates; non-historic wood and aluminum door and a non-historic metal awning under the stoop; rough-faced brownstone with smooth bands, non-historic wrought-iron window grilles, non-historic wall lamp, and projecting window sills at the basement; projecting water table; projecting window sills above carved panels at the first and third stories; historic stained-glass transoms and beveled jambs decorated with eggs and darts at the first-story windows; first-story wall piers topped by carved panels above molded caps; splayed lintels and foliated keystones (reaching to the second-story sills) at the first story windows and main entryway; rough-faced bands at the second and third stories; round-arch fenestration, topped by splayed and foliated keystones (reach to the third-story undersill panels), at the second story; splayed third-story lintels; synthetic replacement sash; bracketed cornice decorated with dentils and a foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall with curved

coping stones, a scrolled end, and non-historic wrought-iron fence and matching gate; steel hatch to the cellar; greystone curb at the street.

375 Park Place Three bays at the basement, second, and third stories; two bays with paired fenestration at the first story; rough-faced brownstone box stoop curved coping stones, scrolled ends, rectangular opening in the base with metal covering, and non-historic wrought-iron fence at the lower landing and steps; historic paneled wood-and-glass double doors and transom at the main entryway; historic wrought-iron gate under the stoop; rough-faced brownstone with smooth bands and projecting window sills at the basement; projecting water table; molded window sills (above carved panels at the first and third stories); splayed lintels, and foliated keystones at the first story; molded window surrounds and projecting hoods in a continuous molding at the second story; round-arch third-story fenestration with rough-faced voussoirs and continuous molded labels; non-historic replacement sash (with non-historic glass transoms at the first story); bracketed cornice decorated with dentils and a foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall with curved coping stones, a scrolled end, and non-historic wrought-iron fence and matching gate; non-historic garden lantern; greystone curb at the street.

377 Park Place Three bays; rough-faced brownstone box stoop with curved coping stones, scrolled ends, foliation, and rusticated base with semi-circular opening with non-historic grille; historic paneled wood-and-glass double doors and transom at the main entryway, which has beveled jambs decorated with egg and darts; historic wrought-iron gate under the stoop; rough-faced brownstone with smooth bands, non-historic wrought-iron window grilles, non-historic wall lamp, and projecting window sills at the basement; projecting water table; projecting window sills above carved panels at the first and third stories; historic stained-glass transoms and beveled jambs decorated with eggs and darts at the first-story windows; first-story wall piers topped by carved panels above molded caps; splayed lintels and foliated keystones (reaching to the second-story sills) at the first story windows and main entryway; rough-faced bands at the second and third stories; round-arch fenestration, topped by splayed and foliated keystones (reach to the third-story undersill panels), at the second story; splayed third-story lintels; synthetic replacement sash; bracketed cornice decorated with dentils and a foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall with curved coping stones, and a scrolled end; non-historic lantern; metal hatch to the cellar; greystone curb at the street.

379 Park Place Three bays at the basement, second, and third stories; two bays with paired fenestration at the first story; painted façade; rough-faced brownstone box stoop curved coping stones, scrolled ends, and rectangular opening in the base with metal covering; historic paneled wood-and-glass double doors at the round-arch main entryway, which has a molded surround, foliation, carved keystone, and non-historic wall lamps attached to the jambs; historic wrought-iron gate under the stoop; projecting sills, rough-faced brownstone with smooth bands, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills above carved panels; rough-faced bands; first-story fenestration with central twisted and fluted column, stained-glass transoms, projecting lintels supported on paired, squat joined columns on foliated brackets; molded crown above the first story, projecting over the window and entryway; splayed lintels with alternating smooth and rough-faced stones at the second and third stories; synthetic replacement sash; bracketed cornice decorated with dentils and a foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall with curved coping stones and a scrolled end; metal hatch to the cellar; greystone curb at the street.

381 Park Place Three bays; painted façade; brownstone box stoop with curved coping stones, scrolled ends, foliation, rusticated base with semi-circular opening and non-historic grille, and non-historic wrought-iron railings; historic paneled wood-and-glass double doors and transom at the main entryway, which is flanked by curved piers and topped by a beveled hood supported by

paired, squat joined columns on foliated brackets; projecting sills, rough-face brownstone with smooth bands, and historic wrought-iron windows grilles at the basement; historic wrought-iron gate under the stoop; projecting water table; molded window sills (above carved panels at the first and second stories); historic stained-glass transoms and molded surrounds at the first-story windows; molded crown above the first story; splayed lintels flanked by foliated panels and with prominent, foliated keystones (reaching to the third-story sills) at the second-story windows; rough-faced brownstone bands and splayed keystones at the third story; synthetic replacement sash; bracketed cornice decorated with dentils and a foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is paved with brick; low brownstone wall with curved coping stones and scrolled end, topped by a non-historic wrought-iron fence with a matching gate; street hatch to the cellar; greystone curb at the street.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record & Builders Guide* (June 27, 1896), 1133.

383, 385, 387 and 389 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1160/68, 67, 66 and 65

Date: c.1893

Architect: Not determined

Original Owner/Developer: E. Mowbray

Type: Row houses

Style/Ornament: Romanesque Revival/Renaissance Revival

Material: Brownstone facades; metal cornices

Stories: Three and basement

History

These four, three-story and basement, brownstone-fronted residences were designed in the Romanesque and Renaissance Revival styles and were built in c.1893 by E. Mowbray at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The architect remains undetermined. The row is arranged in an A-B-A-B pattern with subtle differences in the detailing of each facade. The row is unified by rough-faced brownstone stoops (all intact), a variety of and Romanesque- and Renaissance-inspired ornament, such as foliation, paired pilasters, festoons, round-arch fenestration, beveled jambs, molded labels, and similar iron cornices, decorated with brackets and paneled friezes. Although most of the original sash has been replaced and new ironwork has been introduced in the form of fences, gates, railings, and window grilles, this fine and remarkably-intact ensemble survives as a significant example of row house architecture in late-nineteenth-century Brooklyn.

Description

383 Park Place Three bays; painted façade, projecting at the center and west bays at the first and the second stories; rough-faced brownstone stoop with smooth sidewalls and non-historic wrought-iron railings; historic paneled wood-and-glass double doors with molded lintel and round-arch transom topped by a foliated keystone, bracketed hood, and non-historic wall lamps attached to the jambs; non-historic metal gate under the stoop; rough-faced brownstone ashlar with smooth bands, historic wrought-iron window grilles and non-historic wall lamp at the basement; projecting water table; continuous molded window sills (above rough-faced stone at the first story); round-arch first-story fenestration flanked by half-columns on pedestals and topped by molded labels in a field of alternating smooth and rough-faced stone in a checkerboard

pattern; non-historic wrought-iron window grilles at the first story; molded crown, incorporating the second-story sill, above the first story; rough-faced lintels and molded crown at the second story; fluted piers and attenuated half-columns flanking the third-story fenestration; synthetic replacement sash; bracketed roof cornice with a paneled frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence with matching gate; steel hatch to the cellar; greystone curb at the street.

385 Park Place Three bays; painted façade, projecting at the center and west bays at the first and the second stories; rough-faced brownstone stoop with smooth sidewalls and non-historic wrought-iron railings; non-historic metal-and-glass door and wood enframing and transom at the main entryway, which is topped by a splayed lintel with rough-faced stones and a foliated keystone and a molded hood with paired columns on foliated brackets; security lamps attached to the jambs; historic wrought-iron gate under the stoop; rough-faced bands, historic wrought-iron window grilles, and beveled lintels at the basement; projecting water table; continuous molded window sills (above a convex surface with foliated ends at the first story and above carved panels at the second story); beveled jambs and lintels at the first- and second-story windows; non-historic transom lights and wrought-iron grilles at the first story; molded crowns above the first and second stories; rough-faced lintels and molded crown at the second story; convex base, flat pilasters, and projecting lintel at the easternmost bay of the second story; fluted piers and attenuated half-columns flanking the third-story fenestration; synthetic replacement sash; bracketed roof cornice with a paneled frieze. Significant Alterations: Replacement door at the main entryway. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence with matching gate; non-historic wrought-iron lantern; steel hatch to the cellar; greystone curb at the street.

387 Park Place Similar to No. 383; non-historic stained glass transoms above the main entryway and first-story windows; bell box next to the door. Significant Alterations: Replacement door. Site Features: Similar to No. 383.

389 Park Place Similar to No. 385; historic paneled wood-and-glass double doors and transom at the main entryway; non-historic metal gate under the stoop; non-historic transoms at the first-story windows. Significant Alterations: None. Site Features: Similar to No. 385.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record & Builders Guide* (Oct. 7, 1892), 426.

391, 393, 395, 397, 399, 401, and 403 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1160/64, 63, 62, 61, 60, 59 and 58

Date: c.1895

Architect: Dahlander & Hedman

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Romanesque Revival/Renaissance Revival

Material: Sandstone facades; metal cornices

Stories: Two and basement; three and basement

History

This series of seven, two- and three-story and basement, sandstone-fronted residences were designed in the Romanesque and Renaissance Revival styles by the architectural firm Dahlander & Hedman, and were built in c.1895 by developer William H. Reynolds at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally

fine brick and stone row houses in the Prospect Heights area. The four, three-story houses are at the western side, while the three, two-story dwellings lie to the east. Basically, the houses are arranged in an A-B-C-D-B-C-A pattern, not including the differing number of stories, some subtle variations in detailing, and somewhat different rough-faced brownstone stoops (with solid brownstone sidewalls at the three-story residences and with wrought-iron railings and cast-iron newel posts at the two-story houses). The row displays a plethora of Romanesque- and Renaissance-inspired ornament, such as carved panels, foliation, splayed lintels, round-arch doors and windows, molded labels, and bracketed cornices decorated with foliated frieze and dentils. Most of the original sash has been replaced and new ironwork was added in the form of fences, gates, railings, and window grilles, but this fine ensemble survives as a remarkably intact and significant example of row house architecture from late-nineteenth-century Brooklyn.

Description

391 Park Place Three bays; painted façade; rough-faced brownstone stoop and smooth sidewalls; non-historic paneled wood-and-glass door, round-arch transom, bell panel, and non-historic lamps attached to the jambs at the main entryway; historic wrought-iron gate under the stoop; rough-faced ashlar, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills (above carved panels at the first story and in a continuous molding at the third story); round-arch first-story fenestration with historic stained-glass transoms; round-arch lintels at the first story windows and door with molded imposts, rough-faced voussoirs, foliated keystones, and molded labels in a foliated field; molded crown above the first story; rough-faced bands and splayed lintels at the second story; third-story fenestration flanked by molded pilasters between relief panels and topped by a continuous molded lintel; synthetic replacement sash; bracketed roof cornice with a foliated frieze. Significant Alterations: Replacement door at the main entryway. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall; steel hatch to the cellar; greystone curb at the street.

393 Park Place Three bays; painted façade; rough-faced brownstone stoop and smooth sidewalls; non-historic paneled wood-and-glass door and transom at the main entryway, which site in a molded surround decorated with eggs and darts; historic wrought-iron gate under the stoop; rough-faced brownstone, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills (in continuous bands at the first and third stories and above carved panels at the first and second stories); molded window surrounds, decorated with eggs and darts, and molded crown at the first story; non-historic wrought-iron window grilles at the first story; round-arch fenestration and rough-faced bands at the second story; third-story fenestration flanked by molded pilasters between relief panels and topped by a continuous molded lintel; synthetic replacement sash (with squared-off panning at the second story); bracketed roof cornice with a foliated frieze. Significant Alterations: Replacement door at the main entryway. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence with a matching gate; non-historic lantern in the areaway; steel hatch to the cellar; greystone curb at the street.

395 Park Place Three bays; rough-faced brownstone stoop and smooth sidewalls; historic paneled wood-and-glass double doors and transom at the main entryway; historic wrought-iron gate under the stoop; rough-faced brownstone, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills (above carved panels at the first story); historic stained-glass transoms and non-historic wrought-iron window grilles at the first story; foliated band below carved panels at the first story; splayed lintels with foliated keystones at the first story windows and main entryway; rough-faced bands, round-arch fenestration, rough-faced voussoirs, and continuous label molding at the second story; third-story fenestration flanked by molded pilasters between relief panels and topped by a continuous molded lintel; synthetic replacement sash; bracketed roof cornice with a foliated

frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence; greystone curb at the street.

397 Park Place Three bays at the basement, second and third stories; two bays with paired fenestration at the first story; rough-faced brownstone stoop and smooth sidewall and non-historic wrought-iron railings historic paneled wood-and-glass double doors at the main entryway (covered with non-historic metal gates) with round-arch transom and flanking non-historic lamps attached to the jambs; historic wrought-iron gate under the stoop; rough-faced ashlar, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills (above carved panels at the first story and in a continuous molding at the third story); round-arch first-story fenestration with historic stained-glass transom; round-arch lintels at the first story windows and door with molded impost, rough-faced voussoirs, foliated keystones, and molded labels in a foliated field; historic twisted column and non-historic wrought-iron grilles at the first-story sash; molded crown above the first story; rough-faced bands and splayed lintels at the second story; third-story fenestration flanked by molded pilasters between relief panels and topped by a continuous molded lintel; synthetic replacement sash; bracketed roof cornice with a foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; non-historic lantern in the areaway; metal hatch to the cellar; greystone curb at the street.

399 Park Place Three bays; painted façade; rough-faced brownstone stoop with non-historic wrought-iron railings; non-historic paneled wood-and-glass door and transom at the main entryway, which sits in a molded surround decorated with eggs and darts; historic wrought-iron gate under the stoop; rough-faced brownstone, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills above carved panels and in a continuous band at the first story; historic stained-glass transoms and molded window surrounds, decorated with eggs and darts, and a molded crown at the first story; round-arch fenestration and rough-faced bands at the second story; synthetic replacement sash; bracketed roof cornice with a foliated frieze and dentils. Significant Alterations: Replacement door at the main entryway. Site Features: Brownstone step-up to the areaway, which is enclosed by a non-historic wrought-iron fence and matching gate; metal hatch to the cellar; greystone curb at the street.

401 Park Place Three bays; rough-faced brownstone stoop with historic wrought-iron railings and cast-iron newel posts; historic paneled wood-and-glass double doors and transom at the main entryway; historic wrought-iron gate under the stoop; rough-faced brownstone, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills (above carved panels at the first story); historic stained-glass transoms and non-historic wrought-iron window grilles at the first story; foliated band below carved panels at the first story; splayed lintels with foliated keystones at the first story windows and main entryway; rough-faced bands, round-arch fenestration, rough-faced voussoirs, and continuous label molding at the second story; synthetic replacement sash; bracketed roof cornice with a foliated frieze and dentils. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by an historic wrought-iron fence and gate with cast-iron posts; steel hatch to the cellar; greystone curb at the street.

403 Park Place Three bays; painted façade; rough-faced brownstone stoop with historic wrought-iron railings and cast-iron newel posts; historic, round-arch paneled wood-and-glass double doors at the main entryway; historic wrought-iron gate under the stoop; rough-faced ashlar, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills (above carved panels at the first story); round-arch first-story fenestration with historic stained-glass transoms; round-arch lintels at the first story windows and door with molded impost, rough-faced voussoirs, foliated keystones, and molded labels in a

foliated field; molded crown above the first story; rough-faced bands and splayed lintels at the second story; synthetic replacement sash; bracketed roof cornice with a foliated frieze and dentils. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by an historic wrought-iron fence and gate with cast-iron posts; steel hatch to the cellar; greystone curb at the street.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record & Builders Guide* (March 9, 1895), 402.

405, 407, 409, 411, 413, 415, 417 and 419 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1160/57, 56, 55, 54, 53, 52, 51 and 50

Date: c.1895

Architect: Dahlander & Hedman (attrib.)

Original Owner/Developer: William H. Reynolds (attrib.)

Type: Row houses

Style/Ornament: Romanesque Revival/Renaissance Revival

Material: Sandstone facades; metal cornices

Stories: Two and basement; three and basement

History

This group of eight, two- and three-story and basement, sandstone-fronted residences were designed in the Romanesque and Renaissance Revival styles and built in c.1895 at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The design of the row is attributed to by the architectural firm Dahlander & Hedman and the development is attributed to William H. Reynolds. This row is similar to the adjacent row at 391 to 403 Park Place, and was probably produced by the same development team. There are four, adjacent three-story houses at the western side, and four adjacent, two-story dwellings to the east. Basically, the houses are arranged in an A-B-C-D-A-B-C-A pattern, not including the differing number of stories, some subtle variations in detailing, and somewhat different rough-faced brownstone stoops (with solid brownstone sidewalls at the three-story residences and with wrought-iron railings and cast-iron newel posts at the two-story houses). The row displays a plethora of Romanesque- and Renaissance-inspired ornament, such as carved panels, foliation, splayed lintels, round-arch doors and windows, molded labels, and bracketed cornices decorated with foliated frieze and dentils. Most of the original sash has been replaced, several of the facades have been painted, a rooftop addition was installed at No. 417, and new ironwork was added in the form of fences, gates, railings, and window grilles, but this fine ensemble survives as a remarkably intact and significant example of row house architecture from late-nineteenth-century Brooklyn.

Description

405 Park Place Three bays; painted façade; rough-faced brownstone stoop and smooth sidewalls and non-historic wrought-iron railings; historic paneled wood-and-glass double doors and transom at the main entryway, which sits in a molded surround decorated with eggs and darts; non-historic lamps attached to the jambs; historic wrought-iron gate under the stoop; rough-faced brownstone, smooth bands, projecting sills, and non-historic wrought-iron window grilles at the basement; projecting water table; molded window sills (in continuous bands at the first and third stories and above carved panels at the first and second stories); molded window surrounds, decorated with eggs and darts, and molded crown at the first story; historic stained-glass transoms and non-historic wrought-iron window grilles at the first story; round-arch fenestration

and rough-faced bands at the second story; third-story fenestration flanked by molded pilasters between relief panels and topped by a continuous molded lintel; synthetic replacement sash (with squared-off panning at the second story); bracketed roof cornice with a foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall; greystone curb at the street.

407 Park Place Three bays; painted façade; rough-faced brownstone stoop and smooth sidewalls with non-historic wrought-iron railings; non-historic paneled metal-and-glass door and transom at the main entryway; non-historic wrought-iron gate and non-historic aluminum awning under the stoop; rough-faced brownstone, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills (above carved panels at the first story and in a continuous molding at the second and third stories); non-historic wrought-iron window grilles at the first story; foliated band below carved panels at the first story; splayed lintels with foliated keystones at the first story windows and main entryway; rough-faced bands, round-arch fenestration, rough-faced voussoirs, and continuous label molding at the second story; third-story fenestration flanked by molded pilasters between relief panels and topped by a continuous molded lintel; synthetic replacement sash; bracketed roof cornice with a foliated frieze. Significant Alterations: Replacement door at the main entryway. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall; steel hatch to the cellar; greystone curb.

409 Park Place Three bays; rough-faced brownstone stoop and smooth sidewalls (painted) with non-historic wrought-iron railings; historic paneled wood-and-glass double doors with round-arch transom and non-historic overhead lamp at the main entryway; historic wrought-iron gate under the stoop; rough-faced ashlar, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills (above carved panels at the first story and in a continuous molding at the third story); round-arch first-story fenestration with historic stained-glass transoms and non-historic wrought-iron window grilles; round-arch lintels at the first story windows and main entryway with molded impost, rough-faced voussoirs, foliated keystones, and molded labels in a foliated field; molded crown above the first story; rough-faced bands and splayed lintels at the second story; third-story fenestration flanked by molded pilasters between relief panels and topped by a continuous molded lintel; synthetic replacement sash; bracketed roof cornice with a foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted); metal hatch to the cellar; greystone curb at the street.

411 Park Place Three bays; rough-faced brownstone stoop and smooth sidewalls with historic iron railings; historic paneled wood-and-glass double doors and transom at the main entryway; historic wrought-iron gate under the stoop; rough-faced brownstone, smooth bands, projecting sills, non-historic security lamps, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills (above carved panels at the first story and in continuous moldings at the second and third stories); historic stained-glass window transoms at the first story; projecting brownstone bands at the first story; splayed lintels with foliated keystones at the first story windows and main entryway; rough-faced bands, round-arch fenestration, rough-faced voussoirs, and continuous label molding at the second story; third-story fenestration flanked by molded pilasters between relief panels and topped by a continuous molded lintel; synthetic replacement sash; bracketed roof cornice with a foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall; metal hatch to the cellar; greystone curb at the street.

413 Park Place Three bays; painted façade; rough-faced brownstone stoop with historic wrought-iron railings and cast-iron newel posts; non-historic paneled metal-and-plastic door, sidelight, and transom at the main entryway, which is topped by a beveled hood supported on paired half-columns on foliated brackets; historic wrought-iron gate under the stoop; rough-faced brownstone, smooth bands, projecting sills, and historic wrought-iron window grilles at the

basement; projecting water table; molded window sills above carved panels and in a continuous band at the first story; historic stained-glass transoms and molded window surrounds, decorated with eggs and darts, and a molded crown at the first story; rough-faced bands at the second story; synthetic replacement sash; bracketed roof cornice with a foliated frieze and dentils. Significant Alterations: Replacement door at the main entryway. Site Features: Brownstone step-up to the areaway, which is enclosed by a historic wrought-iron fence and matching gate (deteriorated) with one remaining cast-iron post; metal hatch to the cellar; greystone curb at the street.

415 Park Place Three bays; painted façade; rough-faced brownstone stoop with historic wrought-iron railings; historic wood-and-glass double doors and transom with non-historic metal security gates and overhead lamp at the round-arch main entryway; historic wrought-iron gate under the stoop; rough-faced ashlar, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills (above carved panels at the first story and continuous at the second story); round-arch first-story fenestration with historic stained-glass transoms and non-historic wrought-iron grilles); round-arch lintels at the first story windows and door with molded impost, rough-faced voussoirs, foliated keystones, and molded labels in a foliated field; molded crown above the first story; rough-faced bands and splayed lintels at the second story; synthetic replacement sash; bracketed roof cornice with a foliated frieze and dentils. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by an historic wrought-iron fence (altered) and gate with one remaining cast-iron post; steel hatch to the cellar; greystone curb at the street.

417 Park Place Three bays; painted façade; non-historic metal and wood stairway to main entryway, which consists of non-historic metal-and-glass double doors and transom with non-historic fixed canvas awning; bell panel; non-historic basement-level secondary entryway with metal-and-glass double door and transom; non-historic wall lamp and bell panel; rough-faced brownstone, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills (above carved panels at the first story); historic stained-glass transoms at the first story; foliated band below carved panels at the first story; splayed lintels with foliated keystones at the first story windows; rough-faced bands and round-arch fenestration at the second story; synthetic replacement sash; bracketed roof cornice with a foliated frieze and dentils. Significant Alterations: Large rooftop addition, consisting of three-bay-wide, asphalt-shingle-covered mansard, set back fifth story (covered with stucco), metal railings, and stucco-covered elevator tower, all built in 2008. Site Features: Steel hatch to cellar; historic low brownstone wall with non-historic metal railings and gate; greystone curb at the street.

419 Park Place Three bays; painted façade; rough-faced brownstone stoop (painted) with historic wrought-iron railings and cast-iron newel posts; historic paneled wood-and-glass double doors at the main entryway, which sits in a molded surround decorated with eggs and darts; non-historic overhead lamp; historic wrought-iron gate under the stoop; rough-faced brownstone, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills above carved panels and in a continuous band at the first story; historic stained-glass transoms and molded window surrounds, decorated with eggs and darts, and a molded crown at the first story; rough-faced bands and round-arch fenestration with rough-faced voussoirs and continuous label molding at the second story; synthetic replacement sash; bracketed roof cornice with a foliated frieze and dentils. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a historic wrought-iron fence (altered) and matching gate with one remaining cast-iron post; street hatch to the cellar; greystone curb at the street.

Significant References

E.B. Hyde & Company, *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903); New York City Division of Taxation photographs, c.1940; Elisha Robinson, *Robinson's Atlas of the City of Brooklyn* (New York: E. Robinson, 1886).

421 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1160/48

Date: c.1895

Architect: Dahlander & Hedman

Original Owner/Developer: William H. Reynolds

Type: Flats

Style/Ornament: Renaissance Revival/Romanesque Revival

Material: Brick, terra cotta (painted), and metal cornice

Stories: Four and basement

History

This four-story and basement, brick-fronted flats building was designed in the Renaissance and Romanesque Revival styles by architects Dahlander & Hedman, and was built in c.1895 by developer William H. Reynolds at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The building displays Renaissance- and Romanesque-inspired ornament, such as broad arches, foliated keystones, projecting bays, band moldings, and a molded roof cornice decorated with dentils and a foliated frieze. The fire escape was installed and the original copper-clad bays were replaced with paneled wood after 1940, but the building remains largely intact and serves as a significant example of multiple dwelling architecture of early-twentieth-century Brooklyn.

Description

Three bays at the basement and the first-story (with paired fenestration); two bays with three-window-wide angular projections clad in non-historic paneled wood; historic stone stoop (painted) with brick sidewalls topped by stone coping (painted) and non-historic wrought-iron railings; stone foundation and water table (painted) with non-historic wrought-iron grilles at the windows; centrally-located main entryway filled with historic paneled wood-and-glass, round-arch double doors; molded window sills, non-historic round-arch transoms, and non-historic wrought-iron grilles at the first-story windows; round-arch, terra-cotta lintels (resting on terra-cotta moldings) with foliated keystones and molded labels at the main entryway and first-story windows; non-historic wall lamps flanking the main entryway; bell panel, fire alarm; terra-cotta banding (painted) at the upper stories; non-historic wrought-iron fire escape; synthetic replacement sash; molded roof cornice decorated with dentils and a foliated frieze. East Elevation: Irregular bay arrangement; brick (painted); projecting window sills and segmental lintels. Significant Alterations: Alterations to the projecting bays, including removal of the original swags and moldings. Site Features: Concrete step-up to the areaway, which is enclosed by non-historic metal fences and gate with non-historic brick posts; stairs to the basement with historic wrought-iron railings; greystone curb at the street.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (June 22, 1895), 1016.

350 TO 426 PARK PLACE (SOUTH SIDE)
Between Underhill Avenue and Washington Avenue

350 Park Place (aka 153 Underhill Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1166/14
See: 153 Underhill Avenue

364 and 366 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1166/16 and 17

Date: c.1897

Architect: William H. Reynolds

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Romanesque Revival/Renaissance Revival

Material: Brownstone facades; metal cornices

Stories: Three and basement

History

This pair of three story and basement, brownstone-fronted residences was designed in the Romanesque and Renaissance Revival styles by William H. Reynolds, who was also listed as the developer, and was built in c.1897 at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The buildings, whose facades have graduated curves that meet the building plane of the rest of the block, display a variety of interesting and creative Romanesque- and Renaissance-inspired detailing, including foliation, rough-faced ashlar, crown moldings, paired pilasters, and bracketed cornices. The facades, which are remarkably intact, survive as significant examples of row house design in early twentieth-century Brooklyn.

Description

364 Park Place Three bays, including the two-bay-wide curved projection; rough-faced brownstone stoop and sidewalls with curved coping stones and foliated tops at the newel posts; historic paneled wood-and-glass double doors and transom at the main entryway, which is topped by a prominent hood, featuring foliated brackets, paired squat columns with foliated caps and a chamfered lintel; non-historic overhead lamp; historic wrought-iron gate under the stoop; projecting sills, rough-faced bands, historic wrought-iron grilles, and rough-faced lintels at the basement; projecting water table; molded window sills above carved panels; historic stained-glass transoms and molded surrounds at the first story; non-historic wrought-iron grilles at the first-story windows; molded crowns above the first and second stories; chamfered lintels and jambs at the second story projecting windows; round-arch window in the easternmost bay of the second story, flanked by rough-faced bands and topped by a prominent, foliated keystone flanked by rough-faced stone surfaces; round-arch window at the easternmost bay of the third story, topped by a rough faced surround and a molded label; rough-faced stone band above the third story; synthetic replacement sash (with squared-off panning at the round arched windows of the easternmost bays of the second and third stories); molded roof cornice, decorated with foliation, dentils, and scrolled brackets. West Elevation: Brick and cement stucco, irregular bay arrangement; projecting window sills, brownstone lintels, brick chimney on roof. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone; steel hatch to the cellar; greystone curb at the street.

366 Park Place Three bays, including the two-bay-wide curved projection; painted façade; rough-faced brownstone box stoop and sidewalls with curved coping stones and arched opening

in the base; non-historic metal-and-glass door below possibly historic transom at the main entryway, which has a molded surround and hood flanked by scrolls; non-historic lamps attached to the jambs; historic wrought-iron gate under the stoop; projecting sills, rough-faced bands, historic wrought-iron grilles, and rough-faced lintels at the basement; projecting water table; molded window sills above carved panels (continuous at the first and second stories); non-historic wrought-iron grilles at the first-story windows; molded crowns above the first, second, and third stories; chamfered lintels and jambs at the first story windows; molded surrounds at the second-story projecting windows; splayed lintel with foliated keystone and side panels at the easternmost bay of the second story; label molding at the easternmost bay of the third story; synthetic replacement sash; molded roof cornice, decorated with foliation, dentils, and scrolled brackets. Significant Alterations: Stained-glass transoms at the first story windows removed or covered with aluminum. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar; greystone curb at the street.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (Aug. 21, 1897), 287.

368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, and 392 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1166/18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30.

Date: c.1896

Architect: William H. Reynolds

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Romanesque Revival/Renaissance Revival

Material: Brownstone facades; metal cornices

Stories: Three and basement

History

These thirteen, three-story and basement, brownstone-fronted residences were designed in the Romanesque and Renaissance Revival styles by William H. Reynolds, who was also listed as the developer, in c.1896 at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row, which consists of ten individual, but similar designs with only three repeated facades, is unified by the use of matching proportions and a consistent roofline, as well as by box stoops (all of which remain intact) and similarly-detailed metal cornices (removed at No. 370), featuring foliated friezes and large brackets. By employing a variety of arches and a plethora of Romanesque- and Renaissance-inspired ornament, foliated panels, bundled pilasters, molded entablatures, splayed lintels, rough-faced stone, and beveled jambs, Reynolds was able to produce intense visual interest among otherwise similar facades. Over time, the painting of several of the buildings, the replacement of most of the original sash, and the addition of new ironwork in the form of fences, gates, railings, and window grilles has introduced some alterations to the row, but on the strength of Reynolds' original design, this fine ensemble has survived as a remarkably intact and significant example of row house architecture in turn-of-the-century Brooklyn.

Description

368 Park Place Three bays at the basement, second, and third stories; two bays at the first story (with paired fenestration); painted façade; rough-faced brownstone box stoop (painted) with

curved coping stones, arched opening, scrolled ends, and non-historic wrought-iron hand rails; historic paneled wood-and-glass double doors and transom at the main entryway, which is topped by a prominent hood, featuring foliated brackets, paired squat columns with foliated caps and a chamfered lintel; non-historic steel door and non-historic aluminum awning under the stoop; rough-faced brownstone ashlar and smooth bands at the basement; historic wrought-iron grilles at the basement windows; projecting water table; molded window sills, above carved panels at the first and second stories; paired first-story fenestration with a central, twisted column, shared stained-glass transom, molded surround and hood, and non-historic wrought-iron grille; crown molding above the first story, incorporating the entryway and window hoods; prominent keystones at the second story windows, extending to the third-story sills; flat second-story lintels flanked by foliated panels; rough-faced bands at the third story; synthetic replacement sash; prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; non-historic wrought-iron lantern; non-historic glazed tile paving at the areaway; steel hatch to the cellar; greystone curb at the street.

370 Park Place Three bays; painted façade; rough-faced brownstone box stoop (painted) with curved coping stones, scrolled ends, rectangular opening with historic wrought-iron grille, and non-historic wrought-iron railings; non-historic paneled wood and glass door, sidelights, and transom at the main entryway; historic wrought-iron gate under the stoop; rough-faced ashlar at the basement with smooth bands; projecting sills and historic wrought-iron grilles at the basement windows; projecting water table; projecting window sills above carved panels (in a continuous molding at the second story); round arch lintels on foliated moldings at the first story with rough-faced voussoirs, foliated keystones, and molded labels; historic stained-glass transoms and non-historic wrought-iron grilles at the first story windows; molded crowns above the first and second stories; rough-faced bands and round-arch fenestration with rough-faced voussoirs and a continuous molded label at the third story; synthetic replacement sash (with squared off heads at the third story); non-historic masonry roof parapet. Significant Alterations: Removal of the original roof cornice and its replacement with a masonry parapet (after c.1940). Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; non-historic cement block areaway paving; steel hatch to the cellar; greystone curb at the street.

372 Park Place Three bays, painted facade; rough-faced brownstone box stoop (painted) with curved coping stones, arched opening, scrolled and foliated ends, and non-historic wrought-iron hand rails; non-historic wood door and glass transom at the main entryway; historic wrought-iron gate under the stoop; rough-faced ashlar at the basement with smooth bands; projecting sills and historic wrought-iron grilles at the basement windows; projecting water table; projecting window sills above carved panels (in a continuous molding at the second story); splayed lintels made up of alternating smooth- and rough-faced stones flanked by carved panels on a foliated moldings at the first-story windows and main entryway; historic stained-glass transoms at the first-story windows; rough-faced bands at the second and third stories; round-arch fenestration with alternating smooth- and rough-faced voussoirs, prominent, carved keystones (extending into the crown molding), and molded labels at the second story; splayed lintels made up of alternating smooth- and rough-faced stones at the third story; synthetic replacement sash; prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; metal hatch to the cellar; greystone curb at the street.

374 Park Place Three bays at the basement, second, and third stories; two bays at the first story (with paired fenestration); painted façade; rough-faced brownstone box stoop (painted) with curved coping stones, rectangular opening with metal grille, and non-historic wrought-iron

railings; non-historic metal-and-glass door and sidelights (below historic glass transom) at the main entryway; historic wrought-iron gate and non-historic metal awning under the stoop; rough-faced ashlar at the basement with smooth bands; projecting sills and historic wrought-iron grilles at the basement windows; projecting water table; projecting window sills above carved panels at the first and third stories and in a continuous molding at the second story; paired sash below sealed transom at the first story, which has stone banding; molded window surrounds and a molded crown at the second story; rough-faced stone bands, round-arch fenestration with rough-faced lintels, and continuous molded label at the third story; synthetic replacement sash; prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations: Sealed first-story window transom. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; greystone curb at the street.

376 Park Place Three bays; painted façade; rough-faced brownstone box stoop (painted) with curved coping stones, scrolled ends, rectangular opening with metal grille, and non-historic wrought-iron railings; historic paneled wood-and-glass double doors and at the main entryway, which has beveled jambs and lintel decorated with egg-and-dart moldings and a surmounting gable with floral carvings; non-historic wall lamps attached to the jambs; historic wrought-iron gate under the stoop; rough-faced ashlar at the basement with smooth bands; projecting sills and historic wrought-iron grilles at the basement windows; projecting water table; projecting window sills above carved panels; beveled jambs, egg-and-dart moldings, molded hood, and non-historic wrought-iron grilles at the first-story windows; rough-faced stone bands at the second and third stories; round-arch fenestration with foliated keystones at the second story; molded crown above the second story; splayed lintels at the third story; synthetic replacement sash; prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar; greystone curb at the street.

378 Park Place Three bays at the basement, second, and third stories; two bays at the first story (with paired fenestration); painted façade; rough-faced brownstone box stoop (painted) with curved coping stones, arched opening in the base, scrolled ends, and non-historic wrought-iron fences; historic paneled wood-and-glass door at the round-arch main entryway, which has a molded surround, foliation, keystone, and molded hood (in a continuous molding that extends to the window hood); non-historic wall lamps attached to the surround; historic wrought-iron gate under the stoop; rough-faced ashlar at the basement with smooth bands; projecting sills at the basement windows; projecting water table; molded window sills (above carved panels at the first and second stories, and in a continuous band at the second story); paired first-story fenestration with a central, twisted column, shared stained-glass transom, a convex hood supported by foliated brackets and paired, round squat columns; rough-faced stone bands at the second and third stories; rough-faced lintels and molded crown decorated with sunbursts at the second story; round-arch fenestration with alternating smooth and rough-faced lintel stone and a continuous molded label at the third story; possibly historic one-over-one wood sash (covered with aluminum storm windows); prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar; greystone curb at the street.

380 Park Place Three bays; partially painted façade; rough-faced brownstone box stoop (painted) with curved coping stones, scrolled ends and rectangular opening with metal grille; historic paneled wood-and-glass round-arch double doors at the main entryway, which is flanked by non-historic wall lamps attached to the jambs; historic wrought-iron gate under the stoop; rough-faced ashlar at the basement with smooth bands and non-historic wall lamp; projecting sills at the basement windows; projecting water table; molded window sills above carved panels (in a

continuous band at the second story); round-arch door and window lintels at the first story, with rough-faced lintels stones on foliated bands, carved keystones, and molded labels; crown moldings above the first, second, and third stories; rough-faced bands and chamfered lintels at the third story; synthetic replacement sash (single pane at the first story); prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall; non-historic clay tile areaway paving; steel hatch to the cellar; greystone curb at the street.

382 Park Place Three bays at the basement, second, and third stories; two bays with paired fenestration at the first story; painted façade; brownstone box stoop (partially re-surfaced and painted), with curved coping stones, scrolled ends, rectangular opening (with metal grille) in the base, and non-historic wrought-iron fences; historic paneled wood-and-glass doors with a molded surround decorated with cartouches, foliations, and keystone; non-historic wrought-iron wall lamps attached to the surround; large metal mailbox attached to the base of the stoop; projecting sills, rustication, and historic wrought-iron window sills at the basement; projecting window grilles; molded window sills above carved panels; rough-faced bands at the first, second, and third stories; historic stained-glass transom at the first story fenestration, which is topped by a molded hood supported by paired squat round attached columns on foliated brackets; non-historic wrought-iron railings at the first-story fenestration; crown molded at the first story; incorporating the door and window hoods; splayed lintels with alternating smooth and rough-faced stones at the second and third stories; synthetic replacement sash; prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; non-historic wrought-iron lantern; steel hatch to the basement; greystone curb at the street.

384 Park Place Three bays; painted façade; rough-faced brownstone box stoop, painted, with curved copings stones, scrolled and foliated ends, semi-circular opening with metal grille in the base, and non-historic wrought-iron railings; historic paneled wood-and-glass double doors and transom at the main entryway, which is topped by a beveled hood supported by paired round squat columns on foliated brackets; non-historic wall lamps attached to the jambs; non-historic metal gate under the stoop; rough-faced brownstone ashlar, projecting sills, and non-historic wrought-iron window grilles at the basement; projecting water table; molded window sills (above carved panels at the first and second stories); historic stained-glass transoms and molded surrounds at the first-story windows; molded crown, incorporating the entryway hood, at the first story; splayed lintels and prominent, foliated keystones (reaching to the third-story sills) above the second-story windows, flanked by foliated panels; rough-faced keystones and continuous molded labels at the round-arch third-story windows; synthetic replacement sash (with squared-off panning at the third story); prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by non-historic wrought-iron fences and a matching gate; steel hatch to the basement; greystone curb at the street.

386 Park Place Three bays, painted façade; rough-faced brownstone box stoop (painted) with curved coping stones, rectangular opening with mesh grille in the base, and non-historic wrought-iron railings; non-historic paneled metal door with transom at the main entryway, which is flanked by egg-and-dart jamb moldings and non-historic wall lamps; rough-faced brownstone ashlar, projecting sills, and historic wrought-iron window grilles at the basement; historic wrought-iron gate under the stoop; projecting water table; molded window sills (continuous at the second story) above carved panels at the first and third stories; glass transoms and egg-and-dart jamb molding at the first-story windows; first-story entryway and fenestration flanked by carved upper panels on molded bands, and topped by splayed lintels with prominent foliated keystones reaching to the second-story sills; rough-faced bands at the second and third stories; round-arch fenestration topped by scrolled and foliated keystones at the second story; splayed lintels at the

third story; synthetic replacement sash (with squared-off panning at the second story); prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations: Replacement door at the main entryway. Site Features: Brownstone and concrete step-up to the areaway, which is enclosed by a low brownstone wall topped by non-historic wrought-iron fences and a matching gate; steel hatch to the cellar; greystone curb at the street.

388 Park Place Three bays at the basement, second, and third stories; two bays with paired fenestration at the first story; painted façade; rough-faced brownstone box stoop with curved coping stones, scrolled and foliated ends, rectangular opening and grille in the base, and non-historic wrought-iron fence and railings; historic paneled wood-and-glass double doors and transom at the main entryway, which is flanked by non-historic wall lamps; historic wrought-iron gate under the stoop; rough-faced brownstone ashlar, projecting sill, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills, continuous at the second story, above carved panels at the first and third stories; projective bands and prominent foliated keystones, reaching to the second-story sill, at the first story; paired fenestration with slender central column and stained-glass transom at the first story; molded window surrounds, hoods, and crown molding (incorporating the hoods) at the second story; round-arch fenestration, continuous label moldings and rough-faced bands and lintels at the third story; synthetic replacement sash; prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by non-historic wrought-iron fences and a matching gate; steel hatch to the cellar; greystone curb at the street.

390 Park Place Three bays, painted façade; rough-faced brownstone box stoop (painted) with curved coping stones, scrolled ends, semi-circular opening with mesh grille in the base, and non-historic wrought-iron railings; historic paneled wood-and-glass double doors and transom at the main entryway, which is flanked by egg-and-dart jamb moldings; rough-faced brownstone ashlar, projecting sills, and historic wrought-iron window grilles at the basement; historic wrought-iron gate under the stoop; projecting water table; molded window sills (continuous at the second story) above carved panels at the first and third stories; historic stained-glass transoms and egg-and-dart jamb molding at the first-story windows; first-story entryway and fenestration flanked by carved upper panels on molded bands, and topped by splayed lintels with prominent foliated keystones reaching to the second-story sills; rough-faced bands at the second and third stories; round-arch fenestration topped by scrolled and foliated keystones at the second story; splayed lintels at the third story; synthetic replacement sash (with squared-off panning at the second story); prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by non-historic wrought-iron fences and a matching gate; steel hatch to the cellar; greystone curb at the street.

392 Park Place Three bays at the basement, second, and third stories; two bays at the first story (with paired fenestration); rough-faced brownstone box stoop with curved coping stones, rectangular opening in the base, and scrolled ends; historic paneled wood-and-glass door at the round-arch main entryway, which has a molded surround, foliation, keystone, and molded hood (in a continuous molding that extends to the window hood); historic wrought-iron gate under the stoop; rough-faced ashlar at the basement with smooth bands; projecting sills and historic wrought-iron grilles at the basement windows; projecting water table; molded window sills (above carved panels at the first and second stories, and in a continuous band at the second story); paired first-story fenestration with a central, twisted column, shared stained-glass transom, a projecting hood supported by foliated brackets and paired, round squat columns; rough-faced stone bands at the second and third stories; rough-faced lintels and molded crown decorated with sunbursts at the second story; round-arch fenestration with alternating smooth and rough-faced lintel stone and a continuous molded label at the third story; synthetic replacement sash; prominent roof cornice, decorated with foliation, dentils and brackets. Significant Alterations:

None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall; metal hatch to the cellar; greystone curb at the street.

Significant References

LPC 1977 Survey Report; New York City Division of Taxation photographs, c.1940.

394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414 and 416 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1166/31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42

Date: c.1894

Architect: Dahlander & Hedman

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Renaissance Revival/Romanesque Revival

Material: Sandstone facades; iron cornices

Stories: Two and basement; three and basement

History

This series of twelve two- and three-story and basement, sandstone-fronted residences were designed in the Renaissance and Romanesque Revival styles by the architectural firm Dahlander & Hedman, and were built in c.1894 by developer William H. Reynolds at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The architects divided the row evenly between two- and three-story buildings, arranged in random groupings of two, three, or four houses of the same height, and offered seven different façade designs. The row displays a plethora of Renaissance- and Romanesque-inspired ornament, such as rough-faced stone, carved and foliated panels, bracketed entablatures, splayed lintels, paneled piers, and molded crowns. Further, the three-story houses feature box stoops decorated with scrolls on the sidewalls, while the two-story houses have straight-run stoops with elaborate cast- and wrought-iron railings. Over time, some of the facades have been painted, most of the original sash has been replaced, three of the stoops have been removed, and new ironwork was added in the form of fences, gates, railings, and window grilles. But, on the strength of Dahlander & Hedman's original design, this fine ensemble has survived as a remarkably intact and significant example of row house architecture in the early twentieth century.

Description

394 Park Place Three stories; three bays; rough-faced brownstone box stoop with curved coping stones, scrolled ends, rectangular opening in the base with non-historic metal grille, and non-historic wrought-iron fences at the lower landing and flight; historic paneled wood-and-glass double doors and transom at the main entryway, which is topped by a molded hood with a chamfered and beaded molding, supported on paired squat attached columns on foliated brackets; non-historic overhead lamp; historic wrought-iron gate under the stoop; rough-faced brownstone ashlar and smooth bands at the basement, which has projecting sills, historic wrought-iron window grilles, and a non-historic wall lamp next to the understoop entryway; projecting water table; projecting window sills (above carved panels at the first and second stories, and in a continuous band at the third story); molded window surrounds, stained-glass transoms, and crown molding (incorporating part of the main entryway hood) at the first story; rough-faced brownstone bands and splayed lintels with foliated keystones and panels at the second story; third-story fenestration set in pressed-metal field consisting of paneled piers and foliated surrounds; synthetic replacement sash; molded cornice with a curved, foliated frieze. Significant

Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; non-historic clay tile areaway paving; greystone curb at the street.

396 Park Place Three stories; three bays; painted façade; rough-faced brownstone stoop with smooth sidewalls, scrolled ends, and non-historic wrought-iron railings; historic paneled wood-and-glass double doors at the round-arch main entryway, which sits in a molded surround decorated with foliation; non-historic aluminum awning and historic wrought-iron gate under the stoop; rough-faced brownstone ashlar and smooth bands at the basement, which has projecting sills, historic wrought-iron window grilles, and a non-historic wall lamp near the understoop entryway; projecting water table; projecting window sills (above a rough-faced brownstone fascia at the first story and a foliated panel at the easternmost second-story bay); molded window surrounds, stained-glass transoms, and wide crown molding with foliation at the first story; rough-faced brownstone bands and splayed lintels with foliated stones at the second story; third-story fenestration set in pressed-metal field consisting of paneled piers and foliated surrounds; synthetic replacement sash; molded cornice with a curved, foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; non-historic wrought-iron lantern; metal hatch to the cellar; greystone curb at the street.

398 Park Place Three stories; three bays at the basement and third story; two bays with paired fenestration at the second and third stories; painted façade; rough-faced brownstone stoop with smooth sidewalls, scrolled ends, and historic, but not original, wrought-iron railings (installed by c.1940); historic paneled wood-and-glass double doors at the round-arch main entryway, which sits in a molded surround decorated with foliation and geometrical carvings; non-historic wall lamps attached to the surround; historic wrought-iron gate under the stoop; rough-faced brownstone ashlar and smooth bands at the basement, which has projecting sills, historic wrought-iron window grilles, and a non-historic security lamp and bell box next to the understoop entryway; projecting water table; projecting window sills (above a rough-faced brownstone fascia at the first story and a foliated panel at the easternmost second-story bay); first-story sash divided by slender column, topped by an historic stained-glass transom, and surrounded by fluted pilasters with composite caps supporting a molded hood that is incorporating into the foliated crown molding above the first story; non-historic wrought-iron grill at the first-story fenestration; rough-faced brownstone bands at the second story; easternmost second-story window topped by a splayed, partially rough-faced lintel; molded surround, center round column, and carved hood above the paired second-story sash; third-story fenestration set in pressed-metal field consisting of paneled piers and foliated surrounds; synthetic replacement sash; molded cornice with a curved, foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; non-historic wrought-iron lantern; non-historic greystone areaway paving; metal hatch to the cellar; greystone curb at the street.

400 Park Place Three stories; three bays; painted façade; rough-faced brownstone stoop (painted) with smooth sidewalls, scrolled ends, and historic, but not original, wrought-iron railings (installed by c.1940); historic, but not original, wrought-iron-and-glass double doors and transom (installed by c.1940) at the round-arch main entryway, which sits in a molded surround decorated with foliation and geometrical carvings; non-historic overhead lamp; non-historic aluminum awning and historic wrought-iron gate under the stoop; rough-faced brownstone ashlar and smooth bands at the basement, which has projecting sills, historic wrought-iron window grilles, and a non-historic security lamp (attached to the projecting water table); projecting window sills (above a rough-faced brownstone fascia at the first story and a carved panel at the easternmost second-story bay); molded window surrounds, stained-glass transoms, and non-historic wrought-iron grilles at the first-story windows; molded and carved crown molding above the first story; rough-faced brownstone bands at the second story; splayed, partially rough-faced

lintels at the second story; third-story fenestration set in pressed-metal field consisting of paneled piers and foliated surrounds; synthetic replacement sash; molded cornice with a curved, foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; metal hatch to the sub-basement; greystone curb at the street.

402 Park Place Two stories; three bays at the basement and second story; two bays with paired fenestration at the first story; rough-faced brownstone stoop with historic wrought-iron railings and cast-iron newel posts; historic paneled wood-and-glass double doors and transom with molded reveals and flanking non-historic wall lamps; historic wrought-iron gate under the stoop; rough-faced stone with smooth bands, projecting sills, historic wrought-iron window grilles, continuous smooth lintel, and non-historic wall lamp and plaque at the basement; projecting water table; molded first-story window sill projecting from a smooth band in a field of rough-faced ashlar; central turned column and historic stained-glass transom at the first story; foliated and molded crown above the first story (projecting over the main entryway); molded sills and round-arch fenestration with rough-faced keystones at the third story, which has rough-faced stone bands; synthetic replacement sash; pressed-metal roof cornice decorated with dentils, brackets, and a foliated frieze. Significant Alterations: None. Site Features: Step-up to the areaway, which is enclosed by a historic wrought-iron fence and matching gate; wood hatch to the cellar; greystone curb at the street.

404 Park Place Two stories; three bays; rough-faced brownstone stoop with historic wrought-iron railings and cast-iron newel posts; historic paneled wood-and-glass double doors and transom with molded reveals and non-historic wall lamps; non-historic metal door under the stoop; rough-faced stone with smooth bands, projecting sills, historic wrought-iron window grilles, continuous smooth lintel, and non-historic security lamp; projecting water table; molded first-story window sills projecting from a smooth band in a field of rough-faced ashlar; historic stained-glass transoms at the first story; foliated and molded crown above the first story (projecting over the main entryway); rough-faced stone bands at the third story; third-story fenestration grouped with a surround consisting of a common molded sill and label and foliated lintel; synthetic replacement sash; pressed-metal roof cornice decorated with dentils, brackets, and a foliated frieze. Significant Alterations: None. Site Features: Step-up to the areaway, which is enclosed by a historic wrought-iron fence and matching gate; non-historic wrought-iron lantern; metal hatch to the cellar; greystone curb at the street.

406 Park Place Two stories; three bays at the basement and second story; two bays at the first story; painted façade; non-original basement-level main entryway, consisting of a non-historic metal gate and door in a smooth surround with a molded lintel and non-historic wall lamp; rough-faced stone with smooth bands, projecting sills, historic wrought-iron window grilles, and a continuous smooth lintel at the basement; projecting water table; molded first-story window sill projecting from a smooth band in a field of rough-faced ashlar; non-original multi-pane wood-and-glass sidelights at the first story windows; foliated and molded crown above the first story (projecting over the former main entryway, which now has a window with a molded sill); molded sills and round-arch fenestration with rough-faced keystones at the second story, which has rough-faced stone bands; synthetic replacement sash; pressed-metal roof cornice decorated with dentils, brackets, and a foliated frieze. Significant Alterations: Stoop removed, entryway relocated to the basement, original main entryway converted to a window, multi-pane sidelights installed at the first story, and concrete areaway wall built (all alterations done by c.1940). Site Features: Non-original concrete areaway wall; non-historic wrought-iron areaway fence and gate; metal hatch; non-historic wrought-iron lantern; greystone curb at the street.

408 Park Place Three stories; three bays; painted façade; rough-faced brownstone stoop with historic wrought-iron railings; non-historic metal gates at the round-arch main entryway, which sits in a molded surround decorated with foliation; historic wrought-iron gate under the stoop; rough-faced brownstone ashlar and smooth bands at the basement, which has projecting sills and

a continuous smooth lintel; projecting water table; projecting window sills (above a rough-faced brownstone fascia at the first story and a foliated panel at the easternmost second-story bay); molded window surrounds, stained-glass transoms, and wide crown molding with foliation at the first story; rough-faced brownstone bands and splayed lintels with foliated stones at the second story; third-story fenestration set in pressed-metal field consisting of paneled piers and foliated surrounds; synthetic replacement sash; molded cornice with a curved, foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a historic wrought-iron fence with cast-iron posts and a matching gate; wood hatch to the cellar; greystone curb at the street.

410 Park Place Three stories; three bays at the basement and third story; two bays with paired fenestration at the second and third stories; painted façade; rough-faced brownstone stoop with historic wrought-iron railings and cast-iron newel posts; historic paneled wood-and-glass double doors at the round-arch main entryway, which sits in a molded surround decorated with foliation and geometrical carvings; non-historic overhead lamp; non-historic wrought-iron gate under the stoop; rough-faced brownstone ashlar and smooth bands at the basement, which has projecting sills, non-historic wrought-iron window grilles, and a continuous smooth lintel; projecting water table; projecting window sills (above a rough-faced brownstone fascia at the first story and a foliated panel at the easternmost second-story bay); first-story sash divided by slender column, topped by an historic stained-glass transom, and surrounded by fluted pilasters with composite caps supporting a molded hood that is incorporating into the foliated crown molding above the first story; non-historic wrought-iron grill at the first-story fenestration; rough-faced brownstone bands at the second story; easternmost second-story window topped by a splayed, partially rough-faced lintel; molded surround, center round column, and carved hood above the paired second-story sash; third-story fenestration set in pressed-metal field consisting of paneled piers and foliated surrounds; synthetic replacement sash; molded cornice with a curved, foliated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a historic wrought-iron fence, cast-iron posts, and a matching gate; non-historic wrought-iron lantern; steel hatch to the cellar; greystone curb at the street.

412 Park Place Two stories; three bays; rough-faced brownstone stoop (painted) with historic wrought-iron railings and cast-iron newel posts; historic paneled wood-and-glass double doors and transom with molded reveals; historic wrought-iron gate under the stoop; rough-faced stone with smooth bands, projecting sills, historic wrought-iron window grilles, and a continuous smooth lintel; projecting water table; molded first-story window sills projecting from a smooth band in a field of rough-faced ashlar; historic stained-glass transoms and non-historic wrought-iron grilles at the first story windows; foliated and molded crown above the first story (projecting over the main entryway); molded sills and round-arch fenestration with rough-faced keystones at the third story, which has rough-faced stone bands; synthetic replacement sash; pressed-metal roof cornice decorated with dentils, brackets, and a foliated frieze. Significant Alterations: None. Site Features: Step-up to the areaway, which is enclosed by a historic wrought-iron fence and matching gate; non-historic brick areaway paving; non-historic lantern in the areaway; metal hatch to the cellar; greystone curb at the street.

414 Park Place Two stories; three bays at the basement and third story; two bays with paired fenestration at the first story; painted façade; stoop removed and main entryway relocated to the basement; non-historic paneled wood-and-glass double doors and metal gate at the main entryway, which sit in a raised surround with a molded hood at the level of the first-story sill; rough-faced stone with smooth bands, projecting sills, historic wrought-iron window grilles, and continuous smooth lintel at the basement; projecting water table; molded first-story window sills projecting from a smooth band in a field of rough-faced ashlar; central turned column and historic stained-glass transom at the first story; double-hung sash and transom at the former main entryway; non-historic wrought-iron grilles at the first-story windows; foliated and molded crown above the first story (projecting over the main entryway); rough-faced stone bands at the third

story; third-story fenestration grouped with a surround consisting of a common molded sill and label and foliated lintel; synthetic replacement sash; pressed-metal roof cornice decorated with dentils, brackets, and a foliated frieze. Significant Alterations: Stoop removed and entryway relocated; window in place of original door (work done in c.1940). Site Features: Masonry areaway wall, covered with cement stucco and painted (installed in c.1940); non-historic wrought-iron fence and gate; metal hatch to the basement; greystone curb at the street.

416 Park Place Two stories; three bays; painted facade; stoop removed and main entryway relocated to the basement; non-historic wood-and-glass door and metal gate at the entryway, which is flanked by flat pilasters and topped by a molded hood and overhead lamp; rough-faced stone with smooth bands, projecting sills, historic wrought-iron window grilles, and a continuous smooth lintel at the basement; projecting water table; molded first-story window sills projecting from a smooth band in a field of rough-faced ashlar; historic stained-glass transoms and non-historic wrought-iron grilles at the first story windows (including the window at the original location of the main entryway); foliated and molded crown above the first story (projecting over the main entryway); molded sills and round-arch fenestration with rough-faced keystones at the third story, which has rough-faced stone bands; synthetic replacement sash (with squared-off panning at the third story); pressed-metal roof cornice decorated with dentils, brackets, and a foliated frieze. Significant Alterations: Main entryway relocated and original location converted to a window (after c.1940). Site Features: Non-original masonry wall and wrought-iron fence with matching gate at the areaway (installed after c.1940); non-historic hexagonal block areaway paving; steel hatch to the cellar; greystone curb at the street.

Significant References

LPC 1977 Survey Report; New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (March 10, 1894), 399.

418, 420, 422 and 424 Park Place

Borough of Brooklyn Tax Map Block/Lots: 1166/43, 44, 45 and 46

Date: c.1894

Architect: Edward Neuschler

Original Owner/Developer: Mary O. Baker

Type: Row houses

Style/Ornament: Renaissance Revival/Romanesque Revival

Material: Brownstone façades; wood cornices

Stories: Two and basement

History

These four, two-story and basement, brownstone-fronted residences were designed in the Renaissance and Romanesque Revival styles by architect Edward Neuschler, and were built in c.1894 by Mary O. Baker at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The flat facades of these houses are very similar, but not identical, displaying flat, rounded, and chamfered window lintels as well as variations in the placement and detailing of carved panels and stone textures. The houses are unified by their rough-faced stone foundations, brownstone stoops (all intact), elaborate wrought- and cast-ironwork at the stoops and areaways (all intact), and consistent rooflines with bracketed cornices with scrolled modillions and a decorated friezes. Three of the facades have been painted and most of the original sash has been replaced, but this fine ensemble has survived as a remarkably intact and is a significant example of row house architecture of the early-twentieth-century Brooklyn.

Description

418 Park Place Three bays; painted façade; rough-faced brownstone stoop with historic wrought-iron railings and cast-iron newel posts; historic paneled wood-and-glass double doors and transom at the main entryway with a beveled jamb and a carved lintel flanked by rounded brackets topped by pendants; non-historic wall lamp; non-historic slatted wood door and a non-historic aluminum awning under the stoop; rough-faced brownstone ashlar, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; projecting window sills, in a continuous molding at the second story; beveled jambs at the first-story windows; rough-faced bands at the first and second stories and lintels at the first story and the easternmost bay of the second story; crown molding (incorporating the entryway lintel) at the first story; round-arch fenestration at the westernmost second-story bays with rough-faced voussoirs; synthetic replacement sash; bracketed roof cornice with scrolled modillions and a decorated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a historic wrought-iron fence with cast-iron posts with matching gate; hexagonal pavers in the areaway; steel hatch to the cellar; greystone curb at the street.

420 Park Place Three bays; painted façade; rough-faced brownstone stoop with historic wrought-iron railings and cast-iron newel posts; historic paneled wood-and-glass double doors and transom at the main entryway with a molded surround and prominent, carved lintel and hood at the level of the second-story sill; historic wrought-iron gate under the stoop; rough-faced brownstone ashlar, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; projecting window sills, in a continuous molding at the second story; beveled jambs at the first-story windows; crown molding at the first story; rough-faced lintels at the second story; synthetic replacement sash; bracketed roof cornice with scrolled modillions and a decorated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a historic wrought-iron fence with cast-iron posts with matching gate; steel hatch to the cellar; greystone curb at the street.

422 Park Place Three bays; painted façade; rough-faced brownstone stoop with historic wrought-iron railings and cast-iron newel posts; historic paneled wood-and-glass double doors and transom with a molded surround and raised lintel with a carved panel reaching to the second-story sill; historic wrought-iron gate under the stoop; rough-faced brownstone ashlar, smooth bands, projecting sills, non-historic wall lamp, and historic wrought-iron window grilles at the basement; projecting water table; projecting window sills (in a continuous molding at the second story); first-story piers with rough-faced bases and foliated caps that create chamfers at the window tops; non-historic glass transoms and wrought-iron grilles at the first-story windows; molded crown above the first story; round-arch fenestration, rough-faced bands and keystones at the second story; synthetic replacement sash; bracketed roof cornice with scrolled modillions and a decorated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a historic wrought-iron fence with cast-iron posts with matching gate; steel hatch to the basement; greystone curb at the street.

424 Park Place Three bays; rough-faced brownstone stoop with historic wrought-iron railings and cast-iron newel posts; historic paneled wood-and-glass double doors and transom at the main entryway with a beveled jamb and a carved lintel flanked by rounded brackets topped by pendants; non-historic security lamp and historic wrought-iron gate with attached mailbox under the stoop; rough-faced brownstone ashlar, smooth bands, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; projecting window sills, in a continuous molding at the second story; rough-faced bands at the first and second stories and lintels at the first story; crown molding (incorporating the entryway lintel) at the first story; rough-faced lintels with top moldings at the second story; synthetic replacement sash; bracketed roof cornice with scrolled modillions and a decorated frieze. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a historic wrought-iron fence with cast-iron posts with matching gate; steel hatch to the basement; greystone curb at the street.

Significant References

LPC 1977 Survey Report; New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (April 7, 1894), 567.

426 Park Place

Borough of Brooklyn Tax Map Block/Lot: 1166/47

Date: c.1900

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Renaissance Revival

Material: Brick with a metal cornice

Stories: Two and basement

History

This, brick-fronted, Renaissance Revival-style row house was constructed in c.1900 at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The architect and original owner have not been determined. The building displays a variety of interesting Renaissance-inspired detailing, such as a bracketed hood at the main entryway with a chamfered and carved lintel (decorated with egg-and-darts), a crown molding above the first story, chamfered window lintels, brick spandrel panels, and a prominent roof cornice decorated with scrolled modillions and festoons. The façade has been painted and the entryway door has been replaced, but the façade remains largely intact, including the original box stop. A garage was built at the back of the lot in 1930, but it is not known if it is extant. The building survives as a significant example of row house design in Brooklyn at the turn of the twentieth century.

Description

Four bays, including the three-bay-wide angled projection; painted façade; rough-faced brownstone box stoop and smooth sidewalls with scrolled ends and non-historic wrought-iron railings; non-historic paneled aluminum-and-glass door at the main entryway, which is topped by a bracketed hood with a chamfered and carved lintel (decorated with egg-and-darts), and topped by a molded crown and incised raised panel; non-historic aluminum awning at the main entryway; historic wrought-iron gate and non-historic metal covering under the stoop; stone basement façade (painted) with projecting sills, chamfered lintels, and historic wrought-iron window grilles; projecting water table; window sills in continuous molded bands; non-historic wall lamp below the first-story sill; chamfered lintels, crown molding above the first story; brick panels below the second-story sills at the projecting bays; round-arch window at the westernmost second-story bay (above the main entryway) with a molded surround and foliated keystone; synthetic replacement sash; prominent cornice decorated with scrolled modillions and festoons. East Elevation: Irregular bay arrangement; painted; projecting window sills; electrical conduits and security lamps; iron roof coping. Roof: Corbelled chimneys. Significant Alterations: Replacement door at the main entryway. Related Structure: Rear garage (not visible). Site Features: Step-up to the areaway, which is enclosed by a low stone wall (painted) with scrolled ends and non-historic wrought-iron fence and matching gate; metal hatch to the cellar; greystone curb at the street.

Significant References

New York City Department of Buildings, Building Information System (BIS), Certificate of Occupancy; New York City Division of Taxation photographs, c.1940.

115 TO 145 PROSPECT PLACE (NORTH SIDE) Between Flatbush Avenue and Carlton Avenue

115-117 Prospect Place

Borough of Brooklyn Tax Map Block/Lots 1150/62

Date: c.1889

Architect: Charles E. Heberd

Original Owner/Developer: L. W. Chambers

Type: Flats

Style/Ornament: Romanesque Revival with Byzantine elements

Material: Brownstone, brick and terra cotta

Stories: Four and basement

History

This Romanesque Revival style apartment building was designed in 1889 by Charles E. Heberd for L. W. Chambers, and built at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The building displays rough-cut rock-faced masonry, combined with decorative brickwork and moldings, round arched windows and entries with Romanesque and Byzantine ornaments concentrated around the door, a carved stone stoop, three arched slightly recessed bays with decorative terra-cotta elements throughout, iron cornice with tourelles and Romanesque Revival style inspired ornament contribute to it being a Romanesque style building. Although there have been some changes to the windows, the building remains remarkably intact.

Description

Three bays at first floor, brick and brownstone apartment building; flanking small areaways; rusticated brownstone base at basement and first floor, with two small windows in each bay at basement; molded stone stoop with under stair entry, and possibly historic iron railings arched main central entrance, featuring a recessed double-leaf glass-and-wood door with wood reveal and arched stained-glass transom, incorporating the address in a floral motif, flanked by two arches that enclose a pair of one-over-one double-hung windows, featuring an arched stained glass transom with floral motif; each molded arch features rusticated voussoirs that rest on a continuous molded stone band with decorative symbolic and foliate designs that runs the width of the building; flanking brownstone tourelles above the central arched entry upper floors have three bays of paired double-hung windows set framed supported by pilasters faced in patterned brick, with terra-cotta capitals; with stone sills and lintels; topped by a metal cornice featuring a central panel framed by scrollwork molding, tourelles and two rows of adjacent denticulated bands flanked at each end by tourelles. Alterations: Windows replaced at base with glass block; windows at upper floors replaced; non-historic light fixture at entry; doorbell and intercom by main entrance; cast-iron fencing replaced. Site Features: Carved stone stoop.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (July 25, 1889), 853; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB: 491-1889) and alterations (ALT) file.

119, 121 Prospect Place

Borough of Brooklyn Tax Map Block/Lots 1150/ 61, 60

Date: c.1884

Architect: Thomas K. Schermerhorn

Original Owner/Developer: James Chambers

Type: Row houses/Apartment

Style/Ornament: Neo-Grec

Material: Brownstone

Stories: Four and basement

History

These two Neo-Grec style row houses were designed by architect T. K. Schermerhorn and built for owner developer James Chambers, at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These Neo-Grec style buildings are characterized by stylized classical details and with high brownstone stoops, segmental-arched pedimented entryways, bracketed sills, and prominent cornices. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description

119 Prospect Place Three bays; brownstone stoop with molded stone stairs and possibly historic cast-iron railings and fencing; cast-iron gate, newels, and fencing; under stair entry; rusticated stone base, with two-over-one double-hung windows with segmental-headed top sash; round-arched corbelled main entryway with carved keystone, carved brackets and pediment; possibly original paneled wood-and-glass double doors and arched-transom at the main entryway, with wood reveal and raised molded panels at the main entryway; full stone window enframements featuring molded stone bracketed sills and lintels; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Windows replaced; deterioration of brownstone on façade, several window enframements at upper floors and door hood brackets; efflorescence on façade; iron security grille at first floor windows; non-historic lighting at main entrance; lintels removed from windows at first and second floors. Site Features: Raised bluestone areaway and concrete sidewalks.

121 Prospect Place Similar to 119 Prospect Place; possibly historic iron fencing. Eastern façade: Brick façade; single one-over-one double-hung window with stone sill and lintel, at fourth floor. Alterations: Façade resurfaced; non-historic light fixture at entry; doorbell and intercom by main entrance; iron railings replaced; non-historic iron gate windows replaced;; non-historic window security grilles at throughout. Site Features: Raised bluestone areaway and concrete sidewalks.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (April 7, 1888), 450; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT 652-1885; ALT 258-1888) file.

123, 125, 127, 129, 131, 133 Prospect Place

Borough of Brooklyn Tax Map Block/Lots 1150/ 59, 58, 57, 56, 55, 54

Date: c. 1873

Architect: John V. Porter

Original Owner/Developer: Not determined

Type: Row houses/Apartment
Style/Ornament: Second Empire
Material: Brownstone
Stories: Three and a half and basement

History

These six identical Second Empire style brownstones were designed by John V. Porter constructed circa 1873 and were built at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These Second Empire style buildings are characterized by stylized classical details with high brownstone stoops, round-arched pedimented entryways, heavily bracketed door surrounds, molded window enframements, and slate mansard roofs with pedimented dormers and prominent cornices. Although some doors and windows have been replaced, the row remains remarkably intact.

Description

123 Prospect Place Three bays; brownstone; brownstone stoop, with molded stone stairs, possibly historic cast-iron railings; under stair entry, with iron security door; round-arched bracketed main entryway with keystone, channeled pilasters, carved brackets and angular pediment; possibly original paneled wood-and-leaf doors and arched transom at the main entryway, with wood reveal and raised molded panels; rusticated stone base with two one-over-one double-hung wood windows with segmental headed top sash, projecting faceted keystones above; first floor over-one double-hung windows, with molded stone bracketed window box ledge sills; molded window surrounds featuring bracketed sills and molded lintel; upper floors one-over-one double-hung windows, with full stone window surrounds and bracketed sills; carved wood roof cornice with heavy brackets, dentils, and geometrical ornamentation; slate mansard roof with projecting firewalls decorated with capitals; two angular pedimented dormer windows, supported by ornately carved wood brackets; second wood bracketed cornice supports iron cresting. Alterations: Windows replaced; metal windows grilles at first story; efflorescence and spalling of brownstone façade; plastic gutter pipe runs the length of building, starting at roof cuts through cornice; non-historic security grille at basement; doorbell and intercom by main entrance and door underneath the stoop; wood refuse shed in areaway. Site Features: Historic areaway fence and gate (on brownstone curb); small planting in areaway.

125 Prospect Place Similar to 123 Prospect Place; Alterations: Windows replaced; plastic gutter pipe runs the length of building starting at roof and cuts through cornice; metal windows grilles at first story; non-historic light fixtures at main entrance; non-historic security grille at basement; doorbell and intercom by main entrance and door underneath the stoop. Site Features: Historic areaway fence and gate (on brownstone curb); small planting in areaway.

127 Prospect Place Similar to 123 Prospect Place; Alterations: 1889 rear addition/extension; windows replaced; plastic gutter pipe runs the length of building starting at roof and cuts through cornice; metal windows grilles at first story; non-historic light fixtures at main entrance; non-historic security grille at basement; doorbell and intercom by main entrance and door underneath the stoop. Site Features: Historic areaway fence and gate (on brownstone curb).

129 Prospect Place Similar to 123 Prospect Place; segmental pediment door hood; Alterations: Windows replaced; plastic gutter pipe runs the length of building, starting at roof and cuts through cornice; metal windows grilles at first story; non-historic light fixtures at main entrance; non-historic security grille at basement; doorbell and intercom by main entrance and door underneath the stoop. Site Features: Historic areaway fence and gate (on brownstone curb); small planting in areaway.

131 Prospect Place Similar to 123 Prospect Place; segmental pediment door hood; Alterations: Cresting removed; plastic gutter pipe runs the length of building starting at roof and cuts through

cornice; iron railings replaced; metal windows grilles at first story; metal security door at main entrance; non-historic light fixtures at main entrance; non-historic security grille at basement; doorbell and intercom by main entrance and door underneath the stoop; concrete in areaway. Site Features: Historic fence and gate; small planting in areaway.

133 Prospect Place Similar to 123 Prospect Place; segmental pediment door hood; historic stone garden wall and railings Alterations: Cresting removed; iron railings replaced; metal fire escape starting at first floor and running up the length of the façade, cutting through cornice to right dormer window; windows replaced throughout; metal fencing atop stone garden wall; separate entrance to basement under basement windows enclosed by metal fencing in areaway; iron security door at under stair entry with metal mailbox. Site Features: bluestone areaway; small planting in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT: 657, July 3, 1889) file.

145 Prospect Place (aka 614 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lots: 1150/ 52

See: 614 Carlton Avenue

122 TO 148 PROSPECT PLACE (SOUTH SIDE) Between Flatbush Avenue and Carlton Avenue

122-126 Prospect Place (aka 307-309 Flatbush Avenue)

Borough of Brooklyn Tax Map Block/Lots 1157/15

Date: c.1889

Architect: John J. Kierst /Standard Building Company

Original Owner/Developer: John J. Kierst

Builder: John J. Kierst /Standard Building Company

Type: Flats building with commercial ground floor

Style/Ornament: Romanesque Revival

Material: Brownstone, brick and terra cotta

Stories: Five and basement

History

This Romanesque-Revival style tenement building which sits on an angled lot with a multi-bay storefront at ground floor and a prominent rounded corner tower was designed by owner/architect John J. Kierst and constructed in 1889, at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. This building is characterized by Romanesque-Revival inspired detailing, including foliation, rough-faced ashlar, crown moldings, paired pilasters, and bracketed cornices. The arched entryway is set between engaged columns and featured terra-cotta panels and rusticated rock faced ashlar arched and flat lintels. Although there have been changes to the windows and the storefronts, the building remains largely intact.

Description

Multi-bay cast-iron storefront (four bays on Prospect Place and five bays on Flatbush Avenue); blond brick building with terra cotta and rusticated ashlar decorative elements resembling quoins;

prominent rounded corner tower faced with pressed tin, with three windows at the second through third floors; decorative panels separate the windows at second floor, cornice decorated with Greek lotus flower design; above the windows at the third floor a decorative foliate panel; above each window at the fourth floor scroll brackets support an angular pediment; above the fifth floor windows is a bracketed modillion cornice with wide foliate fascia; entrance at base of tower with concrete stoop with iron railings; Prospect Place Façade: Raised rusticated stone stoop with raised areaway and wrought-iron railings; stone cheek walls, with under stair entry; (126 Prospect Place) main entrance features arched entrance stone door surround with molded stone transom bar and transom light, followed by stepped rusticated stone voussoirs with a central keystone lintel supported by stepped stone semi-engaged Corinthian columns topped by a terra-cotta band molding with a foliate decorative motif that runs the width of the building; five bays of windows at upper floors with irregular spacing; to the immediate east of the tower, paired one-over-one double-hung windows at each story featuring stone or terra-cotta lintels in various styles; second floor windows feature framed (surround) lintels, third floor features plain stone lintels; fourth floor features rough faced stone flared lintel with central keystone, under each window at this story is a terra-cotta panel with a central face surrounded by an intricate foliate design; fifth floor features arched windows with arched terra-cotta lintels, rusticated stone molding topped by a terra-cotta band molding with a decorative diamond pattern that runs the width of the building; molded roof cornice, decorated with foliation, dentils, and scrolled brackets; chimney at roof level. Alterations: (122 Prospect Place) storefront bay opening sealed by brick and stucco infill; brick wall altered to accommodate air-conditioner and metal grille; concrete handicap ramp leading to alternate entrance with metal-and-glass door and awning, windows replaced throughout; (126 Prospect Place) main entrance door replaced; light fixture (with exposed conduit), doorbell and intercom by main entrance; brick wall altered to accommodate air-conditioner and metal grille; some newer metal railings and gate in front of historic cast-iron railings; cell phone towers on roof. Site Features: Raised stone areaway with possibly historic iron railing and fencing; metal basement access doors. Flatbush Avenue façade: Four bays at upper floors; architectural details at upper floors identical to Prospect Avenue façade; fluted cast-iron piers separate storefront bays; multi-pane metal-and-glass windows at each bay; metal-and-glass door at fifth bay; dogtooth brick belt course at second floor that runs between the windows at this level; small rectangular windows between second and third bays. Alterations: Windows replaced; canvas awning above storefronts; stucco infill above bays; cell phone towers on roof. Site features: Metal basement access doors.

Significant References

Brooklyn Eagle; New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (Jan 19, 1889), 96.

128 Prospect Place (aka 311 Flatbush Avenue)

Borough of Brooklyn Tax Map Block/Lots 1157/14

Date: c.1888

Architect: Charles Conlon

Original Owner: Peter Harrison

Type: Flats building with commercial ground floor

Style/Ornament: Romanesque Revival

Material: Brownstone, brick and terra-cotta

Stories: Five and basement

History

This Romanesque-Revival style tenement building with storefront at ground floor was designed by Charles Conlon for owner developer Peter Harrison in 1888. Designed as an ensemble to compliment 122-126 Prospect Place (aka 307-309 Flatbush Avenue), the structure was built at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The building features Romanesque-Revival style inspired detailing including terra-cotta panels and rusticated rock faced ashlar arched and flat lintels. Although there have been changes to the windows, the building remains remarkably intact.

Description

Prospect Place façade: Three bays; blond brick t with terra cotta and rusticated ashlar decorative elements resembling quoins; raised rusticated stone stoop with wrought-iron railings/stone side walls, with under stair entry; with stone door surround, molded stone transom bar and transom light, flat lintel of rusticated stone; topped by a terra-cotta band molding with a foliate decorative motif that runs the width of the building; one-over-one double-hung windows throughout, with varying styles of stone and terra-cotta lintels; decorative brick insets between third and fourth stories; segmental arched windows at fourth story; brick pilasters with terra-cotta panels; continuous molded stone sill at the third and fifth stories the run the width of the building; molded roof cornice, decorated with foliation, dentils, and scrolled brackets; chimney at roof level. Alterations: Main entrance door replaced; window openings sealed by brick and stucco infill, aluminum grille metal exhaust stack that runs the length of the building; non-historic light fixture (with exposed conduit), doorbell and intercom by main entrance; metal fire-escape at upper floors; glass-and-metal secondary entrance. Site Features: Raised rusticated stone base and small area way, with possibly historic iron railing and fencing. Flatbush Avenue façade: Similar to 122-126 Prospect Place; lintels of various styles and materials; bracketed stone sill that runs the width of the building at third and fifth floors; corbelled brick just above fifth floor windows, followed by bracketed metal cornice with decorative geometric patterns. Alterations: Storefront updated, stucco infill; non-historic light fixtures; window grilles at second story altered to accommodate an air conditioner; antennae and satellite dish on roof. Site Features: Metal basement access doors.

Significant References

Brooklyn Eagle; New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (March 31, 1888), 414, (April 28, 1900), 767.

Prospect View

130-132 Prospect Place (aka 315-317 Flatbush Avenue)

Borough of Brooklyn Tax Map Block/Lots 1157/ 1001-1003

Date: c. 1889

Architect: F. Keith Irving

Original Owner/Developer: F. Keith Irving

Type: Flats building with commercial ground floor

Style/Ornament: Romanesque Revival

Material: Brownstone, brick and terra-cotta

Stories: Five and basement

History

Designed as an ensemble with 122-126 Prospect Place (aka 307-309 Flatbush Avenue), this Romanesque-Revival style tenement building with storefront at ground floor was designed and built by F. Keith Irving, at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. The building features terra-cotta panels and rusticated rock faced ashlar arched and flat lintels. Although there have been changes to the windows, the building remains remarkably intact.

Description

130 Prospect Place Three bays; blond brick with terra-cotta and rusticated ashlar decorative; raised rough-faced stone stoop with wrought-iron railings/stone cheek walls, with under stair entry; main entrance with stone door surround, molded stone transom bar and transom light, with flat lintel of rusticated stone; topped by a terra-cotta band molding with a foliate decorative motif that runs the width of the building; the second through third floors have three, one-over-one double-hung windows at each story featuring stone or terra-cotta lintels in various styles; second floor windows feature an arched foliate tympanum resting on tooth molding; the third story windows feature framed terra-cotta flared lintels with a continuous stone sill that runs the width of the building; the plain stone lintels at the windows of the fourth story also have continuous stone sill that runs the width of the building; corbelled brick and terra-cotta arched windows at the fifth story with corbelled brick pilasters with terra-cotta foliate pendants; bracketed cornice flanks a gabled roof with decorative terra-cotta accents at its peak. Alterations: Stoop resurfaced; metal railings replaced; windows replaced; historic door replaced; metal fire-escape; doorbell and intercom by main entrance; on-historic light fixtures at main entrance; metal windows grilles at first story; antennae and satellite dish on roof. Site features: Cheek wall with small raised area way. Flatbush Avenue façade: (315 Flatbush Avenue) Three bays at upper floors; architectural details at upper floors identical to Prospect Place façade; metal-and-glass storefront with central entrance and flanking display windows resting on metal bulkheads. Alterations: Storefront updated, windows and door replaced; canvas awning the runs the width of the storefront. Site features: Metal basement access doors.

132 Prospect Place Similar to 122-126 Prospect Place (aka 307 to 309 Flatbush); Alterations: Door replaced; windows replaced; non-historic light fixture at main entrance; iron grille at first floor windows; cheek wall of area way in disrepair; doorbell and intercom by main entrance. Site Features: Cheek wall with small raised area way; metal basement access doors. Flatbush Avenue façade: (317 Flatbush Avenue) Three bays at upper floors; architectural details at upper floors identical to Prospect Place façade; metal-and-glass storefront with central entrance and flanking display windows resting on metal bulkheads. Alterations: Storefront updated, windows and door replaced; canvas awning the runs the width of the storefront. Site features: Metal basement access doors.

Significant References

Brooklyn Eagle; New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB: 110-1888).

134, 136 Prospect Place

Borough of Brooklyn Tax Map Block/Lots 1157/21, 22

Date: c.1888-1889

Architect: John J. Kierst

Original Owner/Developer: John J. Kierst /Standard Building Co.

Type: Row house

Style/Ornament: Romanesque Revival
Material Brownstone, brick and terra-cotta
Stories: Five and basement

History

Both buildings were designed to resemble the Prospect View apartment building at 130-132 Prospect Place: The buildings were designed and constructed by John J. Kierst, at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. The Romanesque Revival style buildings feature terra-cotta panels and rusticated rock faced ashlar arched and flat lintels. Although there have been changes to the windows, the buildings remain remarkably intact.

Description

134 Prospect Place Three bays; blond brick with terra cotta and rusticated ashlar decorative elements resembling quoins; raised rough-faced stone stoop with historic wrought-iron railings/stone cheek walls, with under stair entry; main entrance features stone door surround molded stone transom bar and transom light, with flat lintel of rusticated stone; topped by a terra-cotta band molding with a foliate decorative motif that runs the width of the building; from the second to fifth floors three one-over-one double-hung windows with terra cotta lintels of varying styles; molded banding of stone and terra-cotta incorporated into the continuous sill at the third floor; decorative foliate terra-cotta panels under the windows at the fourth floor; arched windows with terra-cotta voussoirs at the fifth floor; topped by molded metal renaissance inspired bracketed modillioned cornice. Alterations: Stoop and area way cheek walls painted; main entrance door replaced; doorbell and intercom by main entrance; non-historic light fixtures at main entrance; windows replaced; window grilles at first floor with alterations to accommodate an air conditioner; metal fire-escape at upper floors. Site features: Small raised area way, with possibly historic iron railing and fencing.

136 Prospect Place Similar to 134 Prospect Place; Alterations: Stoop and area way cheek walls painted; main entrance door replaced; doorbell and intercom by main entrance; non-historic light fixtures at main entrance; windows replaced; fire-escape at upper floors. Site features: Raised stone stoop sand areaway.

Significant References

Brooklyn Eagle; New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB: 32-1889).

138, 140 Prospect Place

Borough of Brooklyn Tax Map Block/Lots 1157/23, 24

Date: c.1888-1889
Architect: William Flanagan
Original Owner/Developer: Not determined
Type: Row house
Style/Ornament: Italianate
Material: Brownstone
Stories: Three and basement

History

These Italianate row houses were designed by architect William Flanagan and constructed in 1888-89 for an unknown owner, at a time when improvements in the area's transportation

hastened the construction of hundreds of exceptionally fine row houses in the Prospect Heights area. These two row houses are characterized by high brownstone stoop, round-arched entryways, heavily bracketed door surrounds with pediments, molded window enframements. Although there have been changes to the windows, the buildings remain remarkably intact.

Description

138 Prospect Place Three bays; brownstone; brownstone stoop with molded stone stairs; under stair entry with iron security gate; round-arched main entryway with carved keystone; pilasters with carved brackets and round arched pediment; possibly original paneled wood-and-glass double doors and arched transom at the main entryway, with wood reveal and raised molded panels; rusticated stone base, with two one-over-one double-hung windows with segmental headed top sash, projecting faceted keystones above; first floor with two windows, molded bracketed lintels and projecting segmental-arched hood; three windows at the second and third floors with molded bracketed lintels and projecting segmental-arched hood and bracketed sills; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation and segmental-arched fascia. Alterations: Façade resurfaced and painted; windows replaced; historic iron security grille altered to accommodate air-conditioner at right basement window; non-historic light fixture in arch of entryway; pediment hood enclosed; iron railings and fencing replaced. Site features: Metal hatch in areaway; concrete areaway.

140 Prospect Place Similar to 138 Prospect Place; Main entrance door replaced; historic iron security grille at basement windows replaced; window grille at first floor altered to accommodate an air conditioner; window grilles at basement replaced; windows replaced throughout; metal mailbox attached to door underneath the stoop; non- historic light fixture at main entrance. Site features: Metal hatch in areaway; concrete areaway.

Significant References

Brooklyn Eagle; New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (E. Robinson, 1886), pl. 6.

148 Prospect Place (aka 616 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lots 1157/ 26
See 616 Carlton Avenue

**147 TO 227 PROSPECT PLACE (NORTH SIDE)
Between Carlton Avenue and Vanderbilt Avenue**

147 (aka 629 Carlton Avenue), 149, 151, 153, 155, 157, 159, 161, 163 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1151/94, 93, 92, 91, 90, 89, 88, 87, 86

Date: c. 1870

Architect: Not determined.

Original Owner/Developer: Not determined.

Type: Row houses

Style/Ornament: Italianate with Second Empire elements

Material: Brownstone

Stories: Four and basement (Nos. 147 and 149); Three and basement (Nos. 151 to 163)

History

These nine Italianate-style row houses with Second Empire elements were built c. 1870 at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The brownstone houses on rusticated basements feature high stoops, arched entrances with full surrounds topped by segmental pediments (with a slight design variation at Nos. 153 and 155) supported by foliate brackets and segmental-arched fenestration with bracketed lintels and sills on the upper stories characteristic of the Italianate style and scalloped cornice characteristic of the Second Empire style. The taller houses at Nos. 147 and 149 also feature Second Empire-style slate-tiled mansard roofs with pedimented dormers. No. 147 also features a beautifully crafted oriel window at the first story on the Carlton Avenue elevation. Alterations have been made to each of the houses over the years, the most significant is the removal of the stoop and creation of a new basement entrance with classically-inspired portico at No. 159; nevertheless, the row remains largely intact.

Description

147 Prospect Place Prospect Place Façade: Three bays; stoop with possibly historic metal gate at entrance under the stoop; round-arched main entrance with paneled wood reveal, roll molding springing from columns with elaborate bases and caps; entrance surround with segmental pediment, foliate brackets and channeled pilasters; arch with molded spandrel panels and foliate keystone springs from scrolled corbels; rusticated basement with segmental-arched fenestration; wood frame windows with molded keystones and wrought-iron grilles; segmental-arched, wood frame windows at first through third stories; segmental-arched lintels with foliate brackets and paneled frieze at first story; segmental-arched lintels with carved brackets, plain frieze and bracketed sills at second and third stories; wood cornice with foliate brackets and modillions, dentil course and scalloped, paneled frieze; slate-tiled mansard roof; two pedimented dormers with paneled pilasters, carved brackets and denticulated frieze. Alterations: façade, stoop and details resurfaced; reproduction balustrades and newels; window sills at first story reconfigured; wood replacement sash; arched double-leaf, wood-and-glass door; light fixture above door; pigeon wire and bird deterrent netting in pediment of entrance surround; wall lamp by entrance under the stoop; Carlton Avenue Façade: Three bays; brick facade; segmental-arched windows with wood frames at each story; two windows in basement, one with possibly historic metal grille; windows at each story with segmental-arched brownstone lintels and bracketed sills; wood oriel supported on foliate brackets at first story with five round-arched windows and paneled spandrels, windows of oriel have molded archivolts, keystones and channeled pilasters with molded capitals; cornice similar to Prospect Place with plain, linear frieze; mansard and dormers same as Prospect Place; two brick chimneys. Alterations: façade painted; window openings at the basement (left) and second and third story (center) filled with brick sometime prior to the late 1930s; brownstone lintels and sills resurfaced; wood replacement sash; chimneys patched; aluminum leader from oriel; three remote utility meters attached to basement wall. North Façade: Three bays; brick facade; one-story brick extension at basement level with shed roof, entrance on Carlton Avenue with stone lintel, paired windows and narrow molded cornice; wood oriel with denticulated wood cornice at first story; wood frame windows with flush brownstone lintels and projecting sills at second and third stories; mansard roof with two pedimented dormers similar to Prospect Place. Alterations: basement extension painted; metal door and small window with two vents added to north façade of extension; metal window grilles; door of Carlton Avenue entrance replaced with painted wood panel; brick extension with single window overlaps the oriel at the first story; wood replacement sash, except metal sash and wood panel in the leftmost windows of the second and third story respectively; asphalt shingles on mansard; new leaders; dish antenna on roof; small vents through wall at third story and first story of extension; light fixture with electrical conduit; conduit with cables at first story. Site Features: possibly historic wrought-iron

gate and fence on brownstone curb on Prospect Place and brownstone and concrete curb Carlton Avenue; areaway on Prospect Place with stone paving, steps to entrance under the stoop; planting bed and brownstone mounting block with house number carved into it; areaway on Carlton Avenue with concrete paving, diamond plate hatch, metal and gooseneck pipes; bluestone paving at entrance to the extension; concrete-paved parking area with non-historic metal fence and gate on bluestone curb; bluestone sidewalks with bluestone curbs except at driveway and corner.

149 Prospect Place Similar to No. 147; stoop with cast-iron balustrades and newels and possibly historic gate at entrance under the stoop; double-leaf, wood-and-glass door with arched single-light transom; wood frame windows; possibly historic grilles at basement; window box ledge with foliate brackets at first story. Alterations: façade painted; pigeon wire in pediment of entrance surround; iron rod between brackets of the surround; wall lamp, intercom and postal release box in reveals; wall lamp and doorbell by entrance under the stoop; metal replacement sash; metal window grilles at first story; dish antenna attached to mansard; remote utility meters with wires at basement; ledge brackets partially resurfaced; wires from roof attached to dormers and second- and third-story windows. North Façade (partially visible): Similar to No. 147; one-story brick extension with two segmental-arched windows and entrance; one window visible at first story. Alterations: façade painted; vent in wall at first story; metal window grilles on extension; mansard painted; dormer pediments replaced; light by entrance of extension; replacement sash; electrical or cable box with multiple wires attached to wall of extension; dish antennas on roof with wires to second and third stories; metal pipe set at an angle on the roof of the extension. East Façade (partially visible): brick; chimney. Alterations: resurfaced with cement stucco; new chimney pots. Site Features: historic wrought-iron fence and gate on painted brownstone curb; areaway with bluestone or slate and concrete paving, diamond plate cellar hatch with vent, metal pipe and planting bed; non-historic chain-link fence in rear between Nos. 147 and 149; bluestone and concrete sidewalk; bluestone curb.

151 Prospect Place Similar to No. 147; arched single-light transom at entrance; wood frame windows at basement, first and second stories; possibly historic grilles at basement; window box ledge with foliate brackets at first story; flat roof. Alterations: façade and stoop painted; reproduction stoop balustrades and newels; metal gate at entrance under the stoop; replacement double-leaf, wood-and-glass door at main entrance; intercom in reveal; light fixture above door; alarm box attached at first story; one window grille at basement altered to accommodate an air conditioner; metal replacement sash except at first story; metal panning at third floor; pigeon wire on pediment of entrance surround, third-story lintels and cornice. North Façade (partially visible): Similar to No. 147; stone sills and lintels; molded cornice with flat frieze. Alterations: brick resurfaced with cement stucco; metal replacement sash and panning at second and third stories; possibly replacement wood sash at first story; new leader; deck with wood partitions and flower box at first story. Site Features: possibly historic wrought-iron gate with reproduction gateposts and fence on brownstone curb; areaway with stone paving, planting bed, diamond plate hatch and steps to entrance under the stoop; wood fence in rear between Nos. 149 and 151; bluestone sidewalk and curb.

153 Prospect Place Similar to No. 151; segmental pediment at entrance with stepped horizontal cornice and foliate corbels; windows with wood sashes and frames; possibly historic window grilles at basement; window lintels (with paneled friezes at first and second stories); window box ledge with foliate, scrolled brackets at first story; stylized scrolled lintel brackets at second and third stories. Alterations: brownstone replaced; metal window grilles at first floor; double-leaf, wood paneled door with single-light, arched transom; light fixture above main entrance; stoop balustrades replaced; metal gate at entrance under the stoop; wall lamp and doorbell by entrance under the stoop. North Façade (partially visible): Similar to No. 151; unpainted brick. Alterations: lintels and sills painted; small metal vent at second story; air conditioner with grille at first story; window or door opening with grille; deck with metal railing and staircase. Site Features: historic

fence and gate on brownstone curb; areaway with slate paving, painted stone step at entrance under the stoop and diamond plate hatch; bluestone and concrete sidewalk and bluestone curb.

155 Prospect Place Similar to No. 151; segmental pediment at entrance with stepped horizontal cornice and foliate corbels; possibly historic gate at entrance under the stoop; single-light, arched transom in main entrance; possibly historic window grilles at basement. Alterations: façade, stoop and details painted; metal replacement sash and panning; sills at first story altered; metal window grilles at first story; double-leaf, metal-and-glass security door; interior door replaced and enframing altered; light fixture in main entrance; stoop balustrades replaced with sidewalls; doorbells by entrance under the stoop; light fixture attached to stoop above entrance; remote utility meter attached to basement wall; pigeon wire on all lintels, door pediment and cornice. North façade (partially visible): Similar to No. 151; two-story brick extension on the east with north-facing windows; chimney. Alterations: façade and extension painted; metal cap on main chimney; metal replacement sash. Site Features: non-historic, painted brick wall with square posts incorporating metal fence; non-historic metal gate; areaway with painted concrete paving, planting bed, diamond plate hatch and step to entrance under the stoop; bluestone and concrete sidewalk and stone curb.

157 Prospect Place Similar to No. 151; wood frame windows; possibly historic window grilles at basement. Alterations: façade and details painted; stoop resurfaced and painted; wood replacement sash; sills at first story altered; metal window grilles at first story; double-leaf, wood-and-glass replacement door with stained-glass transom; mailbox and doorbell in reveal; stoop balustrades replaced; metal gate with attached mailbox at entrance under the stoop; wall light and doorbell by entrance under the stoop; plaque at first story with date 1871; pigeon wire and bird deterrent netting on pediment of entrance surround; pigeon wire on all lintels and cornice. North Façade (partially visible): Similar to No. 151; two-story brick extension with clay tile coping, window on west and oriel on north with cornice surmounted by a shed or hipped roof. Alterations: extension painted; metal storm windows on extension. Site Features: non-historic concrete wall with non-historic gateposts and incorporated iron work; areaway with concrete paving, planting bed and diamond plate hatch; steps to entrance under the stoop moved and walkway extended; brick retaining wall along path; bluestone sidewalk and curb.

159 Prospect Place Similar to No. 151; possibly historic window grilles at basement; wood window frames, wood sash on first story. Alterations: prior to the late 1930s stoop removed, main entrance relocated to basement with columned portico and double-leaf, metal-and-glass doors with pebble glass transom, original entrance converted to tripartite, window within historic surround with fluted mullions, fanlight and beveled-glass lights; keystones above windows at basement shaved and sills at first story altered at the same time; façade cleaned and patched; metal replacement sash at basement, second and third stories; wall lamp by entrance; intercom in reveal; flag bracket attached to wall at first story; remote utility meter attached to basement wall. North Façade (partially visible): Similar to No. 151. Alterations: Lintels and sills painted. Site Features: resurfaced wall with square posts (originally altered prior to the late 1930s) incorporating non-historic metal fence and gates; brass house numbers attached to post; raised planter incorporated into wall; below-grade areaway with steps, concrete paving, planting bed and diamond plate hatch; pipe railing at main steps; bluestone sidewalk and curb.

161 Prospect Place Similar to No. 151; possibly historic window grilles at basement; double-leaf, wood-and-glass door with egg-and-dart molding; single-light arched transom. Alterations: façade painted; stoop resurfaced; reproduction balustrades and newels; metal gate at entrance under the stoop; metal replacement sash and panning; sills at first story altered; light fixture at main entrance; doorbell by entrance under the stoop; some corbels and molding missing from cornice; pigeon wire and bird deterrent netting on pediment of entrance surround; pigeon wire on first-story lintels and cornice; alarm with light at second story; remote utility meter attached to basement. North Façade (partially visible): Similar to No. 151. Alterations: brick and stone cleaned; windows replaced. Site Features: non-historic metal fence and gate on brownstone curb;

areaway with bluestone paving, brownstone border around steps at entrance under the stoop, planting bed, non-historic lamppost, raised diamond plate hatch; bluestone and concrete sidewalk; bluestone curb.

163 Prospect Place Similar to No. 151; wood frame windows at basement with possibly historic window grilles. Alterations: sills at first story altered prior to the late 1930s; façade painted; stoop resurfaced; reproduction balustrades and newels; arched, double-leaf, wood-and-glass replacement door; wood replacement sash at basement; metal replacement sash and panning on upper stories; second-story sill molding shaved; light fixture at entrance; mailboxes attached to wall of stoop; new metal gate with possibly historic cable molding at entrance under the stoop; wall lamp and doorbell by entrance under the stoop; some corbels and molding missing from cornice; pigeon wire on entrance pediment and cornice. North Façade (partially visible): Similar to No. 151. Alterations: painted; large antenna on roof. Site Features: non-historic metal fence and gate on brownstone curb; areaway with bluestone paving, diamond plate hatch, planting bed and steps to entrance under the stoop; bluestone and concrete sidewalk; bluestone curb.

Significant Resources

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); Hugo Ullitz, *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903), v. 1, pl. 16.

165, 167, 169, 171 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1151/85, 84, 83, 1101-1104

Date: c. 1871

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row houses

Style/Ornament: Italianate

Material: Brownstone

Stories: Three and basement (Nos. 165 to 169); Four and basement (No. 171)

History These Italianate-style row houses were constructed c. 1871 at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The largely intact houses at Nos. 165, 167 and 169 feature high stoops with cast-iron balustrades, arched entrances with pedimented surrounds, rusticated basements, bracketed window lintels and bracketed cornices characteristic of the Italianate style. No. 171, which was built as a four story and basement building with a mansard roof, retains the rusticated basement, arched entrance and basic fenestration pattern common to the other houses; however, it has been severely altered.

Description

165 Prospect Place Three bays; stoop with cast-iron balustrades; round-arched main entrance; entrance surround with segmental pediment, foliate brackets and paneled pilasters; arch with paneled spandrels, foliate keystone and scrolled corbels; rusticated basement with segmental-arched, wood frame windows; wood frame windows at first story with window box ledges supported on scrolled brackets and molded lintels with foliate brackets and paneled frieze; windows at second and third stories with bracketed sills and molded lintels with curved brackets (and paneled frieze at second story); wood cornice with foliate brackets and modillions, dentils and paneled frieze. Alterations: façade painted; stoop resurfaced and peeling, newels replaced with concrete posts decorated with incised tulip design; vent in sidewall under stoop; original door removed, opening altered to accommodate single-leaf door and transom replaced with

painted wood panel; light fixture above door; bird deterrent netting in pediment; paneled wood door at entrance under stoop with inverted metal gutter above; aluminum storm windows at the basement and first story; metal replacement sash and panning at second and third story; metal window grilles at basement (one altered to accommodate an air conditioner) and first story; wall lamp by entrance under the stoop. North Façade (partially visible): brick; stone lintels and sills; cornice; leader and gutter. Alterations: painted. Site Features: historic fence and gateposts with non-historic metal gate on brownstone curb; areaway with bluestone paving and planting bed; step to entrance under the stoop moved and concrete-paved walkway extended; bluestone sidewalk and curb.

167 Prospect Place Similar to No. 165; wood window frames at basement; wood reveal with columns and roll molding at main entrance; cast-iron stoop balustrades and newels; possibly historic gate at entrance under the stoop. Alterations: façade, stoop and details prepared for resurfacing at time of designation; metal replacement sash; metal panning on first through third stories; window grilles at basement replaced prior to the late 1930s; original door removed, opening altered to accommodate single-leaf door set in wood-and-glass block enframing; single-light transom; wall lamp by main entrance; light fixture with metal conduit attached to basement wall; round vent in sidewall of the stoop; bird deterrent netting in pediment of entrance surround; remote utility meter attached to basement wall; wires from roof to basement, second and third stories. Site Feature: historic wrought-iron fence and gate (gateposts and finials possibly altered) on brownstone curb; areaway with concrete paving, metal pipe and planting bed; bluestone sidewalk; stone curb.

169 Prospect Place Similar to No. 165; possibly historic cast-iron balustrades and newels at stoop; paneled wood reveal with columns and roll molding at main entrance; possibly historic double-leaf, wood-and-glass door with arched, single-light, beveled-glass transom; wood window frames; possibly historic window grilles at basement. Alterations: façade, stoop and details resurfaced; metal replacement sash; metal gate and doorbell at entrance under the stoop; pigeon wire in pediment of entrance surround; mailbox and doorbells in reveal; light fixture above door; remote utility meter attached to basement wall. Site Features: historic wrought-iron fence with slightly altered gateposts and gate on brownstone curb; areaway with slate paving, stepped planting bed with slate retaining wall, non-historic lamppost and diamond plate hatch; steps to entrance under the stoop moved and walkway extended; bluestone and concrete sidewalk; stone curb.

171 Prospect Place Similar to No. 165 with mansard roof; Alterations: façade resurfaced; stoop restored; metal stoop railings and gate at entrance under the stoop; abstract door surround; single-leaf door with sidelight and arched, single-light transom; metal replacement sash and panning; window sills at first story raised; window sills and lintels at upper stories altered; metal window grilles at basement and first story; light fixture and intercom at main entrance; intercom by entrance under the stoop; mansard re-shingled; paired inset windows and through-wall air conditioner in mansard; ventilator and metal screen-like structure on roof. East and West Facades: chimney on west. Alterations: facades surfaced with cement stucco. Site Features: non-historic metal fence and gate; concrete-paved areaway; diamond plate hatch; step(s) to entrance under the stoop with planter; low, masonry wall with cement cap along eastern property line.

Significant Resources

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; New York City Department of Finance photographic record c.1985; New York City Department of Taxes photographic record c.1939.

173, 175, 177, 179 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1151/81, 80, 79, 78

Date: c. 1870
Architect: Not determined
Original Owner/Developer: John Doherty
Type: Row houses
Style/Ornament: Italianate with alterations
Material: Brownstone
Stories: Three and basement

History These four Italianate-style row houses were built c. 1870 by John Doherty, a local builder, at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. This row features high stoops, arched entrances with triangular pediments (still extant at Nos. 177 and 179), bracketed lintels and bracketed cornices characteristic of the Italianate style. No. 177 remains largely intact; however, the others have all been altered over time. At Nos. 173 and 175 the entrance surrounds have been stripped of their brackets and pediments, the window sills simplified and the lintels removed. The historic basement fenestration of No. 173 has been replaced with a new entrance with door hood and a wider window opening. The historic stoop balustrades at No. 175 were replaced with masonry sidewalls and posts. The stoop at No. 179 was removed prior to the late 1930s at which time a tripartite window with transom was incorporated into the original entrance surround and the entrance relocated to the basement.

Description

173 Prospect Place Three bays; stoop; arched main entrance with possibly historic double-leaf, wood-and-glass door with arched, single-light transom; paneled wood reveal, columns and roll molding; wood cornice with foliate brackets and modillions, dentils and paneled frieze. Alterations: façade and stoop resurfaced; basement fenestration reconfigured as double window and single-leaf, wood-and-glass door with glass transom and copper door hood on open brackets; window grille at basement altered to accommodate air conditioner; reproduction stoop balustrades and newels; entrance under the stoop reconfigured as window with grille; new entrance with metal door cut in stoop wall; brackets and pediment removed from main entrance surround; surround resurfaced; metal replacement sash and panning; window lintels removed and sills altered on first through third stories; light fixture at entrance; alarm attached to wall below the second story; four remote utility meters with exposed wires attached to basement wall. Site Features: masonry wall incorporating non-historic fence and gate; bi-level areaway with concrete paving, planting bed and raised, diamond plate hatch.

175 Prospect Place Similar to No. 173; segmental-arched windows in basement, one with a possibly historic grille; wood frame windows at first story. Alterations: façade resurfaced and painted; stoop balustrades replaced with masonry sidewalls and octagonal posts; decorative metal gate at entrance under stoop; brackets and pediment removed from main entrance surround; surround resurfaced and painted; metal replacement sash; metal panning at basement, second and third stories; metal window grille at basement altered to accommodate an air conditioner; window lintels removed and sills replaced on first through third stories; air conditioner and wood insert in window at first story; double-leaf, wood-and-glass door with decorative wrought-iron grilles attached to the glass panels; light fixture above entrance; doorbell in column of reveal; mailbox and wall lamp attached to stoop wall; enamel plaque with house number attached to wall by entrance; dish antenna on roof; wires from roof attached at windows; remote utility meters with exposed wires attached to basement wall; pigeon wire in cornice. Site Features: possibly historic fence with non-historic gateposts and gate on brownstone curb; areaway with stone paving, diamond plate hatch with vent and planting bed; steps to entrance under stoop moved; bluestone and concrete sidewalk.

177 Prospect Place Similar to No. 173; entry surround with paneled pilasters, foliate brackets and triangular pediment; arch with foliate keystone and molded spandrels; possibly historic arched, double-leaf, paneled wood-and-glass door; rusticated basement; wood window frames; segmental-arched windows with possibly historic grilles at basement; window box ledges and molded lintel with foliate brackets and paneled frieze at first story; molded lintels with carved brackets and paneled frieze at second story; similar lintels with plain frieze at third story. Alterations: façade and stoop resurfaced; reproduction balustrades and newels; metal gate with mailbox at entrance under the stoop; wood replacement sash; shaved brackets at first-story window box ledges; sills altered at second and third stories; corbels of entrance surround shaved; light fixture above entrance; doorbell in reveal; vent in wall of stoop; doorbell and wall lamp by entrance under the stoop; dish antenna on roof; remote utility meters attached to basement wall; pigeon wire on pediment of entrance surround and cornice. Site Features: historic fence and gate with reproduction gateposts on brownstone curb; areaway with bluestone paving, planting bed, gooseneck pipe, diamond plate hatch and step to entrance under the stoop; stone curb.

179 Prospect Place Similar to No. 177; bracketed, molded window sills at second and third stories. Alterations: façade painted; stoop removed prior to the late 1930s; entrance at basement with double-leaf, wood-and-glass door and columned portico with deep entablature; original entrance converted to tripartite window with fluted pilasters and arched, single-light transom; surround replaced, reproduction foliate brackets based on No. 151; first-story window sills replaced; wood replacement sash; light fixture attached to basement wall; plaque with house number by entrance; alarm attached to wall at first story. East Façade (partially visible): painted brick with chimney. Site Features: reproduction fence and gate on resurfaced brownstone curb; resurfaced brownstone steps; below grade areaway (altered prior to the late 1930s) with slate paving, planting beds, diamond plate hatch and resurfaced brownstone retaining walls; bluestone sidewalk and curb.

Significant Resources

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869-1873; Kings County, Office of the Register, Deed Liber 919, p. 327 (October 18, 1869); New York City Department of Finance photographic record c.1985; New York City Department of Taxes photographic record c.1939.

181, 183, 185, 187, 189 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1151/77, 76, 75, 74, 73

Date: c. 1877

Architect: F. B. Lincoln

Original Owner/Developer: Not determined

Type: Row houses

Style/Ornament: Italianate/Neo-Grec

Material: Brownstone

Stories: Two and basement

History These five Italianate/Neo-Grec-style row houses were designed by F. B. Lincoln and built c. 1877 at a time when proximity to the recently completed Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Prospect Heights area. The houses feature rusticated basements (except at No. 181), high stoops, arched entrances with full surrounds topped by pediments supported on foliate brackets characteristic of the Italianate style and full window surrounds with incised decoration and wood cornices with stylized brackets characteristic of the Neo-Grec style. Roof-top dormers at Nos. 181, 185 and 187 were in place prior to the late 1930s (that at No. 189 was added after 1985).

Although each of the houses has been painted and several have lost their historic stoop balustrades, this row of small homes remains largely intact.

Description

181 Prospect Place Three bays; stoop with possibly historic metal gate at entrance under the stoop; round-arched main entrance with double-leaf, beveled-glass-and-wood door; paneled wood reveal, columns and roll molding; entrance surround with triangular pediment, foliate brackets and paneled pilasters; arch with paneled spandrels and foliate keystone springing from stylized corbels; stone band course above basement; windows with chamfered stone surrounds with incised decorations and possibly historic wrought-iron grilles at basement; similar window surrounds at first story with molded lintels and sills with stylized brackets and paneled spandrel; surrounds at second story similar to first story with smaller, stylized brackets; wood window frames at first and second stories; wood cornice with stylized brackets, “diamond drop” course and paneled frieze; roof-top dormer and chimney. Alterations: façade, stoop and details painted; stoop balustrades replaced with masonry side walls and square posts prior to the late 1930s; basement resurfaced as smooth ashlar prior to the late 1930s; metal replacement sash; metal panning at basement; arched, stained-glass transom with house number; light fixture in main entrance, intercom in surround and postal release box in reveal; wall lamp and intercom by entrance under the stoop; dormer enlarged and painted, east side shingled; leader and gutter on dormer. Site Features: historic fence and gate on resurfaced brownstone curb; gateposts replaced; areaway with concrete paving, planting bed and non-historic lamppost; step to entrance under the stoop moved; stone curb.

183 Prospect Place Similar to No. 181; cast-iron stoop balustrades and newels; possibly historic metal gate at entrance under the stoop; raised spandrel panel on west side and arched panel on east side of stoop; double-leaf, wood-and-glass door with arched, single-light transom; rusticated basement; wood window frames at each story; wood sash (except for two windows); possibly historic grilles at basement; chimney. Alterations: façade, stoop, details and all ironwork painted; metal replacement sash on two second-story windows; double-leaf, decorative metal security gate at main entrance; mailboxes attached to gate at entrance under stoop; doorbell by entrance under the stoop; dish antenna. Site Features: painted, historic fence and gate; areaway with tinted concrete paving, planting bed, non-historic lamppost with attached street number and step to entrance under stoop; stone curb.

185 Prospect Place Similar to No. 181; cast-iron stoop balustrades and newels; possibly historic, double-leaf, wood-and-glass door with arched, single-light transom; rusticated basement; wood window frames at each story; possibly historic rooftop dormer with paired windows. Alterations: façade, stoop and details resurfaced and painted; metal replacement sash and casement windows; metal window grilles at basement; doorbell in reveal; metal gate with attached mailbox at entrance under the stoop; chimney with new clay and metal pots; dish and television antennas on roof. Site Features: historic fence and gate on brownstone curb; areaway with concrete paving, planting bed, step to entrance under the stoop and non-historic lamppost; stone curb.

187 Prospect Place Similar to No. 181; possibly historic, double-leaf, wood-and-glass door with arched, single-light transom; rusticated basement; wood window frames at each story; wood sash at first and second stories; possibly historic rooftop dormer. Alterations: façade and details painted; stoop balustrades replaced; gate with attached mailbox at entrance under the stoop; brackets of first-story sills shaved; metal mesh grilles with decorative metal work attached to interior of glass panels of main entrance door; aluminum storm windows; metal window grilles at basement and first story; cast-iron railing at side of first-story window sills; light fixture above main entrance; doorbells in reveal; vent above entrance under the stoop; doorbell and wall lamp with conduit by entrance under the stoop; television antenna. Site Features: unfenced areaway with concrete paving, planting bed, non-historic lamppost, step to entrance under the stoop and diamond plate hatch; stone curb.

189 Prospect Place Similar to No. 181; possibly historic gate at entrance under the stoop; possibly historic double-leaf, wood-and-glass door with arched, single-light transom; rusticated basement. Alterations: façade and details painted (and peeling); stoop resurfaced and painted, stoop balustrades replaced; mailboxes attached to gate at the entrance under the stoop; metal replacement sash and panning; metal window grilles at basement; doorbell in reveal; bulkhead, television and dish antennas on roof; metal chimney stack. Site Features: non-historic, metal fence and gate on concrete curb; areaway with concrete paving, raised planting beds, hatch and step to entrance under the stoop; stone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Finance, photographic record c.1985; New York City Department of Taxes, photographic record c.1939.

191, 193, 195, 197, 199 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1151/72, 71, 70, 69, 68

Date: c. 1889

Architect: Jeremiah J. Gilligan

Original Owner/Developer: William Gubbins

Type: Row houses

Style/Ornament: Renaissance Revival

Material: Brownstone

Stories: Three and basement

History These five Renaissance Revival-style row houses were designed by architect Jeremiah J. Gilligan and constructed for William Gubbins c. 1889 at a time when proximity to Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Prospect Heights area. The row features full-height angular bays, classically-inspired window and entrance surrounds and modillioned cornices characteristic of the Renaissance Revival style. The high stoops with rough-faced stringers have unusual metal balustrades terminating in brownstone posts. Some alterations have been made over the years, however, they are minor; the row remains largely intact.

Description

191 Prospect Place Four bays including full-height, three-window-wide angular bay; stoop with rough-faced stringers, metal railing with cable balusters anchored in brownstone newels; wrought-iron gate at entrance under the stoop; main entrance with double-leaf, wood-and-glass door with single-light transom; full surround with roll molding, lotus decorated frieze and crown molding; rough-faced brownstone basement with wood frame windows, wood sash and wrought-iron grilles; projecting sill course, window lintels and jambs with fluted chamfers and continuous crown molding at first story of the bay; lintels and jambs with beaded chamfers and continuous crown molding at second story of the bay and full surround with chamfered lintels and crown molding at second story above door; sill courses across the façade at the second and third story; window surrounds at the third story similar to second story without the chamfering and simpler crown molding; wood cornice with scrolled modillions, paneled frieze and architrave molding. Alterations: façade and stoop painted; gate under the stoop reinforced with metal mesh; metal mesh attached to inside of glass panels of main entrance door; light fixture above entrance; doorbell in surround; doorbell by entrance under the stoop; metal replacement sash and panning at first through third stories. West Façade (partially visible): painted brick; chimney. Site Features: possibly historic stone wall with low posts incorporating non-historic metal fence and

gate; concrete paved areaway with raised hatch with wood and asphalt cover, step at entrance under the stoop and non-historic lamppost; bluestone curb.

193 Prospect Place Similar to No. 191; wood frame windows on first through third stories; historic window grilles in basement. Alterations: façade resurfaced and patched; stoop painted; spotlight over entrance under the stoop; transom at main entrance possibly replaced; light fixture in soffit; intercom and postal release box in reveals; metal replacement sash; storm windows at basement; one grille altered to accommodate an air conditioner; metal window grilles on first story. Site Features: possibly historic stone wall with low posts incorporating non-historic metal fence and gate; areaway with concrete paving, planting bed, diamond plate hatch with vent, step at entrance under the stoop and metal pipe; stone curb.

195 Prospect Place Similar to No. 191; one-over-one wood sash windows (except as noted). Alterations: façade and stoop painted; metal gate with attached mailbox at entrance under the stoop; metal replacement sash and window grilles at basement; light fixture and doorbell by entrance under the stoop; metal window grilles at first story; metal balconettes for window boxes at second story of bay; half-grille fit to accommodate an air conditioner at second story over door; two windows with replacement sash at third story; storm windows at third story; television antenna on the roof. Site Features: possibly historic stone wall incorporating non-historic metal fence and gate; areaway with concrete paving, planting bed, diamond plate hatch, step at entrance under the stoop and metal pipe; bluestone curb.

197 Prospect Place Similar to No. 191. Alterations: façade and stoop painted; mailbox attached to wall of stoop; wall lamps in reveal of main entrance; remote utility meter attached to basement wall; doorbell by entrance under the stoop; metal replacement sash and panning. Site Features: possibly historic stone wall with non-historic wrought-iron fence and gate; areaway with concrete paving, planting bed, non-historic lamppost, step at entrance under the stoop and diamond plate hatch; bluestone curb.

199 Prospect Place Similar to No. 191; wood frame windows at first and second stories. Alterations: façade and stoop painted; stoop treads resurfaced; intercom in reveal of main entrance; window grilles at first story; one basement grille altered to accommodate an air conditioner; intercom by entrance under the stoop; metal replacement sash at each story; metal panning at basement and third story; remote utility meter with wire attached to basement wall. Site Features: possibly historic stone wall incorporating non-historic metal fence and gate; areaway with concrete paving, planting bed, raised hatch with vent, step at entrance under the stoop and non-historic lamppost; bluestone curb.

Significant References

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) files; New York City Department of Taxes, photographic record c. 1939.

201 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1151/67

Date: c. 1888

Architect: George I. Morse

Original Owner/Developer: Henry Hawks

Type: Row house

Style/Ornament: Romanesque Revival

Material: Stone

Stories: Three and one-half and basement

History

This Romanesque Revival-style row house was designed by architect George Morse and constructed c. 1888 for Henry Hawks at a time when proximity to Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Prospect Height area. The house features a two-and-one-half story angular bay with ornamented shaft at the angle and delicate bas-relief decoration, segmental-arched windows with molded lintels and chamfered jambs, stained glass transoms, segmental-arched entrance with divided transom with wrought-iron grilles and frieze band windows with similar grilles. Alterations to the house have been minor.

Description

Three bays including a two-window-wide angular bay with prominent, ornamented shaft at angle with rounded cap; stone stoop with rough-faced walls and smooth stringers; balustrades with pipe railings and wrought-iron decoration anchored in brownstone newels; metal gate at entrance under the stoop; recessed main entrance with wood reveal; segmental-arched surround with molded lintel and jambs; transom with metal grilles divided by colonnette with basket capital and foliate keystone in lintel above; transom bar with chamfer on bottom and foliate decoration; rough-faced basement; wood frame windows on each story; two windows with elaborate wrought-iron grilles and smooth stone sill course at basement; continuous band courses above basement; segmental-arched windows with molded lintels and chamfered jambs, molded transom bars and stained-glass transoms at first story; band course above the first story; segmental-arched windows with molded lintels and chamfered jambs at second story; band course above second story; paired, segmental-arched windows and single window at third story all with molded lintels and chamfered jambs and topped by label moldings with foliate label stops; paired window separated by a colonnette with basket capital; stone cornice with three frieze band windows with metal grilles above the bay and one above door. Alterations: façade and stoop painted; wood replacement sash; mailbox attached to gate under the stoop; intercom by entrance under the stoop; double-leaf, wood paneled replacement door at main entrance; intercom in reveal; awning rail over entrance; plaque with house number by entrance. Site Features: historic iron fence (with non-historic cresting) and gate on bluestone curb; bi-level areaway with bluestone paving, non-historic lamppost, diamond plate hatch and stone steps at entrance under the stoop; bluestone and concrete sidewalk and bluestone curb.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (July 14, 1888), 908.

203, 205, 207, 209 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1151/66, 65, 64, 63

Date: c. 1885

Architect: Eastman & Daus; Builders: Kelly & Schepper

Original Owner/Developer: William C. Vosburgh

Type: Row houses

Style/Ornament: Neo-Grec

Material: Brownstone

Stories: Three and basement

History

These four Neo-Grec-style row houses were designed by the architectural firm of Eastman & Daus and constructed for William C. Vosburgh, a manufacturer of gas fixtures, c. 1885 at a time

when the proximity to Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Prospect Heights area. This remarkably intact row features two-window-wide angular bays with flat central piers with delicate incised decoration, high stoops with massive cast-iron balustrades and modillioned cornice characteristic of the Neo-Grec style. A particular feature of this row is the door hoods with unusual rolled brackets. Alterations have been minimal and the row remains largely intact.

Description

203 Prospect Three bays including a two-window-wide angular bay separated by a flat pier with incised design at its apex; stoop with paneled sidewalls and cast-iron balustrades and newels; wrought-iron gate at entrance under the stoop balanced on the other side of the stoop by an arched panel; recessed entry with paneled wood reveal; double-leaf, wood-and-glass door with two lights in each leaf; door hood with rolled brackets and stylized corbels, foliate frieze with central cartouche and delicate iron-work cresting; windows at basement set in beveled openings; wrought-iron window grilles with cast-iron decoration at basement; continuous molded band course above basement; window openings at the first story with rolled moldings; continuous band course with moldings above the first story; windows at the second story of the bay with rolled moldings in the window head and jambs and molded lintels window at the second story above the door with eared architrave surround, decorated frieze and molded lintel; windows at third story of the bay with projecting sills; window at third story above the door with architrave surround; wood cornice with carved modillions and plain frieze; Alterations: façade and stoop painted; wall lamp over entrance under the stoop; mailbox attached to gate at entrance under the stoop; metal mesh attached to inside of glass panels of main entrance; intercom in reveal; intercom by entrance under the stoop; remote utility meter attached to basement wall; metal replacement sash and panning; metal window grilles at first story. Site Features: possibly historic wrought-iron fence with non-historic gate on brownstone curb; areaway with concrete paving, diamond plate hatch with vents, planting bed and non-historic metal railing at steps to entrance under the stoop; bluestone curb.

205 Prospect Place Similar to No. 203. Alterations: stoop resurfaced; molded panel on stoop wall facing areaway; mailbox attached to gate under the stoop; cresting above door rusting; light fixtures with conduit in soffit of entrance; flagstaff and awning brackets in surround; basement resurfaced; upper façade painted; metal house numbers attached to wall by entrance; doorbell by entrance under the stoop; metal replacement sash and panning; metal window grilles at the first story; cornice molding loose. Site Features: possibly historic wrought-iron fence and gate on brownstone curb; areaway with concrete paving, planting bed, steps to entrance under the stoop and hatch; stone curb.

207 Prospect Place Similar to No. 203; wood frame windows on first through third stories. Alterations: façade and stoop painted; mailbox attached to gate under the stoop; doorbell by entrance under the stoop; lower glass panels of main entrance door replaced with wood; peep-hole in door; doorbells attached to frame; light fixture above main entrance; metal disk and wall lamp attached to basement wall; metal replacement sash at each story; metal panning at basement; metal window grilles at first story. Site Features: possibly historic wrought-iron fence and gate on brownstone curb (one of the cast-iron gateposts is missing); areaway with concrete paving, planting bed, diamond plate hatch and steps at entrance under the stoop; stone curb.

209 Prospect Place Similar to No. 203; house number incised on riser of stoop; awning frame with remnant of striped fabric. Alterations: façade cleaned and joints filled; mailbox attached to gate at entrance under the stoop; sidewalls of stoop patched, east side resurfaced and scored; electrical conduit and light fixture at main entrance; doorbells attached to frame; metal replacement sash and panning; two remote utility meters attached to basement wall; doorbell and wall lamp by entrance under the stoop; some damage to lower molding of cornice. Site Features: possibly historic wrought-iron fence and gate with historic but not original cast-iron gateposts on

brownstone curb; areaway with concrete paving, planting bed and raised diamond plate hatch; stone curb.

Significant Resources

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Guide* (June 13, 1885), 697; United States Federal Census, 1880.

211, 213, 215, 217 Prospect Place

Borough of Brooklyn Tax Map: Block/Lot 1151/62, 61, 60, 59

Date: c. 1872

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row houses

Style/Ornament: Italianate

Material: Brownstone

Stories: Three and basement

History

This group of four Italianate-style row houses was constructed c. 1872 at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in Prospect Heights. With the exception of Nos. 211, the row features high brownstone stoops, arched entrances with full surrounds topped by segmental-arched pediments, full window surrounds with molded lintels and bracketed sills and iron cornices with foliate brackets and modillions characteristic of the Italianate style. No. 211, which still retains its symmetrical fenestration and Italianate cornice, was severely altered c. 1939 when the stoop was removed and the entrance relocated to the basement. As part of the alteration, the historic window surrounds were replaced and the window openings of the first story altered. Although alterations have been made to the entrance surrounds and stoops of the other houses, such as the simplified surround at No. 213, the abstract replacement brackets at Nos. 215 and 217 and replacement balustrades in metal and concrete, these houses remain largely intact.

Description

211 Prospect Place Three bays; rusticated basement with two segmental-arched windows with wood frames; wrought-iron window grilles with cast-iron decoration at basement; galvanized iron cornice with foliate brackets and modillions, dentils and paneled frieze. Alterations: stoop removed, main entrance relocated to basement, window openings at first story altered and window surrounds of upper stories replaced with simple surrounds c. 1939; façade resurfaced and painted; faux keystone bearing incised house number above single-leaf, wood door with glass fanlight panel; rustication above entrance filled in; wall lamps by entrance; wood window frames at first through third story possibly from c.1939 alteration; metal replacement sash and panning; cornice missing some elements. Site Features: non-historic chain-link fence and gate on brownstone curb; areaway with step and concrete walkway to entrance and parallel to windows, planting bed and low retaining wall along west side of walkway; bluestone curb.

213 Prospect Place Three bays; stoop with possibly historic gate at entrance under the stoop; round-arched main entrance with paneled reveal, columns and roll molding; double-leaf, wood-and-glass door with arched, single-light transom; rusticated basement with two segmental-arched windows with wood frames and wrought-iron grilles with cast iron-decoration; window surrounds with molded lintels, projecting sills on stylized brackets and molded spandrel panel at first story; similar surrounds at second and third stories with simple brackets; galvanized-iron cornice with

foliate brackets and modillions, dentils and paneled frieze. Alterations: façade painted; stoop resurfaced and balustrades replaced; metal panel added to gate under the stoop; main entrance surround replaced; metal grilles attached to inside of the glass panels of main entrance door; metal replacement sash at each story, metal panning at second and third stories; hanging lamp at main entrance; doorbell by entrance under the stoop; remote utility meter attached to basement wall; dish antenna on roof. Site Features: non-historic metal fence and gate on grade-level concrete curb; areaway with concrete paving, planting bed, gooseneck pipe, raised hatch and brownstone step at entrance under the stoop; bluestone curb.

215 Prospect Place Similar to No. 213; main entrance surround with paneled pilasters, segmental pediment, arch with paneled spandrels and molded keystone springs from scrolled corbels. Alterations: façade and stoop resurfaced; stoop balustrades replaced; metal gate at entrance under the stoop; main entrance surround partially resurfaced and foliate brackets replaced with fluted brackets; metal replacement sash and panning; doorbell by entrance under the stoop; bird deterrent netting in pediment of entrance surround; remote utility meter attached to basement wall. Site Features: non-historic metal fence and gate on brownstone curb (almost at grade); areaway with concrete paving, planting bed, raised hatch and metal pipe; bluestone curb.

217 Prospect Place Similar to No. 213; main entrance surround with paneled pilasters, segmental pediment, arch with paneled spandrels and faceted keystone; possibly historic arched, double-leaf, wood-and-glass paneled doors. Alterations: façade and stoop resurfaced; stoop balustrades replaced with sidewalls and round posts prior to the late 1930s; metal gate at entrance under the stoop; main entrance surround partially resurfaced, foliate brackets replaced with fluted brackets and no detailing on the corbels of the arch; metal replacement sash and panning; wall lamp and intercom by entrance under the stoop; wall lamp and metal plaque with house number by main entrance; intercom in reveal; pigeon wire in pediment of entrance surround. East Façade: painted cement stucco; chimney with ventilator. Site Features: non-historic metal fence and gate on concrete and stone curbing; areaway with bluestone or slate paving, planting bed and diamond plate hatch; bluestone curb.

Significant Resources

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; New York City Department of Buildings, Borough of Brooklyn, Building Information System; New York City Department of Taxes, photographic record c. 1939.

219, 221, 223, 225 Prospect Place

Borough of Brooklyn Tax Map Block/Lot 1151/58, 57, 56, 55

Date: c. 1872

Architect: Not determined

Original Owner/Developer: Edward Livermore

Type: Row houses

Style/Ornament: Italianate

Material: Brick, brownstone trim

Stories: Three and basement

History These four Italianate-style row houses were built for Edward Livermore c. 1872 as a row of five that included the heavily altered building now known as 620 Vanderbilt Avenue (q.v.). The brick buildings have brownstone basements and stoops, entrances with cap-molded, brownstone drip lintels, windows with projecting brownstone sills and brownstone lintels that are molded on the third story and wood cornices with foliate brackets, modillions and plain friezes characteristic of the Italianate style. Built at a time when Prospect Park was being developed and

improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area, the row remains largely intact.

Description

219 Prospect Place Three bays; brownstone basement and brick upper façade laid in stretcher bond; brownstone stoop; double-leaf, wood-and-glass door; main entrance with cap-molded, drip lintel; windows with projecting sill course at basement; brownstone band course above basement; windows with projecting brownstone sills at first through third stories; windows at third story with cap-molded brownstone lintels; wood cornice with foliate brackets, carved modillions and plain frieze; chimney above east party wall. Alterations: basement painted; brick cleaned and partially replaced; stoop resurfaced, balustrades and gate at entrance under the stoop replaced; metal-and-glass security gate with matching sidelight at main entrance; intercom in jamb of entrance; metal replacement sash and panning; lintels at first and second stories shaved prior to the late 1930s; cornice brackets missing elements; clay chimney pot added. Site Features: possibly historic metal fence and gate on bluestone curb; areaway with concrete and stone paving, planting bed, metal railing on bluestone curb at steps to entrance under the stoop and a metal pipe; bluestone curb.

221 Prospect Place Similar to No. 219. Alterations: basement painted; brick cleaned and repointed; stoop resurfaced, balustrades and gate at entrance under the stoop replaced; metal-and-glass security gate and wood-and-glass door both with sidelights and transoms at main entrance; door lintel resurfaced; sill lowered on one basement window; window grilles at basement; metal replacement sash and panning; first story lintels shaved prior to the late 1930s; metal window grilles at first story; lintels replaced at second and third stories; wall lamp and intercom by entrance under the stoop; mailbox attached to wall of stoop; wall lamp, intercom and plaque with house number by main entrance; two vents, remote utility meter, covered electrical outlet and spigot attached to basement wall; alarms attached to wall at second story; metal chimney and added cap on brick chimney; air-conditioning compressor on roof. Site Features: raised areaway with flagstone paving, metal railing at steps to entrance under the stoop and planting beds in common with No. 223; bluestone curb.

223 Prospect Place Similar to No. 219; possibly historic double-leaf, wood-and-glass door. Alterations: basement painted; brick cleaned; stoop resurfaced, balustrades and gate at entrance under the stoop replaced; metal-and-glass security gate with sidelight and transom at main entrance; door lintel resurfaced; lintels at first and second stories shaved prior to the late 1930s and resurfaced; lintels and sills at second and third stories painted; metal replacement sash and panning; metal window grilles at basement and first story; wall lamp by entrance under the stoop; wall lamp, intercom and plaque with house number by main entrance; metal pipe with conical cover added to chimney. Site Features: raised areaway with flagstone paving, metal railing at steps to entrance under the stoop and planting beds in common with No. 221; bluestone curb.

225 Prospect Place Similar to No. 219; possibly historic double-leaf, wood-and-glass door. Alterations: basement painted; brick cleaned; stoop resurfaced and painted; balustrades and gate at entrance under the stoop replaced; metal-and-glass security gate with sidelight and transom at main entrance; door lintel resurfaced; doorbell in jamb; lintels at first and second stories shaved prior to the late 1930s; lintels and sills at first through third stories painted; metal replacement sash and panning; window grilles at basement and first story; wall lamp and electrical conduit by entrance under the stoop; metal chimney pipe with conical cover added to chimney; remote utility meter attached to basement wall. Site Features: non-historic metal fence and gate on bluestone curb with cut-out at gate; areaway with stone paving, planting bed and non-historic fence and gate at steps to entrance under the stoop; bluestone curb.

Significant Resources

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; Kings County, Office of the Register, Deed Liber 1035, p. 368-370 (February 24, 1872); Deed Liber 1071, p. 253 (October 10, 1872); New York City Department of Taxes, photographic record c. 1939.

227 Prospect Place (aka 616-620 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1151/54
See: 620 Vanderbilt Avenue

150 TO 230 PROSPECT PLACE (SOUTH SIDE) Between Carlton Avenue and Vanderbilt Avenue

150-156 Prospect Place (aka 631 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1158/8
See: 631 Carlton Avenue

158 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/10

Date: c. 1887

Architect: John V. Porter

Original Owner/Developer: John T. Pirie

Type: Carriage house

Style/Ornament: Second Empire

Material: Brick

Stories: Two

History

This Second Empire-style carriage house with apartment for one family was designed by architect John V. Porter and constructed for John T. Pirie c. 1887. At the time Pirie, a co-founder of what became Carson Pirie & Scott, the Chicago dry-goods firm, resided at 181 Park Place. Census records in 1900 note that among Pirie's staff was James Benson, a black groom, who presumably lived in this building. Lot 10 is a rare interior lot with a narrow driveway (roughly 100 feet x 10 feet) providing access to Prospect Place. The brick structure with mansard roof characteristic of the Second Empire style is only partially visible from the street. Satellite images confirm that the dormers shown in the elevations at the Department of Buildings are intact.

Description

One bay visible; brick laid in common bond; wood lintel; denticulated wood cornice; mansard roof with molded upper cornice; two pedimented dormers on east side and one on north (based on historic blueprints and satellite images of the site). Alterations: triple-leaf door with six-over-one glass panels; alarm box above door; asphalt shingles on roof; metal chimney; skylight. Site Features: tall, non-historic metal gate with separate car and pedestrian entries and address plaque with owners names; narrow concrete driveway; sections of stockade fence along driveway at rear; bluestone curb.

Significant Resources

Google Maps (<http://maps.google.com/maps?hl=en&client=dell-usuk-rel&channel=us&tab=w1>, November 17, 2008); "John T. Pirie's Funeral To-day," *New York Times* (April 28, 1913), 11;

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (October 1, 1887), 1246; United States Census, 1900.

160, 162, 164, 166, 168 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/11, 12, 13, 14, 15

Date: c. 1886

Architect: John V. Porter

Original Owner/Developer: John T. Pirie

Type: Row houses

Style/Ornament: Neo-Grec with alterations

Material: Brownstone

Stories: Three and basement

History

These five Neo-Grec-style row houses were designed by architect John V. Porter and constructed c. 1886 for John T. Pirie at a time when proximity to Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row is largely intact with each of the houses retaining its historic two-window-wide angular bays, full window surrounds topped by incised pediments on the upper stories and heavy wooden cornices with stylized brackets, decorative moldings and molded frieze panels characteristic of the Neo-Grec style. No. 166 is the most intact of the row with its stoop and historic entrance surround topped by an eared pediment. The stoops of Nos. 160, 162, 164 and 168 were removed between 1936 and 1963 and the entrances altered as part of their conversions to multiple-family residences.

Description

160 Prospect Place Three bays including a full-height, two-window-wide, angular bay; full window surrounds at basement with fluted jambs, window heads with beaded chamfers, projecting lintel incorporated into a continuous band and projecting sill; wrought-iron window grilles at basement; window surrounds at first story of the bay with incised, eared pediments, projecting sills with stylized brackets and paneled spandrel; window surrounds at second and third stories with smaller brackets; wood cornice with molded crown, stylized brackets, dentils, trefoils, molded frieze panels, and nail-head molding. Alterations: facade resurfaced; stoop removed (c. 1965); main entrance at basement with paneled wood-and-glass door, molded wood frame and glass-block transom and sidelights; “brownstone” entrance surround incorporating raised block with incised house number; wall lamp, intercom and postal release box in reveal; small window with projecting sill at first story over entrance; metal replacement sash and panning; vent plate and spigot in basement wall. West Façade: two bays; brick facade; brick sills; chimney. Alterations: façade painted; metal replacement sash and casement windows; through-wall air conditioners; light fixture; television and dish antennas on roof; cables and mailbox attached to wall. Site Features: possibly historic wrought-iron fence and cast-iron gateposts on stone curb with non-historic metal gate; concrete walkway and retaining walls; above-grade areaway with concrete paving, planting bed, raised hatch topped by metal cover with vents and gooseneck pipe; non-historic metal fences along western property line and possibly historic metal fence along eastern property line; predominantly bluestone sidewalk with concrete patching; bluestone curb.

162 Prospect Place Similar to No. 160. Alterations: facade resurfaced; stoop removed (c. 1947); main entrance at basement with paneled wood-and-stained-glass door with protective glass panel, molded wood frame and glass-block transom and sidelights; “brownstone” entrance surround incorporating raised block with gilded house number; metal replacement sash and panning; small

window at first story over entrance; wall lamp at entrance and spotlight at first story connected by a metal conduit; doorbells in frame of main entrance; remote utility meter attached to basement wall. Site Features: historic wrought-iron fence with non-historic metal gate and reproduction gateposts on concrete curb; areaway with concrete paving, east-west facing diamond plate hatch, concrete wall incorporating possibly historic metal fence along east side of the walkway and gooseneck pipe; bluestone curb.

164 Prospect Place Similar to No. 160. Alterations: facade resurfaced; stoop removed (c. 1947); main entrance at basement with paneled wood-and-stained-glass door, molded wood frame and glass-block transom and sidelights; brownstone surround with raised sill, pilasters with stylized capitals and molded lintel; small window at first story over entrance; replacement sash and panning; intercom in sidelight; light fixture in reveal; remote utility meter attached to basement wall. Site Features: non-historic metal fence with historic gate and reproduction gateposts on concrete curb; below-grade areaway with two rounded steps, concrete paving, planting bed, diamond plate hatch, concrete wall with gabled post along east side of the walkway, metal and gooseneck pipes; bluestone curb.

166 Prospect Place Similar to No. 160; brownstone stoop; possibly historic double-leaf, wood-and-beveled-glass door with egg-and-dart molding and single-light, beveled-glass transom; surround with fluted pilasters and eared pediment with incised design and fluted frieze supported by stylized brackets. Alterations: façade and stoop resurfaced and painted; raised panels on sidewalls of stoop; stoop balustrades replaced; metal gate at entrance under the stoop; light fixture in soffit; doorbell attached to entrance surround; enamel plaque with house number attached to basement wall; metal replacement sash and panning; possibly historic window grilles at basement altered with additional bars; permanently installed window air conditioners at first through third stories; doorbell by entrance under the stoop; remote utility meter attached to basement wall; pigeon wire on cornice and third-story windows. Site Features: historic fence and gateposts with non-historic gate on stone curb; areaway with bluestone paving, planting bed, steps to entrance under the stoop and raised hatch; predominantly bluestone sidewalk with concrete patching; stone curb.

168 Prospect Place Similar to No. 160; wood window frames. Alterations: façade resurfaced and painted; stoop removed (c.1936); main entrance at basement with paneled wood reveal and paneled wood-and-glass door with metal mesh grille attached to the exterior of the glass panel; “brownstone” entrance surround with decorative metal balustrade; metal replacement sash; window with sidelights and projecting sill at first story above entrance; metal window grilles at first story of the bay; light fixture in soffit; intercom and postal release box in reveal; remote utility meter attached to basement wall. Site Features: c. 1939 wrought-iron fence with non-historic gate; areaway with concrete paving, planting bed, step down to entrance, diamond plate hatch, concrete walls along eastern property line and walkway to door; bluestone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, alterations (ALT) files and certificates of occupancy; New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builder's Guide* (November 20, 1886), 1448.

170 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/16

Date: c. 1908

Architect: George F. Roosen

Original Owner/Developer: Thomas Corrigan

Type: Flats

Style/Ornament: Renaissance Revival

Material: Brick, limestone
Stories: Four

History

This large Renaissance Revival-style residential building was designed by the architect George F. Roosen for Thomas Corrigan and constructed c. 1908 at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The brick and limestone building features two curved bays flanking a central bay, a columned entrance surround, a hierarchy of classically inspired window surrounds and lintels (particularly the tiered surrounds above the entrance) and a cornice with festoons and roundels characteristic of the Renaissance Revival style. The building is remarkably intact.

Description

Seven bays including two, three-window-wide, curved bays; stone basement; limestone facade at the first story and brick façade with limestone trim at second through fourth stories; stone stoop with paneled sidewalls and posts at the landing and curved sidewalls with foliate decoration at the ends adjoining the stairs; entrance with double-leaf, decorative wrought-iron-and-glass door; stone surround with paired, engaged Corinthian columns supporting an entablature with modillions and egg-and-dart molding; sill and lintel courses at the basement of the bays; possibly historic gate at basement; undecorated pilasters with foliate capitals between windows, molded sill course, undecorated spandrel panels and molded stringcourse with blocks and guttae at first story of the bays; limestone sill course and eared limestone window surrounds at second story of the bays; limestone surround with engaged Corinthian columns and pedimented entablature in central bay of the second story; limestone sill course and cap molded lintels incorporated into a continuous band at third story of the bays; full limestone surround with cap molded lintel at central bay of the third story; limestone sill course with brick dentil course and incised limestone lintels incorporated into a continuous band at the fourth story; wrought-iron fire escape; galvanized-iron cornice with reeding, dentil course, frieze with festoons and roundels and foliate brackets at the ends. Alterations: basement and first story painted; stoop resurfaced and painted; windows at basement replaced with wood panels; metal replacement sash and panning at first through fourth stories; metal grilles at first story; pipes in basement wall; light fixtures, intercom and postal release box in entrance reveal; remote utility meter attached to basement wall. Site Features: historic fence and gate on concrete curb; areaway with concrete paving, historic metal fence and non-historic handrail at steps to basement entrance and gooseneck pipe; stone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c.1939.

174 (aka 174-176), 180 (aka 180-182) Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/18, 21

Date: c. 1904

Architect: Henry Pohlman

Original Owner/Developer: Thomas Kelty

Type: Flats

Style/Ornament: Renaissance Revival

Material: Brick, limestone

Stories: Four

History

This pair of large Renaissance Revival-style residential buildings was designed by architect Henry Pohlman and constructed for owner Thomas Kelty c. 1904 at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The brick and limestone buildings feature curved bays, rusticated first and fourth stories, stone entrance porticos, classically-inspired window surrounds and lintels and cornices with foliate brackets, modillions and rinceau frieze characteristic of the Renaissance Revival. No. 174, now a unit of Phoenix House has been in institutional use since 1928 when it was altered for the Girls Memorial Club, Inc. While some changes have been made over time – particularly the addition of a fire escape at No. 180 – both buildings remain remarkably intact.

Description

174 Prospect Place Seven bays at the first story, eight bays at the second through fourth stories including two full-height, three-window-wide, curved bays flanking a central section with slightly projecting two-window-wide bay above a wide entrance; basement and first story limestone; second through fourth stories brick with limestone trim; stone stoop with sidewalls with molded caps and decorated ends; entrance with double-leaf, wrought-iron-and-glass doors and single-light transom; portico with fluted columns and pilasters topped by foliate capitals supporting a full entablature with decorative stone parapet; smooth façade with sill and lintel courses at basement continues to a molded sill course at the first story; segmental-arched windows at first story set in rusticated façade topped by molded cornice; limestone spandrels with molded sill course across the second story; windows with full limestone surrounds decorated with egg-and-dart moldings and denticulated cap molded lintels at second story, center windows of the curved bays surmounted by cartouche with oak leaves; windows with the same surrounds and lintels and shared molded sills at third story, center windows of curved bays surmounted by triangular pediments with decorated tympana; rusticated façade at fourth story; windows with molded limestone sill course and splayed lintels; galvanized-iron cornice with foliate brackets, modillions and rinceau frieze. Alterations: basement painted; metal replacement sash and panning; one window at basement with vent; two remote utility meters attached to window in basement; two metal window grilles at basement; siamese connection, alarm, and signage attached to basement wall; pipes through basement wall; finials removed from parapet of portico; drainpipe and institutional name in frieze of portico. Site Features: painted low wall with square posts and coved caps; areaway with concrete paving, planting beds, metal and gooseneck pipes and non-historic pipe railing at entrance to basement; bluestone curb.

180 Prospect Place Similar to No.174; entrance portico flanked by two windows. Alterations: fire escape added to front of building and parapet removed from portico prior to the late 1930s; door and transom replaced; metal replacement sash and panning; part of basement painted; windows on west bay of the basement replaced with wood panels (one stuccoed); metal window grilles at basement; wall lamps by entrance; intercom in reveal; metal pipes extend from basement; remote utility meter attached to basement wall. Site Features: low wall incorporating non-historic metal fence; areaway with concrete paving, wooden storage bins for trash receptacles, planting beds, gooseneck pipe and possibly historic railing at entrance to basement; bluestone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) files; New York City Department of Taxes, photographic record c.1939.

186 Prospect Place (aka 184-188 Prospect Place)

Borough of Brooklyn Tax Map Block/Lot: 1158/23

Date: c. 1910
Architect: Slee & Bryson
Original Owner/Developer: Gustaf A. Johnson Building Company
Type: Apartment building
Style/Ornament: Neo-Georgian
Material: Brick and stone
Stories: Six

History

This Neo-Georgian-style apartment building was designed by the architectural firm of Slee & Bryson for the Gustaf A. Johnson Building Company. Constructed c. 1910, at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York, it is an early example of the six-story elevator apartment building which became more prevalent in Prospect Heights when the subway lines were extended along Eastern Parkway. The building features a brick and stone façade, three-bay-wide portico with projecting central bay topped by a broken pediment with elaborate cartouche, stone window surrounds and stepped parapet with coat-of-arms characteristic of the Neo-Georgian style. The building remains remarkably intact.

Description

Seven bays at first story including a three-bay entrance, six bays on the second through sixth stories; first and second stories limestone; third through sixth stories brick laid in Flemish bond; three-bay entrance portico on low platform with projecting center bay, columns, entablature with dentils, triglyphs and rosettes and parapet with molded panels; center bay of portico topped by broken pediment with elaborate cartouche bearing the house number; balustrades on end bays; entrance with molded surround flanked by two single windows; entrance and window (east) and two windows (west) at basement; recessed single and double windows at first and second stories with steeply pitched sills and molded enframements; cavetto cornice with foliate plaques at second story; single and double windows at third through fifth stories with stone surrounds with quoins and steeply pitched sills; cavetto cornice with foliate plaques above fifth floor; windows with stone surrounds, label molding and steeply pitched sills at sixth story; cavetto molding below parapet; stepped parapet with stone cap and unidentified coat-of-arms; wrought-iron fire escape. Alterations: portico, first and second stories painted; parapet repointed; door and transom replaced; metal fence incorporated into balustrades of portico; bracket for hanging sign attached to portico; wall lamps with electrical conduits by entrance; metal replacement sash and panning; two windows at basement removed, one replaced with wood the other with concrete block; three horizontal bars across basement window opening; pipes extend from basement windows; pipe conduit with cables; television antenna on roof. Site Features: concrete paved entrance court; historic wrought-iron fences and gates on concrete and stone curbs; areaways with concrete paving, steep staircase with pipe railing at basement; basement entrances with iron gates and grate, planting beds and storage bins for trash receptacles; bluestone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c.1939.

190, 192 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/26, 27

Date: c. 1867
Architect: Not determined

Original Owner/Developer: Thomas Connolly
Type: Row houses
Style/Ornament: Anglo-Italianate
Material: Brick with stone trim
Stories: Three and basement

History

In 1865, Thomas Connolly purchased five lots on Prospect Place (then known as Warren Street) for development. These two Anglo-Italianate-style row houses were built by him c. 1867 at a time when the development of Prospect Park and improvements to transportation hastened the construction of hundreds of exceptionally fine brick and stone row house in the Prospect Heights area. The buildings with brick facades above rusticated brownstone basements feature high stoops leading to round-arched doorways with segmental brownstone lintels, segmental-arched windows with brownstone sills and lintels and wood cornices with a scalloped frieze characteristic of the Anglo-Italianate style. Both houses remain remarkably intact.

Description

190 Prospect Place Three bays; rusticated brownstone basement; upper facade brick; brownstone stoop with possibly historic wrought-iron gate at entrance under the stoop; round-arched entrance with wood enframing and paneled reveal; possibly historic double-leaf, wood-and-beveled-glass door and arched single-light, beveled-glass transom; segmental-arched brownstone lintel with foliate brackets; segmental-arched window openings; possibly historic wrought-iron grilles at basement; brownstone lintels on first story; brownstone lintels and projecting sills at second story; arched brick lintels and brownstone sills at third story; cornice with stylized brackets with foliate corbels, dentils and scalloped, paneled frieze. Alterations: stoop and basement resurfaced; brick facade and brownstone trim painted; metal replacement sash and panning; metal window grilles at first story; metal balconettes on second and third stories; stoop balustrades replaced; planters and mailbox attached to stoop railings; doorbell at basement; intercom in reveal; wall lamp by entrance. Site Features: historic cast-iron fence with non-historic metal gate on brownstone curb; areaway with concrete paving, diamond plate hatch, steps to entrance under the stoop, planting bed and non-historic lamppost; bluestone curb.

192 Prospect Place Similar to No. 190; possibly historic, arched, double-leaf, paneled wood door with glass lunettes. Alterations: façade painted; stoop resurfaced and painted; metal replacement sash and panning; stoop balustrades replaced; doorbells by main entrance and entrance under the stoop; mailbox attached to gate under the stoop. Site Features: historic cast-iron fence with saw-tooth cresting and non-historic metal gate on brownstone curb; non-historic fence along eastern property line; concrete paved areaway with hatch, non-historic lamppost, non-historic railings at steps to entrance under the stoop and gooseneck pipe; stone curb.

Significant References

Kings County, Office of the Register, Deed Liber 668, p. 108 (June 6, 1865); Deed Liber 755, p. 235, 240 (April 25, 1867); New York City Department of Taxes, photographic record c.1939.

194, 196, 198 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/28, 29, 30

Date: c. 1868
Architect: Not determined
Original Owner/Developer: Thomas Connolly
Type: Row houses
Style/Ornament: Italianate

Material: Brownstone
Stories: Three and basement

History

In 1865, Thomas Connolly purchased five lots on Prospect Place (then known as Warren Street) for development. These three Italianate-style row houses were built by him c. 1868 at a time when the development of Prospect Park and improvements to transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These three buildings feature full brownstone facades with rusticated basements, high stoops leading to round-arched entrances with full surrounds topped by heavy segmental-arched pediments, flat-headed windows with bracketed lintels and sills and bracketed cornices with modillions characteristic of the Italianate style. While some alterations have been made, the row remains largely intact.

Description

194 Prospect Place Three bays; brownstone stoop with possibly historic wrought-iron gate (with metal mesh reinforcement) at entrance under the stoop; round-arched entrance with paneled wood reveal with columns and roll molding; brownstone entrance surround with paneled pilasters and scrolled, foliate brackets supporting a segmental-arched pediment; arch with molded keystone and paneled spandrels; possibly historic single-light, wood-and-glass transom; wood window frames; rusticated basement with segmental-arched windows with possibly historic wrought-iron grilles; windows at first story with molded window lintels and scrolled, foliate brackets; windows at second story with bracketed, molded lintels and sills; windows at third story with molded lintels and bracketed, molded sills; cornice with stylized scrolled brackets and modillions, dentils and paneled frieze. Alterations: stoop resurfaced and painted; basement resurfaced as vermiculated ashlar; stoop balustrades replaced; original door removed and opening altered to accommodate single-leaf door; metal replacement sash on second and third stories; window grille at basement altered to accommodate an air conditioner; metal window grilles at first story; metal balconettes on second and third stories; doorbells in reveal and light fixture in soffit of entrance. Site Features: non-historic fence and gate on brownstone curb with concrete patching; areaway with bluestone paving, steps to entrance under the stoop, diamond plate hatch, planting bed; bluestone and concrete sidewalk; stone curb.

196 Prospect Place Similar to No. 194; possibly historic, double-leaf, wood-and-beveled-glass door with single-light, wood-and-beveled-glass transom. Alterations: façade resurfaced and painted; stoop resurfaced; stoop balustrades replaced; metal replacement sash and panning; metal grilles at basement and first story; signage for doctor's office, wall lamp and remote utility meter attached to basement wall; flag brackets attached to leaf of door and wall. Site Features: non-historic fence and gate on bluestone and concrete curb; areaway with concrete paving, ramped path to entrance under the stoop lined by low walls, planting beds, diamond plate hatch with vent and gooseneck pipe; bluestone curb.

198 Prospect Place Similar to No. 194; windows with wood frames and two-over-two sash; possibly historic wrought-iron window grilles at basement; cast-iron stoop balustrades. Alterations: façade resurfaced and painted; stoop resurfaced; metal gate at entrance under the stoop; replacement sash and storm windows on first story; double-leaf replacement door with single-light, wood-and-glass transom; light fixture in soffit; doorbell by entrance under the stoop; two remote utility meters attached to basement wall; small plaque with date at first story. Site Features: historic cast-iron fence and gate on bluestone curb; areaway with bluestone and concrete paving, planting bed, diamond plate hatch and step to basement entrance; bluestone sidewalk and curb.

Significant References

Kings County, Office of the Register Deed Liber 668, p. 108 (June 6, 1865); Deed Liber 810, p. 47 (April 1, 1868); Deed Liber 826, p. 509 (May 23, 1868); Deed Liber 833, p. 108 (June 24, 1868); New York City Department of Taxes, photographic record c. 1939.

200 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/31

Date: c.1884

Architect: Possibly Peter B. Rogers

Original Owner/Developer: Robert Furey

Type: Row house

Style/Ornament: Neo-Grec with Queen Anne elements

Material: Brick with stone and terra-cotta trim

Stories: Three and basement

History

This Neo-Grec-style row house with decorative elements influenced by the Queen Anne style was built for Robert Furey c. 1884 at a time when proximity to Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. This brick dwelling features a full-height angular bay with channeled pier, a high stoop, symmetrical fenestration and deep bracketed cornice characteristic of the Neo-Grec style. Juxtaposing materials, a characteristic of the Queen Anne style, the façades are decorated with classically inspired terra-cotta moldings, plaques and capitals. The house remains remarkably intact. It is unclear who may have been the architect of the house. The architect of record according to *Real Estate Record and Guide* is P. B. Rogers. Peter B. Rogers and David H. Hill owned and developed Nos. 202 and 204 Prospect Place (see below). Because of the nearly identical appearance of No. 200 to those houses, it is probable that Rogers, a flour merchant, who lived at No. 202 sold the plan for his own house to Furey who had purchased his lot in 1873.

Description

Three bays including a full-height, two-window-wide angular bay with beaded chamfers and channeled, central pier topped by foliate capitals at the third story; brownstone stoop with possibly historic metal gate at entrance under the stoop; main entrance with beaded chamfer jambs; paneled wood door with wood-and-glass transom (partly visible); molded door hood on foliate brackets; stone sill course at basement; windows at each story with projecting stone sills (except at basement) and lintels with Greek-key and beaded terra-cotta moldings; possibly historic wrought-iron grilles at basement; band course above basement with Greek-key and cable moldings; spandrels with terra-cotta plaques with rosettes and fleur-de-lis at second story of the bay and across the third story; galvanized-iron cornice with foliate brackets, dentils and paneled frieze. Alterations: façade painted; stoop resurfaced and brass numbers attached to riser; stoop balustrades replaced; metal-and-glass security door and transom; metal replacement sash and panning; fixed metal awning at entrance; doorbells in reveal and by entrance under the stoop; remote utility meter attached to basement wall. Site Features: historic fence and gateposts with non-historic gate on stone curb; areaway with concrete paving, planting bed, non-historic lamppost, hatch and step at entrance under the stoop; bluestone curb.

Significant References

Kings County, Office of the Register, Deed Liber 1108, p. 365 (May 23, 1873); New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (May 24, 1884), 585.

202, 204 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/32, 33

Date: c.1883

Architect: David H. Hill

Original Owner/Developer: Peter B. Rogers and David H. Hill; Builder: G. Scheel

Type: Row houses

Style/Ornament: Neo-Grec with Queen Anne elements

Material: Brick with stone and terra-cotta trim

Stories: Three and basement

History

These two Neo-Grec-style row houses are attributed to David H. Hill, a local real estate broker (and former carpenter) and constructed for him and his partner Peter B. Rogers c. 1883 at a time when proximity to Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Upon completion Rogers moved into No. 202 and No. 204 was sold to Mrs. Sarah G. Platt. Like No. 200, with which they are identical, Nos. 202 and 204 feature full-height angular bays with channeled piers, high stoops, symmetrical fenestration and deep bracketed cornice characteristic of the Neo-Grec style. Juxtaposing materials, a characteristic of the Queen Anne style, the façades are decorated with classically inspired terra-cotta moldings, plaques and capitals. While changes have been made over time, especially the removal of the pediment above the entrance at No. 202 and the installation of a balconette above the entrance at No. 204, both houses remain largely intact.

Description

202 Prospect Place Three bays including a full-height, two-window-wide angular bay with beaded chamfers and channeled, central pier topped by foliate capitals at the third story; brownstone stoop; main entrance with beaded chamfered jambs; wood enframing with transom bar and carved columns; possibly historic double-leaf, wood-and-glass door with decorative panels and double-light, wood-and-glass transom; foliate brackets supporting a vestigial lintel; stone sill course at basement; windows at each story with projecting stone sills (except at basement) and lintels with terra-cotta Greek-key and beaded moldings; band course above basement with Greek-key and cable moldings; spandrels with terra-cotta plaques with rosettes and fleur-de-lis at second story of the bay and across the third story; galvanized-iron cornice with foliate brackets, dentils and paneled frieze. Alterations: façade cleaned and repointed; stoop resurfaced, stoop balustrades replaced; metal gate with attached mailbox at entrance under the stoop; door hood removed; metal replacement sash and panning; window screens; metal window grilles at basement (one altered to accommodate an air conditioner) and first story; wall lamp and doorbell by entrance under the stoop; light fixture in soffit; doorbell and enamel plaque with house number by main entrance. Site Features: historic fence and slightly altered gate on flush stone and concrete curb; areaway with concrete paving, raised hatch with stone border and diamond plate cover with vent; stone curb.

204 Prospect Place Similar to No. 202; possibly historic gate at entrance under the stoop. Alterations: façade cleaned and repointed; stoop resurfaced, panel on west side decorated with incised design; stoop balustrades replaced; door hood altered with the addition of a wrought-iron

balcony by the late 1930s; wood-and-glass replacement door and transom; columns and molding in reveal replaced; metal replacement sash and panning; metal window grilles at basement and first story; wall lamps at main and basement entrances; intercoms in reveal of main entrance. Site Features: historic fence and gate on resurfaced curb; areaway with stone paving, planting bed and diamond plate hatch with raised vent; stone curb.

Significant References

Kings County, Office of the Register, Deed Liber 1537, p. 279 (January 5, 1884); Deed Liber 1544, p. 87 (March 1, 1884); New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (December 15, 1883), 1020.

206 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/34

Date: c. 1884

Architect: Walter M. Coots; Builder: J. H. Gallagher

Original Owner/Developer: William Bruce

Type: Row house

Style/Ornament: Neo-Grec with Queen Anne elements

Material: Brick with brownstone trim

Stories: Three and basement

History

This Neo-Grec-style row house with decorative elements influenced by the Queen Anne style was designed by Walter M. Coots for owner William Bruce and constructed by J. H. Gallagher c. 1884 at a time when proximity to Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. This brick house with rusticated brownstone basement includes a full-height angular bay with central pier, a full brownstone entrance surround topped by a triangular pediment supported by stylized brackets, flared brick window lintels with brownstone moldings and keystones and brownstone sills supported by a corbelled brick panel.

Description

Three bays including a full-height, two-window-wide angular bay; brick façade on rusticated brownstone basement; brownstone stoop; possibly historic gate at entrance under the stoop; brownstone entrance surround with half-fluted pilasters and stylized brackets supporting an entablature with fluted frieze with molded panel and pediment; single-light, wood-and-glass transom; windows with chamfered lintels at the basement; brownstone band course above basement; windows at first story with brownstone sill course supported by a corbelled brick panel and brownstone sills with similar brick panels at second and third stories; splayed brick lintels with brownstone molding and keystone at first through third stories; galvanized-iron cornice with dentils and frieze of alternating plain and starburst panels. Alterations (at time of designation) one and half story addition on roof; stoop painted; stoop balustrades replaced; double-leaf wood door; light fixtures in reveal; door bells in surround; remote utility meters at basement Site Features: non-historic metal fence with stone curb; areaway with concrete paving, raised hatch and non-historic lamppost; stone curb.

Significant References

New York City Department of Buildings, Borough of Brooklyn, Building Information System; New York City Department of Taxes photographic record c. 1939; *Real Estate Record and Builders Guide* (August 2, 1884), 826.

208 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/35

Date: c. 1884; alteration c. 1942

Architect: Walter M. Coots

Original Owner/Developer: David H. Hill

Type: Row house

Style/Ornament: Neo-Grec

Material: Brick with brownstone trim

Stories: Three and basement

History

This Neo-Grec-style rowhouse was designed by Walter M. Coots for developer David H. Hill and constructed c. 1884 at a time when proximity to Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Hill who served as mason on this project was also the developer of Nos. 202 and 204 Prospect Place. No. 208 features a full-height angular bay with channeled pier (similar to that at Nos. 200 to 204), pedimented stone window lintels and galvanized-iron cornice. Although the stoop was removed and the entrance relocated to the basement, the building remains largely intact.

Description

Three bays including a two-window-wide angular bay with channeled pier and stone capitals at the third story; stone water course; windows with chamfered stone lintels at basement; stone band course above the basement; windows with projecting stone sills and chamfered lintels with pseudo-pediments at first through third stories; galvanized-iron cornice with decorative molding and paneled frieze. Alterations: façade and sills painted; stoop removed; main entrance relocated to basement and replaced by a window; entrance with stone lintel and single-leaf, wood-and-glass door with paneled sidelights; lintels resurfaced and painted; vinyl replacement sash and panning; metal window grilles at basement; wall lamp by entrance; doorbell in frame; remote utility meter in window frame. East Façade: brick. Site Features: concrete wall incorporating possibly historic wrought-iron fence; possibly historic gate and gateposts; non-historic fence along east property line; concrete paved areaway with concrete walls at path to entrance, raised hatch with cover and metal pipe.

Significant References

New York City Department of Buildings, Borough of Brooklyn, Building Information System; New York City Department of Finance, photographic record c. 1985; New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (October 18, 1884), 1068.

210 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/36

Date: prior to 1869

Architect: Not determined

Original Owner/Developer: Not determined
Type: Row House
Style/Ornament: Italianate with alterations
Material: Brick and brownstone
Stories: Three and basement

History

This Italianate-style row house was built prior to 1869 at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The brick house with brownstone basement features the symmetrical fenestration and round-arched entrance opening characteristic to the Italianate style. The stoop was removed prior to the late 1930s at which time it is likely that the historic entrance surround was altered to its current appearance. By the mid-1980s the windows of the first and second stories were altered and the cornice frieze deepened to accommodate the enlarged frieze band windows. The stoop, entrance and historic window openings on the first and second stories have recently been restored.

Description

Three bays; brownstone basement; brick upper facade; arched entrance with brownstone lintel and molded keystone; arched single-light transom; windows with projecting brownstone sills at basement; windows with brownstone lintels and projecting sills at second and third stories; cornice with stylized brackets and paneled soffit. Alterations: brownstone resurfaced and painted; brick cleaned; stoop reconstructed; metal balustrades and gate with attached mailbox at entrance under the stoop; double-leaf door with decorative metal grilles attached to exterior of glass; metal replacement sash and panning; metal window grilles at basement; cornice frieze and attic windows altered; shed roof added prior to the 1980s; wall lamps and intercoms by main entrance and entrance under the stoop; leader; remote utility meters attached to basement wall. Site Features: resurfaced and painted wall with posts (built prior to the late 1930s) incorporating non-historic fence and gate; concrete paved areaway with diamond plate hatch, step to entrance under the stoop with non-historic railing; bluestone curb.

Significant References

Brooklyn Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); New York City Department of Buildings, Borough of Brooklyn, Building Information System.
New York City Department of Finance, photographic record c. 1985; New York City Department of Taxes, photographic record c. 1939.

214 (aka 210A-216 Prospect Place), 218 (aka 218-220 Prospect Place) Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1158/37

Date: c. 1913
Architect: Not determined
Original Owner/Developer: Thomas R. Farrell
Type: Flats
Style/Ornament: Neo-Classical
Material: Brick and limestone
Stories: Four

History

These Neo-Classical-style residential buildings, named respectively the “Roxanna” and “Serenio,” were constructed for developer Thomas R. Farrell c. 1913 at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. These four-story buildings with rusticated limestone and brick facades remain remarkably intact. Their central entrances with balustraded porticos are flanked on each side by two single windows with flared voussoirs. The bays of triple windows on the upper stories are highlighted by surrounds of contrasting brick with stone details that extend from the second through fourth stories and the single windows of the fourth story are highlighted by a similar surround. Below the stepped parapet is a stylized cornice of stone or terra cotta with a decorative central panel. The parking lot was originally a separate lot that was sold to the owners of Nos. 214 and 218 in the 1960s.

Description

214 Prospect Place: Five bays at first story and six bays at the second through fourth stories; main entrance with wrought-iron-and-glass, double-leaf door and single-light transom set in a molded surround; portico with columns and pilasters topped by stylized capitals supporting an entablature with decorative moldings, rosettes, frieze with the building’s name and balustrade; possibly historic wrought-iron railings at sides of portico; stone façade at basement; rusticated limestone façade with molded cornice and four windows with splayed voussoirs at first story; light-colored brick laid in Flemish bond at second through fourth story with dark brick, terra cotta and/or stone and stucco decoration; triple windows bracket four single windows at the second through fourth stories; projecting stone sills at third story; segmental-arched triple windows at fourth story; dark brick window surrounds with stone or terra-cotta corner blocks and keystones at fourth story; gabled parapet with cap, frieze and cartouche; wrought-iron fire escape. Alterations: stone painted; metal replacement sash and panning; metal grilles at first story; wall lamp with conduit, postal release box and intercom by entrance; television antenna on roof; signage; remote utility meter attached to basement wall; spigot. West Façade: brick; tile coping. Alterations: façade painted through third story; parged above. Site Features: historic metal fences and gates; concrete paved forecourt and areaways; historic railing at entrance to basement; non-historic metal cage with metal mesh enclosing basement entrance and extending above the first story window; gooseneck pipe; bluestone curb.

218 Prospect Place Similar to No. 214. Alterations: stone water table painted; wall lamp and electrical conduits, intercom, postal release box and signage at main entrance; doorbell and electrical conduits at basement entrance; remote utility meter and electrical outlet attached to basement wall; metal pipes. East Façade: irregular foot print; brick laid in common bond; tile coping; nine windows of mixed sizes at each story; segmental-arched single windows with brick lintels and projecting stone sills; triple windows with iron beam lintels and projecting stone sills; chimney and pipes on roof. Alterations: stone painted; leader; light at first story; dish and television antennas; basement windows replaced with brick infill; fire escape, cables and conduits attached to walls. Site Features: historic metal fence and gates; concrete paved forecourt and areaways; historic railing at basement entrance; non-historic metal cage with metal mesh enclosing basement entrance and extending above the first-story window; stone and concrete curb; parking lot; painted concrete wall; metal fence and gate with metal mesh and razor wire; spaces outlined on pavement; lot above level of rear extension.

Significant Resources

Kings County, Office of the Register, Deed Liber 3356, p. 193 (April 9, 1912); Deed Liber 3359, p. 125 (April 11, 1912); Deed Liber 3360, p. 266 (May 4, 1912); Deed Liber 3368, p. 194-195 (May 31, 1912); Deed Liber 3373, p. 114 (June 12, 1912); Deed Liber 53, p. 80 (February 15, 1961); New York City Department of Buildings, Certificate of Occupancy, 177853 (December 7,

1961); New York City Department of Taxes, photographic record c. 1939; *New York Times* (September 27, 1913), 20.

224-230 Prospect Place (aka 622 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1158/43

See: 622 Vanderbilt Avenue

229 TO 309 PROSPECT PLACE (NORTH SIDE)

Between Vanderbilt Avenue and Underhill Avenue

233 Prospect Place (aka 229-237 Prospect Place and 645 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1152/1031-1032

Date: c.1916

Architect: William H. Ludwig

Original Owner and Builder: Minnie L. von Lehn

Type: Flats with commercial ground floor

Style/Ornament: Arts and Crafts with Neo-Classical elements

Material: Brick, limestone trim

Stories: Four

History

This residential building with commercial ground floor at the corner of Prospect Place and Vanderbilt Avenue was designed in the Arts and Crafts-style by architect William H. Ludwig and constructed c. 1916 for Minnie L. von Lehn. Constructed at the same time as Nos. 641 and 643 Vanderbilt Avenue, which Ludwig also designed, it shares certain design elements with those buildings, such as a façade of wire-cut brick laid in Flemish bond, stepped parapet and decorative brickwork around the windows. Ludwig added a formal neo-classical stone entrance surround on Prospect Place. Drawings in the Department of Buildings indicate that the first story on both Prospect Place and the more commercial Vanderbilt Avenue was designed for commercial use. The storefront on Vanderbilt Avenue, while replaced with modern infill, still reflects the original plan with central entrance and glass return (now partially enclosed) at the corner. The first story on the Prospect Place elevation included two storefronts at the east end, one of which was accommodated in a one-story ell. These storefronts have been enclosed with gray brick, as has the small window to the west of the entrance. With little alteration above the first story and its original limestone entrance surround, the building remains largely intact.

Description

Prospect Place Façade: Irregular arrangement of bays at first story including main entrance, storefront return and one-story ell on east; six bays, the one above the entrance consisting of two small windows, at the second through fourth stories; wire-cut brick laid in Flemish bond; limestone entrance surround with bay-leaf drip and lintel supported by stylized brackets; possibly historic double-leaf, wrought-iron-and-glass door with transom; brick spandrels with diamond-shaped medallions above the first story; bays of single and triple windows at second through fourth stories bordered by double rows of header bricks and divided by brick spandrel panels with diamond-shaped medallions; paneled and molded limestone keystones at fourth story; limestone sill course at second story; limestone sills at third and fourth stories; wrought-iron fire escape; brick and stucco frieze; galvanized-iron cornice with egg-and-dart molding, dentils and modillions; above the triple window, cornice (without modillions) built out and supported by double brackets and surmounted by a hipped roof; stepped parapet with stone coping and

diamond-shaped medallions. Alterations: window next to entrance enclosed with gray brick; former storefronts enclosed with gray brick laid in stack bond above a brick bulkhead; recessed entrance with single paneled door and metal security gate and transom; louvered vent; roll-down security gate; wall lamps by main entrance; intercom and postal release box in reveal; metal replacement sash and panning at second through fourth story; cornice removed and replaced with cement stucco on east; hipped roof above cornice on west resurfaced with asphalt; pipes and dish antenna on roof; remote utility meter attached to façade at first story. Vanderbilt Avenue Façade: Two bays; wire-cut brick laid in Flemish bond; brick spandrel with diamond-shaped medallions above storefront; each bay of windows bordered by double rows of header bricks; brick spandrel panels with diamond-shaped medallions; stone sill course at second story; stone sills at third and fourth stories; brick and stucco frieze; paneled limestone keystones; galvanized-iron cornice with modillions, dentil course, and egg-and-dart molding below parapet; stepped parapet with stone coping and diamond-shaped medallion. Alterations: metal replacement sash and panning at second through fourth stories; storefront stone and metal cladding; metal roll-down security gates; fixed fabric awnings. East Façade: Two bays; segmental-arched windows; double course of brick headers as lintels; fire escape; east side of extension brick with clay tile coping. Alterations: leader; folding window gates at second story; metal replacement sash and panning. North Façade (partially visible): cement stucco. Site Features: non-historic metal fence and gate; concrete-paved areaway with planting bed, diamond plate hatch, gooseneck and metal pipes, wood storage bin for trash receptacles; stone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files.

239 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1152/92

Date: c. 1916

Architect: Possibly William H. Ludwig

Original Owner/Developer: Minnie L. von Lehn

Type: Flats

Style/Ornament: Arts and Crafts with Neo-Classical elements

Material: Brick, brownstone

Stories: Four

History

This small Arts and Crafts-style residential building was constructed c. 1916 for Minnie L. von Lehn and was probably designed by William H. Ludwig whose other buildings for the same owner it resembles. (See Nos. 641 and 643 Vanderbilt Avenue and 233 Prospect Place.) The building, sited on a narrow but deep lot, presents a two-bay-wide formal face to Prospect Place featuring an upper façade of wire-cut brick laid in Flemish bond with contrasting brickwork decoration characteristic of the Arts and Crafts style and a classically-inspired limestone entrance surround and cornice. Although alterations have been made over time, the building remains largely intact.

Description

Prospect Place Façade: Two bays; main entrance with two stone steps; limestone entrance surround with a garland and pedimented lintel supported on stylized brackets; wrought-iron-and-glass transom; brownstone basement with single window; upper façade of wire-cut brick laid in Flemish bond; limestone sill course below the first story; triple window with transom at first story with limestone keystone and paneled corners; double header brick borders along the edges of the

façade and under the cornice at the second through fourth stories; two bays of windows bordered by double rows of header bricks, brick spandrel panels with header brick courses and diamond-shaped medallions; stone sill course at second story; stone sills at third and fourth stories; wrought-iron fire escape; metal cornice with modillions, dentils and egg-and-dart molding below brick parapet with central gable and stone coping. Alterations: metal-and-glass security door with single sidelight; metal replacement sash and panning; metal window grilles at basement and first story; postal release box, intercom and wall lamps at entrance; bracket for hanging sign attached to first story. West Façade and Ell (partially visible): four bays and one in ell; red brick façade laid in common bond; basement passage to garden at rear of lot in ell; windows with projecting stone sills and stone lintels; tile coping at roof. Alterations: metal replacement sash and panning; metal window grilles at basement and first story (both facades); light fixture, multiple cables and telephone boxes at first story on west; vent pipes above one line of windows on second through fourth stories on west; metal window grille at first story of ell; cables attached to wall of ell. East Façade (partially visible): red brick laid in common bond; clay tile coping at roof. Alterations: metal pipe handrail belonging to No. 241 attached to wall. Site Features: non-historic metal fence; wood planters; brick posts with historic wrought-iron gate and non-historic ironwork at passage; concrete-paved walkway and staircase with metal railings at passage on west side; stone curb.

Significant References

Kings County, Office of Register, Deed Liber 3607 p. 228 (April 18, 1916); New York City Department of Buildings, Borough of Brooklyn, Building Information System; New York City Department of Taxes, photographic record, c. 1939.

241 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1152/91

Date: c. 1875

Architect: Not determined

Original Owner/Developer: Margaret McGroarty

Type: Row house

Style/Ornament: Italianate with alterations

Material: Brownstone

Stories: Three and basement

History

This Italianate row house was built c. 1875 as a single family dwelling for John and Margaret McGroarty. John McGroarty was a hatter and later saloon keeper, who as an active member of the Democratic Party in Brooklyn served in various public capacities. His first public office was as an alderman (1867-70). At the time this house was built, he was a state assemblyman (1874-77). The Washington Club, the local Democratic organization which had been founded in 1898 and for many years had met at 172 Prospect Place, moved its headquarters to 241 Prospect Place c. 1903, at which time a rear extension designed by the firm of Pohlman and Partrick was constructed. Ten years later the club purchased the building outright from its former president Thomas R. Farrell. The Haitian Baptist Church of New York, which continues to occupy the building, purchased it from the club in 1972 at which time the basement and first story were altered to meet the needs of the congregation. While altered, No. 241 still retains elements of its original ornamentation such as the triangular pediments of the parlor windows and arched double-leaf doors at the main entrance. An arresting feature of the building is its wood cornice with its distinctive corbel table.

Description

Three bays; stoop; round-arched entrance with arched, double-leaf, wood-and-glass door; entrance surround with molded spandrels springing from pilasters with molded imposts; segmental-arched windows at the basement; full window surrounds with triangular pediments at the first story; full window surrounds with bracketed sills at the second and third stories; wood cornice with stylized corbel table with tassels between the corbels and a frieze with diamond-shaped medallions. Alterations: façade resurfaced and painted at the first story; stoop doubled in width; original stoop balustrades removed and replaced with metal balustrades and gates at the foot and landing of the new stoop and metal pipe handrail attached to wall of No. 239; porch with metal balustrade added at first story; window openings at the first story reconfigured as entrances with single-leaf doors, permanently installed air conditioners in the transoms and light fixtures attached to the lintels; main entrance surround shaved prior to the late 1930s; rustication and window surrounds removed at basement; window surrounds on the first through third stories shaved and bracketed sills altered; metal gate at entrance under the stoop; metal window grilles at basement; electrical conduit and intercom by entrance under the stoop; signage on railing of the porch; some decorative detail missing from cornice. Site Features: non-historic chain-link fence and gate; concrete-paved areaway with ramp, diamond plate hatch and painted brick retaining wall; stone curb.

Significant References

Brooklyn Daily Eagle Almanac (Brooklyn: Brooklyn Daily Eagle, 1900), 290; 1901, p. 304; 1903, p. 294; 1905, p. 321; Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1874-1877; Kings County, Office of the Register, Deed Liber 1019, p. 206 (October 19, 1871); Deed Liber 1020, p. 306 (October 28, 1871); Deed Liber 3430, p. 462 (June 25, 1913); New York City Department of Finance, ACRIS, Borough of Brooklyn, Deed Liber 594, p. 1787 (November 14, 1972); New York City Department of Buildings, Borough of Brooklyn, alterations (ALT) files; United States Federal Census, 1870 and 1880.

245, 247, 249 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1152/90, 89, 88

Date: c.1895

Architect: Delaney & Collins (carpenters)

Original Owner/Developer: Delaney & Collins

Type: Flats

Style/Ornament: Romanesque Revival/Renaissance Revival

Material: Iron-spot brick, limestone

Stories: Four

History

This remarkably intact row of three residential buildings with an uninterrupted iron-spot brick façade was constructed by the firm of Delaney & Collins c. 1895 at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The developers who served as their own architects employed Romanesque Revival and Renaissance Revival styles in the details such as the three-story tall arcade with brick archivolt springing from stone basket capitals, ornately carved limestone window and door lintels (the designs for each building distinct from the others), cornice with foliate modillions and frieze and elaborate ironwork at the stoops and areaways.

Description

245 Prospect Place Three bays; iron-spot brick façade; brownstone stoop with rough-faced strings; balustrades with wrought-iron balusters, metal pipe railings and cast-iron newels; flat-arched main entrance with elaborately carved, stepped, limestone lintel; paneled wood reveal and double-leaf, wood-and-glass door with single-light transom; basement with two windows and brownstone sill and lintel courses; first story with molded stone sill course and two wood sash windows with elaborately carved limestone lintels; continuous stone sill course supported by brick corbelling below the second story; windows at second through fourth stories separated by three-story arcade with brick piers with molded corners, stone basket capitals and raised brick archivolt; wood sash windows with limestone lintels at second story; wood sash windows with limestone sills and lintels at third story; round-arched, wood frame windows with limestone sills at fourth story; paneled brick spandrels between stories; galvanized-iron cornice with open bracket with lion face (on the west end), foliate modillions and rinceau frieze. Alterations: stoop treads and risers resurfaced; metal gate at entrance under the stoop; light fixture with electrical conduit in soffit of main entrance; wall lamp by entrance under the stoop; window screens and grilles at basement; window screens at first story; metal replacement sash at fourth story; window air conditioner supported by brackets at fourth story; pipe, fuel pipe, remote utility meter through or attached to basement wall; open bracket missing from cornice. North Façade (partially visible): three bays; brick, segmental-arched windows; brick lintels and stone sills; dogtooth frieze at cornice; chimney. Alterations: façade painted; storm windows; fire escape; new leader. Site features: historic fence and gate on brownstone curb; concrete-paved areaway with small planting bed and historic iron railing at entrance under the stoop; non-historic handrail at steps to entrance under the stoop; stone curb.

247 Prospect Place Similar to No. 245 with variation in the carving of the lintels. Alterations: stoop treads and risers resurfaced; metal gate with metal mesh at entrance under the stoop; windows at basement with metal mesh screens; metal replacement sash and panning at first through fourth stories; window grilles at first story; light fixture in soffit of main entrance; doorbells and postal release box in reveal; brackets missing from cornice; television antenna on roof. North Façade (partially visible): Similar to No. 245. Alterations: façade painted; storm windows; fire escape; one window on first story replaced with panel. Site Features: historic fence (with Indian head plaques in the roundels) and gate on brownstone curb; areaway with concrete paving and planting bed; historic iron railing at entrance to basement; stone curb.

249 Prospect Place Similar to No. 245 with variation in the carving of the lintels. Alterations: stoop treads and risers resurfaced; metal gate at entrance under the stoop; metal replacement sash and panning, windows at the fourth story include an arched transom; fire escape; light fixture in soffit of main entrance; intercom and postal release box in reveal; pipe and fuel pipe through basement wall; motion sensor or camera at first story; television antenna. North Façade (partially visible): Similar to 245. Alterations: façade painted; replacement sash; fire escape; new leader. East Façade (partially visible): façade painted. Site Features: historic fence (with floral plaque in one of the roundels) and gate on brownstone curb; areaway with concrete paving, planting bed and non-historic pipe railing at entrance under the stoop; stone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (July 13, 1895), 69.

251, 253 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1152/87, 86

Date: c. 1885

Architect: John Mumford; Builders: Nolan & Sims

Original Owner/Developer: Robert Furey
Type: Row houses
Style/Ornament: Neo-Grec
Material: Brick, brownstone
Stories: Three and basement

History

These two Neo-Grec-style row houses were designed by architect John Mumford and constructed c. 1885 by Nolan & Sims for Robert Furey at a time when proximity to Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row house in the Prospect Heights area. The brick dwellings feature full-height angular bays with prominent central piers, high brownstone stoops, full entrance surrounds and cornices with stylized brackets characteristic of the Neo-Grec style. While some alterations have been made over the years, both houses are largely intact.

Description

251 Prospect Place Three bays including a two-window-wide angular bay with projecting pier decorated with brownstone capitals and carved foliate plaques at first and second stories; brick façade with brownstone trim; brownstone stoop; possibly-historic wrought-iron gate with solid metal panel at entrance under the stoop; brownstone surround at entrance with half-fluted pilasters, capitals with floral decoration, stylized, fluted brackets, and molded lintel with dentils and plain frieze; brownstone sill and band courses at basement; windows at the basement, first and second stories with brownstone lintels, chamfered above the window head, that extend the width of each face of the bay; continuous molded brownstone sill course at the first story; brick spandrel panels between the first and second stories of the bay; projecting brownstone sill course at second story of the bay; window at the second story above the entrance with bracketed brownstone sill incorporated into a continuous band and chamfered brownstone lintel; spandrel panels between the second and third stories; continuous projecting sill course at third story; chamfered lintel course with cap molding at third story of the bay; window at third story above the entrance with chamfered lintel and cap molding; wood cornice with fluted brackets, dentils and paneled frieze. Alterations: brick and brownstone cleaned; stoop resurfaced; metal railings; door at main entrance replaced; metal replacement sash and panning; metal window grilles at basement; second-story sill brackets shaved; mailboxes attached to side of stoop; intercom by entrance under the stoop; light fixtures with conduit in soffit of main entrance; remote utility meters with wires attached to basement wall; dish antenna on roof; wires from roof attached at second-story window. North Façade (partially visible): three bays; brick; stone lintels and sills; two skylights. Alterations: two-story, one-bay-wide ell; façade and lintels painted; replacement sash; metal window grilles at second story; multiple metal chimneys on roof; leader and gutter. Site Features: historic fence and gate on brownstone curb; concrete- and bluestone-paved areaway with raised hatch with diamond plate cover, gooseneck pipe and steps to entrance under the stoop; bluestone sidewalk and curb.

253 Prospect Place Similar to No. 251; stoop with paneled walls; cast-iron balustrades and newels; full-height, double-leaf, paneled wood-and-glass door; possibly historic wrought-iron window grilles with cast-iron decoration at basement. Alterations: brick repointed; stoop painted; metal replacement sash and panning; doorbell and wall lamp by entrance under the stoop; light fixture in soffit of main entrance; basement lintels without chamfer; metal window grilles at first story. North Façade (partially visible): Similar to No. 251; chimney; dogtooth frieze at cornice; skylight. Alterations: façade painted; replacement sash; metal chimney; new clay chimney pot. Site Feature: historic fence and gate (one gatepost missing a finial) on brownstone curb; areaway with concrete and bluestone paving, planting bed, raised hatch with metal cover and steps to entrance under the stoop; bluestone and concrete sidewalk; bluestone curb.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (January 17, 1885), 69.

255, 257, 259, 261, 263, 265 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1152/85, 84, 83, 82, 1201-1204, 80

Date: c. 1896

Architect: Delaney & Collins

Original Owner/Developer: Delaney & Collins

Type: Flats

Style/Ornament: Renaissance Revival

Material: Iron-spot, Roman brick with limestone trim

Stories: Four

History

These six Renaissance Revival-style residential buildings were designed and constructed by Delaney & Collins, the developers of Nos. 245 to 249 Prospect Place, c. 1896 at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The houses feature full-height, three-window-wide angular bays, limestone window and door lintels (each with a distinctive carved design) and cornices with rinceau frieze characteristic of the Renaissance Revival style. Although some alterations have been made, particularly the replacement of doors and windows, the row remains largely intact.

Description

255 Prospect Place Four bays including a three-window-wide angular bay; brownstone stoop with rough-faced stringers, decorative iron balustrades, and possibly historic gate under stoop; main entrance with elaborately carved lintel and half-pilasters with foliate corbels; brownstone sill and lintel courses at the basement; wood windows in basement; continuous molded limestone sill courses at the first through fourth stories; stepped limestone window lintels with carved, projecting keystones at the first story; continuous limestone lintel courses at the second through fourth stories; metal cornice with foliate modillions and rinceau frieze. Alterations: façade and trim painted; stoop resurfaced and painted; original main entrance door removed and opening below the transom altered to accommodate a single-leaf door; wood-and-glass transom; metal replacement sash and panning at first through fourth stories; metal mesh window grilles at basement; metal window grilles, one altered to accommodate an air conditioner, at the first story; fire escape added prior to the late 1930s; foundation wall at entrance to basement resurfaced; wall lamps and doorbells at main entrance; remote utility meter with wire attached to basement wall; wires from roof attached to façade and window frames. North Façade (partially visible): Three bays; brick; segmental-arched windows; stone sills; chimney. Alterations: façade pared; replacement sash and panning; fire escape; metal window grille on the first story; metal chimney stack and bulkhead on roof; dish antenna. Site Features: non-historic fence and gate on brownstone curb; concrete-paved areaway with steps to entrance under the stoop; bluestone curb.

257 Prospect Place Similar to No. 255. Alterations: façade cleaned; brownstone courses at basement and foundation wall at entrance under the stoop resurfaced; stoop treads and risers resurfaced; metal gate with metal mesh at entrance under the stoop; original entrance door removed and opening altered to accommodate a single-leaf door and resized transom; metal replacement sash and panning at first through fourth stories and sliding windows at basement; metal window grilles at basement and first story; intercom, postal release box and wall lamps in reveal of main entrance; remote utility meter attached to basement wall. North Façade (partially

visible): Similar to No. 255; chimney on party wall. Alterations: façade parged; replacement sash and panning; chimney added to rear wall; fire escape; dish antenna. Site Features: historic fence and gate on brownstone curb; areaway with concrete paving, planting bed and steps to entrance under the stoop; bluestone curb.

259 Prospect Place Similar to No. 255; main entrance with paneled wood reveal, single-light transom set in wood frame with egg-and-dart molding in the transom bar. Alterations: façade cleaned; stoop and brownstone courses at basement resurfaced (in gray); foundation wall at entrance to basement resurfaced; door at entrance under the stoop; reproduction double-leaf, wood-and-glass door at main entrance; metal replacement sash and panning; window grilles at basement and first story; intercom and postal release box in reveal; wall lamps attached to entrance surround; remote utility meter attached to basement wall. North Façade (partially visible): Similar to No. 255. Alterations: replacement sash and panning. Site Features: historic fence and gate on brownstone curb; areaway with slate paving, planting bed and steps to entrance under the stoop; bluestone curb.

261 Prospect Place Similar to No. 255; main entrance with paneled wood reveal, wood frame with egg-and-dart molding in the transom bar; double-leaf, wood-and-glass door and single-light transom. Alterations: façade cleaned; stoop and brownstone courses at basement painted; metal gate at entrance under the stoop; wood-framed jalousie windows with metal grilles at basement; metal replacement sash and panning at first through fourth stories; window grilles at first story; window air conditioner supported by brackets at third story; intercom in reveal; wall lamps attached to main entrance surround; remote utility meters attached to basement wall. North Façade (partially visible): Similar to No. 255. Alterations: façade painted; replacement sash and panning; fire escape; small roof-top bulkhead. Site Features: historic fence and gate on brownstone curb (with concrete patching); areaway with concrete paving, planting bed and steps to entrance under the stoop; bluestone curb.

263 Prospect Place Similar to No. 255; main entrance with paneled wood reveal, wood frame with egg-and-dart molding in the transom bar; double-leaf, wood-and-glass door and single-light transom. Alterations: façade cleaned; stoop and foundation wall at entrance to basement resurfaced and painted; brownstone courses at basement painted; metal gate at entrance under the stoop; metal replacement sash and panning; window grilles at first story; window grilles over wire mesh grilles at basement; intercom and postal release box in reveal and light fixture in soffit of main entrance; pipe through basement wall. North Façade (partially visible): Similar to No. 255; skylight. Alterations: façade painted; chimney added on rear wall; skylight bulkhead resurfaced; replacement sash and panning; fire escape; satellite antenna on roof; remote utility meter attached to basement wall. Site Features: historic fence and gate on brownstone curb; areaway with concrete paving, planting bed, metal pipe and steps to entrance under the stoop; bluestone curb.

265 Prospect Place Similar to No. 255; main entrance with paneled wood reveal, wood frame with egg-and-dart molding in the transom bar; double-leaf, wood-and-glass door and single-light transom. Alterations: façade cleaned; stoop and brownstone courses at basement painted; foundation wall at entrance to basement resurfaced and painted; metal gate at entrance under the stoop; metal replacement sash and panning at first through fourth stories; wire-mesh window grilles at basement; metal window grilles at first story; intercom and doorbells in reveal and light fixture in soffit of main entrance; doorbell, remote utility meter and hand rail by entrance under the stoop; large dish antenna on roof. North Façade (partially visible): Similar to No. 255. Alterations: façade parged; replacement sash and panning; fire escape. Site Features: historic fence and gate on brownstone curb; areaway with concrete paving, planting bed and steps to entrance under the stoop; bluestone curb.

Significant Resources

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (November 28, 1896), 827.

269 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1152/78

Date: 1927-28

Architect: Slee & Bryson

Original Owner/Developer: Studio Building Corp.

Type: Apartment building

Style/Ornament: Colonial Revival

Material: Brick

Stories: Six and basement

History

This Colonial Revival-style apartment building was designed by the architectural firm of Slee & Bryson for Studio Building Corp. between 1927 and 1928 at a time when the opening of the IRT Subway along Eastern Parkway in 1920 spurred the construction of middle-class, six-story elevator apartments. The building features a brick façade laid in Flemish bond, stone window lintels and sills and entrance surround with broken pediment characteristic of the Colonial Revival style. While some alterations have been made over the years, particularly the replacement of windows, the building remains largely intact.

Description

Three bays including a slightly projecting central bay with central window flanked by smaller windows; brick façade laid in Flemish bond; main entrance with wood reveal; stone entrance surround with pilasters, rosettes, fluted frieze and broken pediment with pineapple finial; possibly historic door with leaded-glass transom; small windows at basement (partially visible); two windows with flared stone lintels with keystones at first story; round-arched entrance portal to basement with brick arch and stone keystone at first story; square, wood-framed window with decorative wrought-iron grille and stone surround above basement passage; stone sill course at second story; large windows at the second story with flared stone lintels set within a brick arch with a stone keystone and brick tympanum; large windows at the third story with flared stone lintels with keystones and stone sills; large windows at the fourth and fifth stories with flared stone lintels and stone sills; stone stringcourse at the sixth story; large windows at the sixth story with flared stone lintels and stone sills; small windows at the second through sixth stories with stone sills and bull header-bond brick lintels; molded stone cornice below a stone-capped brick parapet; possibly historic iron fire escape. Alterations: metal gate and railings at basement entrance; main entrance surround painted; metal replacement sash and panning; western line of small windows at the second through sixth stories removed and openings filled with painted cement stucco; stone plaques removed from parapet; wall lamps attached to door surround; intercom and postal release box in reveal; three metal pipes extend from basement and across the first story above the basement entrance; fuel pipe extends from basement entrance; dish antennas and cell towers on roof. West Façade (partially visible): brick laid in Flemish bond at front; tile coping; brick chimney at rear. Alterations: cell towers and mechanical equipment at front; masonry roof-top bulkhead at rear. East Façade (partially visible): brick laid in Flemish bond at front; tile coping; rear extension multiple bays, single and double windows. Alterations: façade parged (except at front); two fire escapes; replacement sash and panning; cell phone antennas. North Façade (partially visible): two bays: one with segmental-arched windows, the other with square-headed double windows. Alterations: façade parged; dish and cell phone antennas; fire

escape; replacement sash and panning. Site Features: non-historic metal fence and gate; planting bed.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, Building Information System.

273, 275, 277, 279 Prospect Place

Borough of Brooklyn Tax Map Block 1152/77, 76, 75, 74

Date: c.1883

Architect: T. Floyd Thomas

Original Owner/Developer: Arthur Barlets

Type: Row houses

Style/Ornament: Neo-Grec

Material: Brick, stone

Stories: Three and basement

History

These four Neo-Grec-style dwellings were designed by the architect T. Floyd Thomas and constructed for Arthur Barlets c. 1883. The brick houses have brownstone stoops, eared door lintels supported by stylized brackets, brownstone window lintels with incised decoration, wood cornices with dentils and stylized brackets and, at Nos. 273 and 275, cast-iron balustrades characteristic of the Neo-Grec style. While some alterations have been made over the years the row remains largely intact.

Description

273 Prospect Place Two bays; brownstone stoop with cast-iron balustrades and newels; possibly historic metal gate at entrance under stoop; main entrance with eared brownstone lintel with incised design and bas-relief rosettes supported by stylized brackets; brownstone sill and band courses at basement; single, wide window at basement with incised, brownstone lintel and possibly historic window grille; single, wide window at first story with bracketed brownstone sill and brownstone lintel with incised design and bas-relief rosettes; windows at the second and third stories with bracketed brownstone sills and incised brownstone lintels; wood cornice with stylized brackets, dentils and plain frieze. Alterations: brick cleaned and repointed; stoop and brownstone details resurfaced; main entrance door replaced; metal replacement sash at each story; window grille at basement altered with additional decoration; metal window grille at first story; mailbox attached to gate at entrance under the stoop; wall lamp and intercom by entrance under the stoop; light fixture in soffit and doorbell in reveal of main entrance; remote utility meter attached to basement wall; metal plaque with house number attached to wall by main entrance; dish antenna on roof. North Façade (partially visible): two bays; stone sills; chimney on roof. Alterations: façade parged; replacement sash; leader and gutter. Site Features: historic fence and gate on bluestone curb; areaway with concrete and bluestone paving, planting bed, gooseneck pipe and steps to entrance under the stoop.

275 Prospect Place Similar to No. 273; wood entrance reveal; possibly historic wood-and-glass transom; possibly historic window grille at basement. Alterations: façade painted; stoop and brownstone details painted; sidewalls of stoop exposed brick; finials on newels painted; decorative metal security gate with transom and replacement double-leaf, wood-and-glass door at main entrance; metal replacement sash and panning; window grille at first story; wall lamp by main entrance; doorbells and postal release box attached to frame of main entrance; mailbox attached to gate at entrance under the stoop; doorbell by entrance under the stoop; wires from roof attached to façade. North Façade (partially visible): Similar to No. 273. Alterations: façade parged; replacement sash; metal pipe on roof; leader and gutter. Site Features: historic fence and

gate on bluestone and brick curb; finials of gateposts painted; areaway with concrete paving, planting beds with non-historic fence, gate and arbor, hatch with rubber mat and steps to entrance under the stoop.

277 Prospect Place Similar to No. 273. Alterations: brick cleaned and repointed; foundation wall by steps to entrance under the stoop resurfaced and painted; stoop resurfaced; stoop balustrades replaced; original door removed and opening altered to accommodate single-leaf door with sidelight and transom; metal replacement sash and panning; window grilles at basement and first story; wall lamp and house numbers by main entrance; doorbell in reveal; doorbell, intercom and mailbox by entrance under the stoop; remote utility meter attached to basement wall; electrical outlet attached to wall at first story; wires from roof attached to wall. North Façade (partially visible): Similar to No. 273; chimney. Alterations: façade parged; replacement sash; dish antennas; ventilator; new clay pot on chimney. Site Features: non-historic brick wall with brick posts incorporating part of historic fence and possibly historic gate; areaway with concrete paving, planting beds, diamond plate hatch with vent, gooseneck pipe and steps to entrance under the stoop.

279 Prospect Place Similar to No. 273; possibly historic full-height, double-leaf, wood-and-glass doors; wood reveal with roll molding; possibly historic window grille at basement. Alterations: stoop resurfaced and painted; brownstone trim painted; stoop balustrades replaced; brick exposed on sidewalls of stoop; metal security gate with side panel and transom at main entrance; multi-light replacement sash; metal window grille at first story; wall lamps at entrance; wall lamp, doorbell and tile plaques with house numbers by entrance under the stoop; remote utility meter attached to basement wall. North Façade (partially visible): Similar to No. 273. Alterations: façade parged; replacement sash; roof-top bulkhead; fire escape. Site Features: historic fence and gateposts with non-historic gate; areaway with concrete paving, planting bed, raised diamond plate hatch and steps to entrance under the stoop; bluestone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c.1939.

285 (aka 281-285) Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1152/71

Date: 1925

Architect: Springsteen & Goldhammer

Original Owner/Developer: Hecla Building Co.

Type: Flats

Style/Ornament: Colonial Revival

Material: Wire-cut brick, stone

Stories: Four

History

This Colonial Revival-style residential building was designed by the architectural firm of Springsteen & Goldhammer and constructed for Hecla Building Company in 1925 at a time when the opening in 1920 of the IRT subway along Eastern Parkway spurred the construction of multiple dwellings and apartment houses. The seven-bay-wide building features a façade of wire-cut brick in a diaper pattern, round arched fenestration at the second story and arched entrance with massive stone surround characteristic of the style. While some alterations have been made over the years, the building remains largely intact.

Description

Five bays including projecting entrance at first story; seven bays on second through fourth stories; wire-cut brick laid in a diaper pattern; round-arched main entrance with deep reveal and two steps; possibly historic double-leaf, metal-and-glass door and single-light transom; projecting stone entrance surround with voussoirs, cartouche, engaged columns at the corners and molded cornice; entrance to basement on the west; three narrow windows at basement; possibly historic window grilles at basement; four windows at first story with molded stone sills; stone band course at second story; round-arched windows at second story with header brick surrounds, tympana with roundels, projecting stone sills and wrought-iron balconettes (outer bays only); windows at third and fourth stories with projecting stone sills; molded stone cornice and bull header bond brick course; diaper-patterned brick parapet with stone or terra-cotta plaques with bas relief shields and brick border; stone coping; iron fire escape; pipe on roof. Alterations: entrance surround and steps painted; fixed fabric awning and wall lamps at entrance; intercom in reveal; decorative metal grilles attached to doors and transom; metal gate at entrance to basement; metal replacement sash and panning; metal window grilles at first story; three pipes, spigot and remote utility meter attached to wall. East and West Facades: one fully exposed bay on each side; brick laid in common bond at basement with bull header bond brick course above; first through fourth stories diaper patterned brick; brick soldier course below parapet; windows with projecting stone sills; facades above adjoining row houses brick laid in common bond with tile coping, rear extension of west façade multiple bays with segmental-arched single windows and square-headed double windows; brick chimneys on both facades. Alterations: metal replacement sash and panning; window grilles at first story on each façade; iron grille between fourth-story window and neighboring roof to east; fire escape on west; chimney on west replaced; roof-top bulkhead. North Façade (partially visible): brick; seven bays, five segmental arched windows and two double windows. Alterations: replacement sash and panning; railing and metal pipe on roof; fire escape; television and dish antennas. Site Features: non-historic fences and gates; possibly historic railings at entrance to basement; two wood storage bins for trash receptacles; stone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c. 1939.

287, 289 Prospect Place

Borough of Brooklyn Tax map Block/Lot: 1152/70, 69

Date: c.1892

Architect: William H. Wirth

Original Owner/Developer: Erick Soderstrom

Type: Row houses

Style/Ornament: Renaissance Revival

Material: Brownstone

Stories: Two and basement

History

These two Renaissance Revival-style row houses were designed by architect William H. Wirth for Erick Soderstrom c. 1892 at a time when proximity to Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Wirth's Renaissance inspired design included the use of alternating rough-faced and smooth brownstone ashlar on the façades and stoops, rough-faced stone window lintels, molded door lintels supported on stylized brackets and bracketed cornices. The houses are largely intact and retain all their historic ironwork.

Description

287 Prospect Place Three bays; stoop with rough-faced stringers and sidewalls with bands of rough-faced and smooth ashlar; possibly historic gate at entrance under stoop; elaborate metal balustrades and newels; molded stone lintel with stylized brackets at main entrance; paneled wood reveal; wood-and-glass transom; brownstone sill course and façade of alternating courses of rough-faced and smooth ashlar at basement; windows at basement with flared, rough-faced lintels and possibly historic grilles; smooth stringcourse, rough-faced band course and molded sill course at first story; “pseudo piers” between windows with smooth bases, textured shafts and “capitals” with bas relief rosettes (center “capital” with linear incising); windows at first and second stories with rough-faced lintels; double, rough-faced band courses between molded stringcourses above first story; alternating courses of rough-faced and smooth ashlar at second story; molded stringcourse above second story; wood cornice with stylized brackets and modillions, foliate decoration between modillions, foliate panels in frieze and scalloped molding. Alterations: façade and stoop painted; double-leaf replacement door and double-leaf security gate and transom at main entrance; metal replacement sash and panning; window grilles at basement altered by the addition of metal bars; metal window grilles at first story; doorbell by entrance under the stoop; mailbox attached to gate at entrance under the stoop; remote utility meter with wire attached to basement wall; light fixture by main entrance. Site Features: historic fence and gate on brownstone curb; areaway with concrete paving, planting bed, diamond plate hatch, metal pipe, spigot and steps to entrance under the stoop; bluestone curb.

289 Prospect Place Similar to No. 287; double-leaf, wood-and-glass door with carved panels. Alterations: façade and stoop painted; double-leaf security gate and transom at main entrance; spotlights in soffit of entrance; metal replacement sash and panning; window grilles at basement fitted with flower box frames and one grille altered to accommodate an air conditioner; metal window grilles at first story; mailboxes attached to sidewall of stoop; spotlights and doorbell by entrance under the stoop; remote utility meters attached to basement wall and window frame. Site Features: historic fence and gate on brownstone curb; areaway with concrete paving, planting bed, diamond plate hatch, water pipe with spigot and steps to entrance under the stoop.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (December 3, 1892), 748.

291, 293, 295, 297 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1152/68, 67, 66, 65

Date: c.1887

Architect: Cozzens & Brown

Original Owner/Developer: Cozzens & Brown

Type: Row houses

Style/Ornament: Neo-Grec with Romanesque Revival elements

Material: Brick, stone

Stories: Three and basement

History

These four Neo-Grec-style row houses were designed and developed by the firm of Cozzens & Brown c. 1887 at a time when proximity to Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The brick and brownstone houses feature classically-inspired lintels and

cornices with stylized brackets characteristic of the Neo-Grec, with an overlay of heavy Romanesque rustication on the lintels, basements and stoops. The houses remain largely intact including historic stoop balustrades at Nos. 291 and 293.

Description

291 Prospect Place Two bays; brick with brownstone basement and trim; brownstone stoop with rough-faced stringers and side walls; iron balustrades and newels; possibly historic metal gate at entrance under the stoop balanced on the east side by a flat panel; recessed main entrance with paneled, wood reveal and wood frame with wood-and-glass transom; bracketed, brownstone lintel with rough-faced voussoirs and brackets at entrance; rough-faced brownstone basement with smooth brownstone band above; single, wide window at basement with flared lintel of rough-faced voussoirs and possibly historic wrought-iron grille; brownstone sill and lintel courses incorporating projecting, bracketed sills and flared, segmental-arched lintels at first through third stories; wood cornice with stylized brackets, dentils and paneled frieze. Alterations: façade and stoop painted; basement resurfaced and painted; brownstone sill courses and lintels shaved, sills replaced; double-leaf replacement door at main entrance; entrance lintel resurfaced; metal replacement sash and panning; wall lamp and doorbell in reveals; doorbell by entrance under the stoop. West Façade (partially visible): brick; chimney. Alterations: brick covered with stucco cement; new metal and clay chimney pots. Site Features: historic fence and gate with one historic gatepost (the other has been replaced) on a brownstone curb; areaway with concrete paving, planting bed and brownstone steps at basement entrance; bluestone curb.

293 Prospect Place Similar to No. 291; rough-faced sill courses and window lintels on first through third stories. Alterations: brick cleaned; brownstone resurfaced and painted; metal gate at entrance under the stoop; wall lamp attached to stoop by entrance; decorative metal security gate and transom at main entrance; metal replacement sash and panning; window grille at first story; mailbox and doorbell in reveals of main entrance; wall lamp by main entrance. Site Features: historic fence and gate on brownstone curb; areaway with concrete paving, planting bed, diamond-plate hatch with stone border; stone step at entrance under the stoop and gooseneck pipe; bluestone curb.

295 Prospect Place Similar to No. 291; possibly historic transom with radiating muntins; rough-faced sill courses and window lintels on first through third stories. Alterations: brick cleaned; brownstone resurfaced and painted; stoop balustrades replaced; metal gate at entrance under the stoop; double-leaf replacement door at main entrance; metal replacement sash and panning; metal window grille at first story; light fixture in soffit of main entrance and by entrance under the stoop; decorative elements missing from cornice brackets. Site Features: historic fence and gate (one gatepost in poor condition) on brownstone curb; areaway with concrete paving, planting bed, raised diamond plate hatch, stone step at entrance under the stoop; bluestone curb.

297 Prospect Place Similar to No. 291; rough-faced sill courses and window lintels on first through third stories. Alterations: brick cleaned; brownstone resurfaced and painted; stoop balustrades replaced; metal gate and intercom at entrance under stoop; metal security gate with transom panel at main entrance; double-leaf replacement door; door frame altered to accommodate single-light transom; metal replacement sash and panning; possibly historic window grille at basement altered to accommodate an air conditioner; metal window grille at first story; light fixture in soffit of main entrance; remote utility meter and metal name plate attached to basement wall. Site Features: historic fence with possibly historic gate and non-historic gateposts on brownstone and concrete curb; areaway with concrete paving, planting bed, diamond plate hatch and stone step at entrance under the stoop; stone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (March 26, 1887), 426.

299 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1152/1001-1008

Date: c.1894

Architect: Peter M. Cassidy

Original Owner/Developer: T. D. Lyons

Type: Flats

Style/Ornament: Renaissance Revival

Material: Iron-spot brick

Stories: Four

History

This residential building in the Renaissance Revival style was designed by Peter M. Cassidy for T. D. Lyons and constructed c. 1894 at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The building features a façade of iron-spot brick with brownstone lintel and sill courses, heavy brownstone door lintel supported on half-pilasters and bracketed cornice that emphasizes the façade's two-window wide projection with double brackets at the return. The building is largely intact and retains its historic stoop balustrades.

Description

Three bays including a projecting, two-window-wide bay; iron-spot brick laid in stretcher bond; brownstone stoop with elaborate iron balustrades and cast-iron newels; main entrance with paneled wood reveal and wood-and-glass transom; heavy brownstone door lintel with foliate frieze supported by fluted colonnette with foliate capitals and corbels; windows at basement with brownstone sill and lintel courses; windows at the first through fourth stories with projecting brownstone sill courses with brick corbelling and brownstone lintel courses with concave molding at the window heads; wrought-iron fire escape; metal cornice with stylized brackets and paneled frieze. Alterations: brick cleaned; brownstone resurfaced; metal gate at entrance under the stoop; double-leaf replacement door; metal replacement sash and panning; metal window grilles at basement and first story; light fixture in soffit of entrance; intercom and postal release box in reveal; wall lamp by entrance under the stoop; remote utility meter attached to basement wall. West Façade (partially visible): exposed brick bay without fenestration; tile coping. Alterations: brick repointed above the fourth story. Site Features: historic fence and gate; areaway with stone paving, small planting bed and steps from street and at entrance under the stoop; predominantly bluestone sidewalk with concrete and concrete patching; bluestone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (August 4, 1894), 188.

305, 307 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1152/62, 60

Date: c. 1893

Architect: William H. Wirth

Original Owner/Developer: E. Soderstrom
Type: Flats
Style/Ornament: Renaissance Revival
Material: Brick
Stories: Four

History

These two residential buildings were designed in the Renaissance Revival style by architect William H. Wirth for Erick Soderstrom for whom he had already designed the row houses at Nos. 287 and 289 Prospect Place. Constructed c. 1893 at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York, the four-bay-wide, brick buildings feature central entrances with stoops, rough-faced brownstone sills and lintels and Renaissance inspired cornices with scalloped molding and frieze with swags. Although alterations have been made over time the buildings are largely intact.

Description

305 Prospect Place Five bays at the first story including the entrance and four bays on the upper stories; brownstone stoop with rough-faced stringers; molded wood reveal; entrance lintel with rough-faced, stepped voussoirs and drips; brownstone sill and lintel courses at basement; rough-faced window sills and lintels at first through fourth stories; galvanized-iron cornice with dentils, frieze with swags and scalloped molding. Alterations: façade painted; stoop treads resurfaced; stoop balustrades replaced; original door removed, opening altered to accommodate single leaf door with sidelights; transom replaced; wall lamps by main entrance and entrance under the stoop; intercom and postal release box in reveal; sills and lintels resurfaced and painted; metal replacement sash and panning; metal window grilles at basement and first story; through-wall air conditioners at first through fourth stories; fire escape; remote utility meter attached to basement wall; metal conduit at first story; cables from roof and first story attached to façade. Site features: non-historic fence and gate on concrete curb; areaway with concrete paving, planting bed, steps to entrance under the stoop with non-historic railing and wood storage bin for trash receptacles; bluestone curb.

307 Prospect Place Similar to No. 305. Alterations: façade painted; stoop resurfaced; stoop balustrades removed; metal gate at entrance under the stoop; original door removed, opening altered to accommodate single leaf door with sidelights; transom replaced; wall lamps by main entrance and entrance under the stoop; intercom and postal release box in reveal; sills and lintels resurfaced and painted; metal replacement sash and panning; metal window grilles at first story; through-wall air conditioners at first through fourth stories; fire escape; remote utility meter attached to basement wall; cables attached to facade. Site features: non-historic fence and gate on concrete curb; areaway with concrete paving, planting bed, steps to entrance under the stoop with non-historic railing and metal pipe; bluestone curb.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (June 3, 1893), 896.

309 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1152/59

Date: c.1889
Architect: Not determined
Original Owner/Developer: H. A. Gibbons
Type: Flats

Style/Ornament: Renaissance Revival
Material: Brick
Stories: Four

History

This residential building in the Renaissance Revival style was constructed c. 1889 by H. A. Gibbons at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The simple brick structure has brownstone lintels and sills and a shallow stoop. Its most impressive feature is its Renaissance inspired cornice with ovolo modillions, serrated molding and dogtooth frieze. The building is largely intact although a Georgian Revival surround has been imposed on the entrance.

Description

Three bays; brownstone stoop; entrance with molded wood reveal; projecting brownstone sills and flush brownstone lintels at first through fourth stories; wood window enframements at first, second and fourth stories; possibly historic iron fire escape; galvanized-iron cornice with ovolo modillions, serrated molding and dogtooth frieze. Alterations: brick and brownstone trim painted; stoop resurfaced and painted; stoop balustrades replaced; wood door surround with broken pediment and wall lamps; door replaced; intercom in reveal; metal replacement sash (and metal panning at third story); metal window grilles at first story; interior window gate at second story; fire escape enlarged across the fourth story. East Façade: narrow triangular airshaft with segmental-arched door and window at first story and segmental-arched windows at second through fourth stories; chimney; bluestone coping. Alterations: facade painted; tall metal gate with metal mesh across air shaft at first story; aluminum storm door; large light fixture, cables and junction boxes attached to wall at first story; dish and television antennas on roof. Site Features: pitched cellar hatch with diamond plate cover; bluestone and concrete sidewalk; bluestone curb.

Significant Resources

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record, c. 1939.

232 TO 318 PROSPECT PLACE (SOUTH SIDE) Between Vanderbilt Avenue and Underhill Avenue

232-242 Prospect Place (aka 647 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1159/1001-1002, 10
See: 647 Vanderbilt Avenue

244, 246, 248, 250 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1159/13, 14, 15, 16

Date: c.1892

Architect: Charles Infanger

Original Owner/Developer: W. D. Bogart

Type: Row houses

Style/Ornament: Renaissance Revival with Romanesque Revival elements

Material: Brownstone, iron cornices

Stories: Two and basement

History

This group of Renaissance Revival style row houses with Romanesque Revival style elements was designed by architect Charles Infanger and built c. 1892 by builder W. D. Bogart at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. They are stylistically similar to the row at 325-335 Park Place built by the same architect and owner in the same year. The houses are identical and have continuous molded bands above first and second story windows with carved decorative leaf design at both ends of the facades and a continuous molded band at first story window transoms. The houses feature Renaissance- and Romanesque-inspired ornament, such as rough-faced stone, stylized leaf banding, and cornices with modillions, dentils and cross and circle design. The row is mostly intact, alterations include painting and resurfacing of some facades, replacement of most windows, and installation of metal gates at the main entrance doors.

Description

244 Prospect Place Three bays; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass double doors; smooth stone basement with alternating rough-faced stones surrounding the windows and rough-faced stone window lintels; basement window sills incorporated into a continuous band; smooth stone band between basement and first story; smooth stone with rough-faced stone banding at first and second stories; molded band between first and second stories and above the second story lintels with carved end medallions with leaf design; rough-faced stone block beneath first story windows sills; carved relief band at the top of the first story windows and door; incised lines above first story windows; window sills incorporated into a continuous band at basement, first and second stories; rough-faced stone lintels at second story; cornice with modillions, dentils and circle and cross design. Alterations: stoop and façade painted; aluminum sash and panning; metal window grilles at basement and first story; metal gate at main entrance; two mailboxes attached to door underneath the stoop; doorbells by door underneath the stoop and the main entrance; remote utility meter with exposed conduit attached to basement façade. West Façade: parged brick. Site Features: bluestone sidewalk curb; painted concrete walkway and planting area in areaway; historic areaway fence and non-historic gate on painted stone curb; cover over hatch in areaway; non-historic lamppost in areaway.

246 Prospect Place Similar to No. 244; wrought-iron window grilles at basement. Alterations: stoop resurfaced and painted; aluminum sash and panning; metal gate at main entrance; metal windows grilles at first story; ceramic plaque with house number by main entrance; mailbox attached to door underneath the stoop; doorbells by door underneath the stoop and main entrance. Site Features: bluestone sidewalk curb; painted concrete walkway and planting area in areaway; historic areaway fence and gate on stone curb; cover over hatch in areaway.

248 Prospect Place Similar to No. 244; wrought-iron window grilles at basement. Alterations: stoop and façade resurfaced; aluminum sash and panning; metal gate at main entrance; window grille at eastern basement window altered to accommodate an air conditioner; metal windows grilles at first story; mailbox attached to door underneath the stoop; doorbell by door underneath the stoop; light fixtures attached to window grille at western first story window; remote utility meter with exposed conduit attached to basement façade. Site Features: bluestone sidewalk curb; concrete walkway and planting area in areaway; historic areaway fence and gate on stone curb; metal plate over hatch in areaway; non-historic lamppost in areaway.

250 Prospect Place Similar to No. 244; wrought-iron window grilles at basement. Alterations: stoop and façade painted; aluminum sash and panning; metal gate at main entrance; metal windows grilles at first story; doorbells by door underneath the stoop and main entrance; mailbox attached to door underneath the stoop; light fixtures attached to window grille at western first story window. Site Features: bluestone sidewalk curb; slate walkway and planting area in

areaway; historic areaway fence and gate on stone curb; metal hatch in areaway; non-historic lamppost in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (July 23, 1892), 131.

252 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1159/17

Date: c. 1897

Architect: Andrew Klam

Original Owner/Developer: John Knortz

Type: Flats

Style/Ornament: Renaissance Revival with Romanesque Revival elements

Material: Brownstone, brick, iron cornice

Stories: Four and basement

History

This Renaissance Revival style with Romanesque Revival style elements flats building was designed by architect Andrew Klam and built c. 1897 by John Knortz at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The building has Renaissance- and Romanesque-inspired ornament, including rough-face stone, fluted pilasters, brick piers and cornice with modillions, dentils and scroll floral design. It is mostly intact, alterations include replacement of windows and the entrance door.

Description

Prospect Place Façade: Five bays at basement and first story; four bays at second, third and fourth stories; stone stoop with wrought-iron railings; basement entry underneath stoop with wrought-iron gate and wrought-iron handrail; stone door surround with flat, incised pilasters with curved capitals, rectangular pediment with carved design at corners, and cornice incorporated into a continuous molded band; alternating courses of rough-faced and smooth stone at basement and first story; basement window lintels and sills and first story window sills incorporated into a continuous band; brick at the second through fourth stories with brick pilasters between the windows and at either end with corbelling above the fourth story windows between the pilasters; rough-faced stone lintels and sills between the brick pilasters; metal cornice with modillions, dentils and floral design. Alterations: stone basement and first story resurfaced and painted; decorative carving at lintel and capitals of door surround appears to be eliminated; aluminum sash and panning; metal window grills at basement and first story; entrance door and transom replaced; two light fixtures by main entrance transom; exposed conduit at basement and first story to the east of the main entrance; wires attached to façade at upper stories; antennae on eastern end of roof; metal pole on western end of roof. East Façade: fourth story visible above adjoining row house; parged brick; chimney. West Façade: fourth story visible above adjoining row house; parged brick; chimney. Site Features: bluestone sidewalk curb; concrete areaway with small planting area; non-historic areaway fence and gate.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files.

254, 256, 258 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1159/18, 19, 20

Date: c. 1892

Architect: William L. Beers

Original Owner/Developer: T. B. Langston

Type: Row houses

Style/Ornament: Romanesque Revival

Material: Brownstone, iron cornices

Stories: Two and basement

History

This group of Romanesque Revival style row houses was designed by architect T. B. Langston and built c. 1892 by builder William L. Beers at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. All three houses have continuous banding below the first story windows and pilasters at either end of the façade that project above the cornices. The row features Romanesque-inspired ornament, including rough-faced stone, round-arch fenestration and foliated panels. No. 258 has a triangular pedimented cornice, which is an unusual feature for the row houses in the Prospect Heights area. The houses are mostly intact, alterations include painting of the facades and replacement of windows.

Description

254 Prospect Place Two bays at the basement and first story; three bays at the second story; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass door and transom and wood paneled reveal; door lintel with round pendants with carved base, floral design above with molded cornice; wrought-iron window grilles at basement; basement window sill incorporated into a continuous band; rough-faced stone at basement and first story; smooth stone band between basement and first story; stained-glass transom above first story paired window with window sill incorporated into a continuous molded band; carved leaf design above this band at the base of the first story windows and door; smooth stone above first story windows with one rough-faced stone course at the second story windows; arch-headed window openings with smooth stone arch-headed window lintels with rough-faced molded band at second story; molded band above the second story windows; pilasters with floral design at either end of the façade from the second story to above the cornice; cornice with scroll floral design. Alterations: stoop and façade painted; aluminum sash and panning; metal gate at main entrance; metal window grilles at first story; mailbox attached to door underneath stoop; doorbells by door underneath the stoop and main entrance; remote utility meter with exposed conduit attached to basement façade. Site Features: bluestone sidewalk curb; slate walkway and planting area in areaway; historic areaway fence with non-historic gate; metal hatch in areaway; non-historic lamppost in areaway.

256 Prospect Place Two bays at the basement and first story; three bays at second story; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass door and wood paneled reveal; door surround with carved floral band and rectangular lintel with molded cornice and base supported by rough-faced stone brackets; basement window sills incorporated into a continuous band; rough-faced stone at basement and first story; smooth stone band between basement and first story; paired window with stained-glass transom at first story with smooth stone splayed lintel with carved floral design keystone; window sills incorporated into a continuous molded band at first and second stories; smooth stone with rough-faced banding at second story; flat pilasters from second story to above the cornice at either end of the façade

with a floral design on the western pilaster; cornice with wide-spaced dentils. Alterations: stoop and façade painted; aluminum sash and panning; metal window grilles at basement and first story; storm windows at first story; mailbox attached to door underneath stoop; doorbell by door underneath stoop; remote utility meter with exposed conduit attached to basement façade. Site Features: bluestone sidewalk curb; slate walkway and planting area in areaway; non-historic areaway fence and gate; metal hatch in areaway; non-historic lamppost in areaway.

258 Prospect Place Two bays at the basement and first story; three bays at the second story; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass door and transom with stone transom bar and wood paneled reveal; door lintel with decoratively carved pendants; basement window sills incorporated into a continuous band; rough-faced stone with smooth stone band between basement and first story and above the first and second story windows; smooth and rough-faced stone checkerboard design upper portion of second story windows; molded band between first and second stories; paired window and stained-glass transom at first story with stone transom bar and sill incorporated into a continuous molded band; flat pilasters from second story to above the cornice at either end of the façade terminating with a floral design on the eastern pilaster and a stylized design on the western pilaster that matches the design at the door lintel; triangular pedimented cornice with floral design and semi-circular and angular designs below. Alterations: stoop and façade painted; aluminum sash and panning; metal window grilles at basement and first story; metal gate at main entrance; two mailboxes attached to door underneath the stoop; doorbell by door underneath the stoop; house number on stoop step; remote utility meter with exposed conduit attached to basement façade; attached conduit from roof to basement. Site Features: bluestone sidewalk curb; slate walkway and planting area in areaway; historic areaway fence and gate; metal hatch in areaway; non-historic lamppost in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (April 16, 1892), 697.

260, 262, 264 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1159/21, 22, 23

Date: c. 1892

Architect: William L. Beers

Original Owner/Developer: William L. Beers

Type: Row houses

Style/Ornament: Romanesque Revival

Material: Brownstone

Stories: Two and basement

History

This group of Romanesque Revival style row houses was designed and built c. 1892 by William L. Beers at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. All three houses have a continuous molded band below the second story windows with carved leaf designs at both ends of the facade. The row features Romanesque-inspired ornament, including rough-faced stone, round-arch fenestration, foliated panels and cornices with modillions, egg-and-dart design and a circular floral motif. The houses are mostly intact, alterations include painting and resurfacing of the facades and replacement of windows.

Description

260 Prospect Place Three bays; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass entrance door with wood paneled reveal and stained-glass transom with house number and floral design; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; rough-faced stone with smooth stone banding at basement; stained-glass transoms at first story windows; rough-faced stone at first story below door and window transoms with smooth stone banding below the windows; carved panels with leaf design at first story above rough-faced stone; molded window sills at first story; smooth stone at first story above carved panels and at second story; window sills at second story incorporated into a continuous molded band with carved leaf design at either end of the facade; grouped fenestration of three windows at the second story within one molded surround having carved relief at the base of the outer windows and flat pilaster mullions with carved capitals; cornice with modillions and band above the second story windows with an egg-and-dart design and a circular floral motif. Alterations: stoop and façade resurfaced; metal grilles attached to inside of glass panels of main entrance doors; aluminum sash and panning; metal window grilles at first story; doorbells by main entrance and door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; house number at basement and stoop steps. Site Features: bluestone sidewalk curb; concrete areaway with small brick lined planting area; historic areaway fence and gate; metal hatch in areaway; non-historic lamppost in areaway.

262 Prospect Place Three bays at basement and second story; two bays at first story; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass entrance door with wood paneled reveal and stained glass transom with house number and floral design; door surround with round pilasters and carved floral design at the transom; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; rough-faced stone with smooth stone banding at basement; smooth stone banding between basement and first story and below the first story window; rough-faced stone at the first story; arch-headed stained-glass transom at first story above a triple window with continuous molded sill and splayed stone lintel with tooling; smooth stone at second story; grouped fenestration of three arch-headed windows at the second story within one molded surround having carved relief at the base of the outer windows; window sills at second story incorporated into a continuous molded band with carved leaf design at either end of the facade; cornice with modillions and band above the second story windows with an egg-and-dart design and a circular floral motif. Alterations: stoop and base resurfaced; upper stories appear to be painted; aluminum sash and panning; metal window grilles at first story; doorbell by door underneath the stoop; bronze plaque with house number at basement. Site Features: bluestone sidewalk curb; bluestone walkway with planting area in areaway; historic areaway fence and gate; metal hatch in areaway; non-historic lamppost in areaway.

264 Prospect Place Similar to No. 260; carved medallion with a man's face above the entrance door. Alterations: stoop and façade painted and appears to be resurfaced; aluminum sash except historic stained-glass transoms at first story remain; metal window grilles at first story; light fixture above main entrance. Site Features: bluestone sidewalk curb; slate walkway with planting area in areaway; historic areaway fence and gate; metal hatch in areaway; non-historic lamppost in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (August 6, 1892), 195.

266, 268, 270, 272 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1159/24, 25, 26, 27

Date: c.1892
Architect: M. F. Walsh
Original Owner/Developer: George Burke
Type: Row houses
Style/Ornament: Renaissance/Romanesque Revival
Material: Brownstone, iron cornice
Stories: Two and basement

History

This group of Renaissance/Romanesque Revival style row houses was designed by architect M. F. Walsh and built c. 1892 by builder George Burke at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row is arranged in an A-B-A-B pattern with some minor differences. The row features Renaissance- and Romanesque-inspired ornament, including patterned rough-faced stone, molded lintels and sills, and cornices with dentils and geometric designs. The houses are mostly intact, alterations include painting and resurfacing of the facades and replacement of most windows.

Description

266 Prospect Place Three bays; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass double doors and transom and wood paneled reveal; main entrance door surround with a molded base, stone transom bar, lintel with carved rosettes at either end and a molded cornice; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; smooth stone with rough-faced stone bands at basement and second story; smooth stone at first story with two bands of vermiculated panels; smooth band with two courses of rough-faced stone above between the basement and first story; paired window with transoms at first story in window surround with continuous molded sill, stone transom bar, and continuous lintel with carved rosettes at either end and a molded cornice; two courses of rough-faced stone between the first and second stories; second story window sills incorporated into a continuous molded band; smooth stone eared lintels with molded cornices at second story windows, with a continuous lintel at the two eastern windows; continuous molded band above the second story windows; cornice with dentils and inset square design. Alterations: stoop and façade resurfaced and possibly painted; aluminum sash and panning; metal window grilles at first story; metal gate at main entrance; house number incised in stone near main entrance; doorbell by door underneath the stoop. Site Features: bluestone sidewalk curb; painted concrete walkway and planting area in areaway; historic areaway fence and gate; metal hatch in areaway.

268 Prospect Place Three bays with paired fenestration at first and second stories; full-height slightly projecting curved bay at eastern two bays; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass double doors and transom with wood paneled reveal and stone transom bar; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; one-over-one double-hung wood windows; stained-glass transoms at first story windows; smooth stone with rough-faced stone banding at all stories; smooth stone band between basement and first story; window sills incorporated into a continuous molded band at first story; continuous molded band above first story door and windows; alternating rough-faced and smooth rectangular stone in a checkerboard pattern between first and second story banding; window sills incorporated into a smooth stone band at second story; smooth stone eared lintels with molded cornices at second story windows, with a continuous lintel at the two eastern windows; cornice with dentils and semi-circular designs. Alterations: stoop and façade appear to be painted; storm windows; mailbox attached to door underneath the stoop; doorbell by door underneath the stoop; remote utility meter with exposed

conduit attached to basement façade; house number on stoop steps; bronze plaque with house number at basement. Site Features: bluestone sidewalk curb; slate walkway with planting area in areaway; historic areaway fence with non-historic gate; metal hatch in areaway.

270 Prospect Place Similar to No. 266; stained-glass transoms at first story windows. Alterations: stoop and façade painted; aluminum sash and panning; light fixture above main entrance; doorbell by main entrance; two mailboxes attached to door underneath stoop; doorbell mailbox by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade. Site Features: bluestone sidewalk curb; concrete areaway with small circular planting area; historic areaway fence and gate; metal hatch in areaway.

272 Prospect Place Similar to No. 268; wood-and-glass double doors has a different design with smaller glass panels and two wood panels below; one-over-one double-hung wood windows at basement. Alterations: stoop and basement painted; aluminum sash and panning at first and second stories except historic stained-glass transoms at first story remain with storm windows; mailbox attached to door underneath the stoop; doorbell by door underneath the stoop; light fixture by main entrance; remote utility meter with exposed conduit attached to basement façade; two satellite dishes on roof. Site Features: bluestone sidewalk curb; concrete walkway with planting area in areaway; historic areaway fence and gate; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (July 30, 1892), 163.

274, 276, 278, 280, 282 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1159/28, 29, 30, 31, 32

Date: c. 1896

Architect: Dahlander & Hedman

Original Owner/Developer: Bessie L. Martin

Type: Row houses

Style/Ornament: Romanesque Revival with Renaissance Revival elements

Material: Brownstone

Stories: Two and basement

History

This group of Romanesque Revival style row houses with Renaissance Revival style elements was designed by architects Dahlander & Hedman and built c. 1896 by owner Bessie L. Martin at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. This row of five houses is stylistically the same as the succeeding two rows (No. 284-304) that were also designed by Axel Hedman and his firm Dahlander and Hedman for owner Bessie L. Martin c. 1896. These three rows are arranged in an ABCBD-BACDB-CBD pattern and have identical cornices and continuous molded banding. The rows features Romanesque- and Renaissance- inspired ornament, including rough-faced stone, round-arch fenestration, pilasters, foliated panels and cornices with block modillions, dentils and floral scroll design. The houses in this row are mostly intact, alterations include painting of some of the facades and replacement of most windows.

Description

274 Prospect Place Three bays; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass double doors and transom; rectangular rough-faced

stone lintel above entrance door with carved floral design at either end and square pendants terminating with a carved floral design, the cornice of the door lintel is incorporated into a continuous molded band; wrought-iron window grille at western basement window; rough-faced stone at basement and second story; smooth stone band between basement and first story; smooth stone at first story with rough-faced stone courses; window sills incorporated into a continuous molded band at basement, first and second stories with rough-faced stone block set below beneath each window at the first and second stories; splayed smooth stone lintel at first story; rectangular smooth stone lintels at second story; continuous molded band above the second story lintels; cornice with block modillions, dentils and a frieze with a floral scroll design. Alterations: aluminum sash and panning; three satellite dishes on roof; fire ladder at second story eastern-most window; metal gate at main entrance; metal grilles at eastern basement window and first story windows; light fixture above main entrance; two mailboxes attached to door underneath the stoop; doorbell by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; conduit attached to façade; house number on the façade between the basement and first story. Site Features: bluestone sidewalk curb; concrete areaway with small planting areas; historic areaway fence and gate on brownstone and concrete curb; metal hatch in areaway; metal pole and fuel oil tank pipe cap near hatch.

276 Prospect Place Three bays; two western bays above the basement project slightly; rough-faced stone stoop with wrought-iron railings; wrought-iron gate underneath stoop; wood-and-glass double doors and transom; door lintel with rectangular frieze with cornice and pendants terminating in a leaf design; rough-faced stone with smooth stone banding at basement, smooth stone at first story and rough-faced stone at second story; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; paired windows at first story with round pilaster mullion, dentils above and a segmental-arch-headed stained-glass transom; first story window surround with sills incorporated into a continuous molded band and a carved relief panel with a floral design below the width of the projecting bay, flat pilasters with incised rectangular carving and floral capitals, and splayed keystone lintels; flat panel with two incised rectangles between stone bands between the first and second story windows in the projecting bay; flat pilasters and mullion with carved floral capitals at second story western windows; continuous molded band above the second story windows; slightly projecting curved panel between door lintel and second story single window; cornice with modillions, dentils and a frieze with a floral scroll design. Alterations: stoop and façade painted; aluminum sash and panning; doorbells by main entrance and door underneath the stoop. Site Features: bluestone sidewalk curb; concrete areaway with planting area; historic areaway fence and gate on stone curb; metal hatch in areaway.

278 Prospect Place Three bays; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under stoop; wood-and-glass double doors and arch-headed transom; rough-faced stone basement; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; alternating courses of rough and smooth stone above first story windows and second story; first and second story window sills incorporated into a continuous molded band; rough-faced stone blocks below first story windows; arch-headed stained-glass transoms at first story windows; arch-headed lintels at entrance door and first story windows with arch-headed lintels having alternating rough and smooth stone voussoirs with a molded enframingent; continuous frieze with carved decoration at first story below door and window lintels; rough-faced stone splayed lintels at second story windows; continuous molded band above second story window; cornice with modillions, dentils and a frieze with a floral scroll design. Alterations: aluminum sash and panning; metal box above main entrance; doorbells by main entrance and door underneath the stoop; satellite dish on roof. Site Features: bluestone sidewalk curb; concrete areaway; historic areaway fence and gate on brownstone curb; metal hatch in areaway; metal pole and fuel oil tank pipe cap by hatch; non-historic lamppost in areaway.

280 Prospect Place Similar to No. 276. Alterations: stoop and façade painted; aluminum sash and panning except historic stained-glass transom at first story remains; mullion at first story windows removed or covered by metal panning; metal window grilles at first story; metal gate at main entrance; doorbells by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade. Site Features: bluestone sidewalk curb; concrete areaway; historic areaway fence and gate on stone curb; metal hatch in areaway; non-historic lamppost in areaway.

282 Prospect Place Three bays; rough-faced stone stoop with wrought-iron railings; wrought-iron gate under the stoop; wood-and-glass double doors and transom; door surround with flat pilasters and capitals with carved floral design and a rectangular pediment with a cornice that is incorporated into a continuous molded band; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; rough-faced stone basement; smooth stone at first story with thin courses of rough-faced stone banding; rough-faced stone at second story below the window lintels; stained-glass transoms at first story windows; arch-headed window openings at second story; window lintels at first and second stories incorporated into a continuous molded band; arch-headed lintels at second story windows with alternating rough and smooth stone voussoirs with a molded enframingent; continuous rough-faced stone band above the second story windows; cornice with modillions, dentils and a frieze with a floral scroll design. Alterations: stoop and façade painted; aluminum sash and panning; doorbell by main entrance; light fixture and doorbell by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade. Site Features: bluestone sidewalk curb; concrete walkway and planting area in areaway; historic areaway fence and gate on brownstone curb that has been covered with concrete; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (November 23, 1895), 751.

284, 286, 288, 296, 298 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1159/33, 34, 35, 36, 37

Date: c.1896

Architect: Axel Hedman

Original Owner/Developer: Bessie L. Martin

Type: Row houses

Style/Ornament: Romanesque Revival with Renaissance Revival elements

Material: Brownstone, iron cornice

Stories: Two and basement

History

This group of Romanesque Revival style row houses with Renaissance Revival style elements was designed by architects Dahlander & Hedman and built c. 1896 by owner Bessie L. Martin at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. This row of five houses is stylistically the same as the preceding (No. 274-282) and succeeding (No. 300-304) rows that were also designed by Axel Hedman and his firm Dahlander and Hedman for owner Bessie L. Martin c. 1896. These three rows are arranged in an ABCBD-BACDB-CBD pattern and have identical cornices and continuous molded banding. The rows features Romanesque- and Renaissance- inspired ornament, including rough-faced stone, round-arch fenestration, pilasters, foliated panels and cornices with block modillions, dentils and floral scroll design. The houses in this row are mostly intact, alterations include painting of some of the facades and replacement of most windows.

Description

284 Prospect Place Similar to No. 276; no smooth stone banding at basement; flat panel between stone bands between the first and second story windows in the projecting bay has only one incised rectangle; no slightly projecting curved panel between door lintel and second story single window. Alterations: stoop and façade painted; aluminum sash and panning except historic stained-glass transom at first story remains; storm window at first story window transom; metal window grilles at first story; metal gate at entrance door; mailbox attached to door underneath the stoop; doorbell by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade. Site Features: bluestone sidewalk curb; concrete walkway with planting area in areaway; historic areaway fence and gate on stone curb; metal hatch in areaway.

286 Prospect Place Similar to No. 274; no carved floral design at either end of the rectangular rough-faced stone lintel above entrance door; historic wrought-iron window grilles at both basement windows. Alterations: stoop and façade painted; aluminum sash and panning; metal window grilles at first story; metal grilles attached on the inside of the glass panels of the entrance door and transom; two mailboxes attached to door underneath the stoop; doorbell with exposed conduit near door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; antennae on roof. Site Features: bluestone sidewalk curb; concrete areaway; historic areaway fence and gate on painted brownstone curb; cover over metal hatch in areaway.

288 Prospect Place Similar to No. 278; keystones with carved leaf design at first story door and window lintels; one-over-one double-hung wood windows with stained-glass transoms at the first story. Alterations: stoop and façade painted; metal-and-glass double doors in wood frame at main entrance installed prior to 1939; metal grille on wood and glass transom at main entrance; doorbells by main entrance; holes in façade at basement near stoop and at first story near entrance doors; satellite dish on roof. Site Features: bluestone sidewalk curb; concrete walkway and planting area in areaway; historic areaway fence and gate on brownstone curb; metal hatch in areaway.

296 Prospect Place Similar to No. 282; one-over-one double-hung wood windows with stained-glass transoms at the first story; continuous molded stone band above the second story windows. Alterations: storm windows; light fixture above main entrance; doorbells by main entrance; mailbox attached to door underneath the stoop; doorbells and light fixture by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; exposed conduit at western end of façade; some spalling including the western pilaster and capital of the main entrance door surround and the lintel of western-most second story window; metal pole on roof. Site Features: bluestone sidewalk curb; concrete walkway and planting area in areaway; historic areaway fence and gate on brownstone curb; metal hatch in areaway.

298 Prospect Place Similar to No. 276; no smooth stone banding at basement; flat panel between stone bands between the first and second story windows in the projecting bay has only one incised rectangle; no slightly projecting curved panel between door lintel and second story single window. Alterations: storm windows; appears to have aluminum sash except historic stained-glass transom at first story remains; light fixtures above main entrance and by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; some spalling including the carved termination of the western pendant of the door lintel and carved capital of the western pilaster of the first story window surround; hole in basement façade near door underneath the stoop. Site Features: bluestone sidewalk curb; concrete walkway with planting area in areaway; historic areaway fence and gate on brownstone curb; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (October 31, 1896), 658.

300, 302, 304 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1159/38, 39, 40

Date: c.1896

Architect: Dahlander & Hedman

Original Owner/Developer: Bessie L. Martin

Type: Row houses

Style/Ornament: Romanesque Revival with Renaissance Revival elements

Material: Brownstone, iron cornice

Stories: Two and basement

History

This group of Romanesque Revival style row houses with Renaissance Revival style elements was designed by architects Dahlander & Hedman and built c. 1896 by owner Bessie L. Martin at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. This row of three houses is stylistically the same as the preceding two rows (No. 284-298) that were also designed by Axel Hedman and his firm Dahlander and Hedman for owner Bessie L. Martin c. 1896. These three rows are arranged in an ABCBD-BACDB-CBD pattern and have identical cornices and continuous molded banding. The rows features Romanesque- and Renaissance- inspired ornament, including rough-faced stone, round-arch fenestration, pilasters, foliated panels and cornices with block modillions, dentils and floral scroll design. The houses in this row are mostly intact, alterations include painting of some of the facades and replacement of most windows.

Description

300 Prospect Place Similar to No. 278; keystones with carved man's face at first story door and window lintels. Alterations: aluminum sash and panning; eastern newel post at stoop missing; light fixture above main entrance; one remote utility meter and two utility meters attached to the basement facade; metal box with exposed conduit at western basement window. Site Features: bluestone sidewalk curb; concrete walkway with planting area in areaway; historic areaway fence and gate on brownstone curb; metal hatch in areaway.

302 Prospect Place Similar to No. 276; no smooth stone banding at basement; flat panel between stone bands between the first and second story windows in the projecting bay has two rectangular panels with carved floral design; no slightly projecting curved panel between door lintel and second story single window. Alterations: stoop and façade painted; aluminum sash and panning except historic stained-glass transom at first story remains; light fixtures between basement and first story; three mailboxes attached to door underneath the stoop; doorbell by door underneath the stoop; two doorbells by main entrance; remote utility meter with exposed conduit attached to basement façade; satellite dish on roof. Site Features: bluestone sidewalk curb; concrete walkway with planting area in areaway; historic areaway fence and gate on brownstone curb; water spigot and metal hatch in areaway.

304 Prospect Place Similar to No. 282; dentils above first story door and windows; continuous molded stone band above the second story windows. Alterations: stoop and façade painted; aluminum sash and panning; two mailboxes attached to door underneath the stoop; light fixture above the door underneath the stoop; doorbells by door underneath the stoop and main entrance;

flag pole holder to west of main entrance; metal alarm box above main entrance. Site Features: bluestone sidewalk curb; slate walkway with planting area in areaway; historic areaway fence and gate on brownstone curb; historic gate has been altered; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (April 25, 1896), 733.

306 Prospect Place

Borough of Brooklyn Tax Map Block/Lot: 1159/41

Date: c. 1898-1903

Architect: not determined

Original Owner/Developer: not determined

Type: Flats

Style/Ornament: Colonial Revival

Material: Brick, brownstone, cast stone, metal cornice

Stories: Four and basement

History

This Colonial Revival style brick flats building was built c. 1898-1903 at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. Its architect and original owner/developer have not been determined. The Colonial Revival style ornament includes red and black brick laid in Flemish bond, splayed lintels, scroll keystones and cornice with block modillions.

The stone details have been painted and it is possible that the material is limestone or terra cotta rather than cast stone. The building is largely intact, alterations include painting of the stone details and replacement of the multi-pane-over-one sash.

Description

Prospect Place Façade: Three bays at the basement and first story; two bays at the second and third stories; four bays at the fourth story; Flemish bond with red and black bricks; stone stoop with iron railings; metal-and-glass double doors and transom; eared stone door surround with pilasters on either side and a cornice with a triangular pediment; single pane basement windows with stone sills on either side of the stoop; steps to the west of the stoop leading to a basement entrance underneath the stoop; stone band between basement and first story; splayed brick lintels with cast stone scroll keystones at first story; splayed brick lintels with cast stone keystone and outer vousoirs at second and third stories; stone window sills at second and fourth stories incorporated into a continuous band; stone sills at first and third stories; stone band surmounted by a soldier course above the first story windows; soldier course above molded banding at the fourth story; metal cornice with large block modillions. Alterations: aluminum sash and panning; metal window grilles at first story; two light fixtures and an intercom by the entrance door; stoop, basement and first story stone elements, including the door surround, and the cast stone above the first story are painted. East Façade: parged brick; two brick chimneys. Alterations: metal utility boxes and exposed conduit. Site Features: bluestone sidewalk curb; concrete areaway; historic areaway fences and gates.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Atlas of the Borough of Brooklyn* (Brooklyn: E. Belcher Hyde, 1898); *Atlas of the Borough of Brooklyn* (Brooklyn: E. Belcher Hyde, 1903).

310-318 Prospect Place (aka 118 Underhill Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1159/43

See: 118 Underhill Avenue

323 ST. JOHN'S PLACE (WEST SIDE)

Between Plaza Street East and Underhill Avenue

323 St. John's Place (aka 200 Underhill Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1171/ 1

See: 200 Underhill Avenue

75 TO 135 ST. MARK'S AVENUE (NORTH SIDE)

Between Flatbush Avenue and Carlton Avenue

75 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/ 91

Date: 1878

Architect: Octan. DeComps

Original Owner/Developer: Octan. DeComps

Builder: A. J. Sip

Type: Row house with store

Style/Ornament: Neo-Grec

Material: Brownstone

Stories: Three

History

This Neo-Grec brownstone tenement with storefront was designed by owner/architect Octan. DeComps, and built in 1878 by A. J. Sip at a time when speculative residential development in the Prospect Heights area increased in anticipation of the opening of the Brooklyn Bridge in 1883. The building is characterized by full window enframements with segmental headed top sash and bracketed hoods with raised pediment,; bracketed cornice with raised decorative square panels, dentils and foliate design at roof line Although there have been changes to the storefront and windows, the building remains remarkably intact.

Description

Three bays; brownstone; wide concrete platform running the width of the building; three bay store front with paneled wood-and-glass central door; flanking display window cases sitting on a concrete or stone bulkhead; separate entrance to upper floors has cast-iron enframements, decorative fluting, and circle motifs; historic double-leaf wood-and-glass doors with decorative panels and two pane glass transom with wood vertical mullion leading to the upper floors; canvas awning over storefront; bracketed cornice with raised decorative square panels, dentils and foliate design above the first floor; three bays at the second and third floors, stone window enframements; one-over-one double-hung wood windows with segmental headed top sash;

bracketed hoods with raised pediment with incised anthemion leaf designs; footed molded window surrounds; bracketed cornice with raised decorative square panels, dentils and foliate design at roof line. Alterations: Painted storefront; stone or concrete bulkhead; iron security grille on door leading to upper floors; green canvas awning, and aluminum security roll gate over storefront. Site Features: Concrete and bluestone sidewalks.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (June 22, 1878), 549; NR; 1977 Field Survey

77 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/ 90

Date: c. 1868-1874

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate

Material: Brownstone

Stories: Three and basement

History

This row house was built at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights. This Italianate style row house is characterized by high brownstone stoop, round-arched entryway, heavily bracketed door surround with pediment, and molded window enframements. Although there have been changes to the windows, the building remains remarkably intact.

Description

Three bays; brownstone; brownstone stoop with molded stone stairs, cast-iron ball finial newel posts and railings, under stair entry; round arched corbelled main entryway with keystone, channeled pilasters, carved brackets and segmental arched pediment; possibly original paneled wood-and-glass double doors and transom at the main entryway, with wood reveal and raised molded panels; rusticated stone base with two one-over-one double-hung wood windows with segmental headed top sash, projecting faceted keystones above, first floor has one-over-one double hung windows, with glass transom above, first through third story windows feature molded stone bracketed sills, and projecting bracketed hoods; carved wood roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Aluminum sash; security lamp and conduit, aluminum mailbox on under stair door Site Features: Raised bluestone areaway and bluestone sidewalks, original wrought-iron fence and gate with cast-iron ball finial newel posts.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872);

79, 81, 83 St Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/89, 88, 87

Date: c. 1869-1874

Architect: Not determined
Original Owner/Developer: Not determined
Type: Row house
Style/Ornament: Anglo-Italianate
Material: Brownstone
Stories: Three and basement

History

This row was built at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights. These three Anglo-Italianate row houses with segmental arched fascia cornices, form a row of identical brownstone facades, characterized by high brownstone stoops, round-arched entryways, heavily bracketed door surrounds with pediments, molded window sills and lintels. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description

79 St. Mark's Avenue Three bays; brownstone; brownstone stoop with molded stone stairs; cast-iron ball finial, newel posts and railings; under stair entry with iron security gate; round arched main entryway with carved keystone; channeled pilasters; carved brackets and round arched pediment; possibly original paneled wood double doors with egg-and-dart transom bar and arched transom at the main entryway; rusticated stone base, with two one-over-one double-hung windows with segmental headed top sash, projecting faceted keystones above all windows, with molded stone bracketed window box ledges; molded bracketed projecting segmental-arched hood; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation and segmental-arched fascia. Alterations: Aluminum windows, painted brownstone, security lamp and conduit, aluminum mailbox on under-stair door, wire mesh inside pediment hoods, bird spikes above hoods, left newel at gate missing middle piece. Site Features: Raised bluestone areaway; original wrought-iron fence and gate with cast-iron ball finial newel posts.

81 St. Mark's Avenue Similar to 79 St. Mark's Avenue; two one over one double hung wood windows at basement with segmental headed top sash, possibly original paneled wood-and-glass double doors and transom at the main entryway, with wood reveal and raised molded panels. Alterations: Aluminum windows; security lamp and conduit; aluminum mailbox on under stair door; wire mesh inside pediment hoods, bird spikes above hoods, under stair entry obscured by large foliage; non-historic iron security grille on basement windows. Site Features: raised bluestone areaway and bluestone sidewalks, original wrought-iron fence and gate with cast-iron ball finial newel posts.

83 St. Mark's Avenue Similar to 79 St. Mark's Avenue; Alterations: Non-historic iron security door security lamp and conduit; aluminum mailbox on under stair door; brass kick plate on historic double-leaf glass-and-wood door; non-historic light fixture in arch of entryway; wire mesh inside pediment hood, bird spikes above hoods, and above all window hoods; wire mesh at bottom of iron fencing and gate. Site Features: Raised bluestone areaway and bluestone sidewalks, original wrought-iron fence and gate with cast-iron ball finial newel posts.

Significant References

New York City Department of Taxes, photographic record c. 1939, NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872);

85, 87, 89, 91, 93 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/86, 85, 84, 83, 82,

Date: c. 1869-1874
Architect: Not determined
Original Owner/Developer: Not determined
Type: Row house
Style/Ornament: Italianate with alterations
Material: Brownstone
Stories: Three and basement

History

This row was built at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights. These Italianate-style row houses form a row of five identical brownstone facades, characterized by high brownstone stoops, angular pedimented entryways, heavily bracketed door surrounds, molded window enframements, and prominent cornices. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description

85 St. Mark's Avenue Three bays; brownstone; brownstone stoop; cast-iron gate, newels, and fencing; brownstone stoop with molded stone stairs; under stair entry with iron security gate; rusticated stone base, with two-over-one double hung windows with segmental headed top sash; round-arched corbelled main entryway with carved keystone, channeled pilasters, carved brackets and pediment; possibly original paneled wood-and-glass double doors and arched-transom at the main entryway, with wood reveal and raised molded panels at the main entryway; windows featuring stone sills and molded lintels; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Blue iron sculpture in entryway in front of basement windows; large brick enclosed planting bed in areaway; iron security grille with space for air conditioner; fence newel posts removed; aluminum one-over-one windows with transom at first floor; iron security door at under stair entry; electronic intercom and doorbell system. Site Features: Raised bluestone areaway and bluestone sidewalks; original wrought-iron fence and gate.

87 St. Mark's Avenue Similar to 85 St. Mark's Avenue; projecting bracketed hoods, at first floor windows. Alterations: Brownstone repaired and painted; modified brownstone door enframements chipping and deterioration of brownstone on right side of door enframements; hood removed; wood-and-glass double-leaf door with metal kick plate; left newel post replaced; one-over-one double hung aluminum windows with segmental arched top sash; molded stone sills removed at first floor; some deterioration of molded stone stairs; newel post at stairs removed; iron railings and security grille at basement windows, and under stair entryway;. Site Features: Raised bluestone areaway and concrete sidewalks, original wrought-iron fence and gate.

89 St. Mark's Avenue Similar to 85 St. Mark's Avenue; Alterations: Stoop removed; stone door enframement removed; first floor entry converted to window; main entry at ground level; aluminum windows throughout; sills and lintel shaved; one-over-one double hung aluminum windows with transom and iron security grille at first floor windows; modern security flood lights installed on façade; newer iron-gate; right newel missing finial. Site Features: Bluestone sidewalks; areaway bluestone replaced with concrete; original wrought-iron fence and newel posts; handicapped access ramp.

91 St. Mark's Avenue Similar to 85 St. Mark's Avenue; Alterations: Brownstone resurfaced and painted; cast stone stairs chipped and peeling; non-historic wood door and transom; angular pediment removed; enframements modified; lintels removed; non-historic wrought iron railings; newel posts replaced; newer aluminum one-over-one windows with segmental arched top sash; iron security grille at basement and first floor replaced; paint peeling on cornice; non historic

metal mailbox. Site Features: Raised bluestone sidewalks, concrete in areaway original wrought-iron fence.

93 St. Mark's Avenue Similar to 85 St. Mark's Avenue; bracketed stone sills starting at second floor; possibly original, two-over-two wood windows, with segmental arched top sash; historic iron security grille at basement windows. Alterations: Non-historic iron railings; door enframements deteriorating; non-historic wood door; efflorescence, and cracking on brownstone façade; wood enclosure surrounding under stair entry; metal mailbox on wood enclosure; green aluminum awning, covering basement windows in areaway. Site Features: Raised bluestone sidewalks, concrete in areaway; original wrought-iron fence newel posts.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872).

95 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/ 81

Date: c. 1869-1872

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Anglo-Italianate

Material: Brownstone

Stories: Three and basement

History

This row house built t a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights. This Anglo- Italianate style row house with segmental arched fascia cornice is similar to three brownstone row houses at the beginning of the block, and is characterized by a high brownstone stoop, round-arched entryway, heavily bracketed door surround with segmental arched pediment and molded window enframements. Although there have been changes to the doors and windows, it remains remarkably intact.

Description:

Three bays; brownstone; rusticated base; brownstone stoop, with under stair entry with iron security grille; two one-over-one double-hung windows with historic iron grille at basement level; projecting segmentally-arched pediment hood and brackets at arched entry; on- over-one double hung windows with segmentally-arched top sash; bracketed segmentally-arched stone lintels; first floor windows have with molded stone bracketed window box ledges; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation and segmental arched fascia. Alterations: Brownstone painted; two metal ventilating pipes on roof; aluminum one-over-one double-hung windows; non-historic double-leaf wood-and-glass door, with arched fanlight transom; railing replaced; newel post missing finials; bird spikes on entry way hood. Site Features: Raised bluestone areaway and bluestone sidewalks, original wrought-iron fence newel posts.

Significant References

New York City Department of Taxes, photographic record c. 1939, NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872).

97 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/ 80,

Date: c. 1869-1872

Architect: Not determined

Original Owner/Developer: Not determined

Builder: John Donovan

Type: Row house

Style/Ornament: Italianate with Second Empire elements

Material: Brownstone

Stories: Three and one half and basement

History

This house was built at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights. This Italianate style row house with Second Empire elements was designed by an unknown architect, and built by John Donovan. It is characterized by stylized classical details with high brownstone stoop, segmental-arched pediment entryway, heavily bracketed door surround, molded window enframements, and a slate mansard roof with pedimented dormers and prominent cornices. Although some doors and windows have been replaced, the row remains remarkably intact.

Description:

Three bays; brownstone; brownstone stoop, with molded stone stairs; under stair entry, with iron security door; round-arched corbelled main entryway with keystone, channeled pilasters, carved brackets and angular pediment; possibly original paneled wood-and-glass double doors and arched transom at the main entryway, with wood reveal and raised molded panels; rusticated stone base with two one-over-one double-hung wood windows with segmental headed top sash, projecting faceted keystones above; first floor has one-over-one double-hung windows, with molded stone bracketed window box ledge sills; molded window surrounds featuring bracketed sills and molded lintels; carved wood roof cornice with heavy brackets, dentils, and geometrical ornamentation; slate mansard roof with two angular pedimented dormer windows, supported by ornately-carved wood brackets; second wood bracketed cornice supports iron cresting. Alterations: Brownstone painted; aluminum windows; bird spikes on lintels; non-historic light pole in areaway. West Façade (fourth story visible above adjoining row house): parged brick. Site Features: Raised bluestone areaway with planting area and bluestone sidewalks; original wrought-iron fence newel posts with finials.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872);

99 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/ 79

Date: c.1879

Architect: Marshall J. Morrill

Original Owner/Developer: Nathaniel Beggs

Type: Row house

Style/Ornament: Italianate with Second Empire elements

Material: Brownstone

Stories: Three and one-half and basement

History

This Second Empire style row house's current appearance is due to an 1879 alteration that resulted in the addition of a mansard roof that was designed by architect, Marshall J. Morrill and built by Nathaniel Beggs. It was altered at a time when speculative residential development in the Prospect Heights area increased in anticipation of the opening of the Brooklyn Bridge in 1883. The house is characterized by stylized classical details with high brownstone stoop, segmental-arched pediment entryway, heavily bracketed door surround, molded window enframements, and a slate mansard roof with pedimented dormers and prominent cornices. Although some doors and windows have been replaced, the house remains largely intact.

Description

Three bays; brownstone; molded stone stairs with under stair entry, with iron security door; round-arched corbelled main entryway with keystone, channeled pilasters, carved brackets and segmental pediment; rusticated stone base, with two one-over-one double-hung wood windows with segmental headed top sash, projecting faceted keystones above,; possibly original paneled wood-and-glass double doors and transom at the main entryway, with wood reveal and raised molded panels; first floor has windows with molded stone decorative balusters and bracketed sills molded window surrounds featuring bracketed sills and projecting lintels; carved wood roof cornice with heavy brackets, dentils, and geometrical ornamentation; slate mansard roof with two angular pedimented dormer windows; wood bracketed cornice. Alterations: Wood refuse box in areaway; modern light fixtures and intercom system on base; security system box on main façade; stair newel posts removed; non-historic iron railing and fencing; molded stone stairs cracking and chipping. East Façade (fourth story visible above adjoining row house): parged brick. Site Features: Raised bluestone areaway; small planting area and bluestone sidewalks.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (October 4, 1878), 797.

101, 103, 105, St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/ 78, 77, 76

Date: c.1873

Architect/Builder: John Donovan

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate

Material: Brownstone

Stories: Three and basement

History

These three Italianate style brownstones were constructed by John Donovan circa 1873 and were built at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row is characterized by stylized classical details with high brownstone stoops, angular pedimented entryways, heavily bracketed door surrounds, molded window enframements, and prominent cornices. Although the doors and windows have been replaced, the row remains remarkably intact.

Description:

101 St. Mark's Avenue Three bays; brownstone; under stair entry with iron security gate; round-arched corbelled main entryway with carved keystone, channeled pilasters, carved brackets and possibly original paneled wood-and-glass double doors and arched transom at the main entryway with wood reveal and raised molded panels at the main entryway; rusticated stone base, with two one-over-one double-hung windows with segmental headed top sash; projecting pediment hood; full window enframements, featuring molded stone window enframements, feature raised decorative panels with diamond motif under molded lintels; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation.

Alterations: Main entry way pediment altered; non-historic iron newels, gate and fencing; non-historic windows throughout, molded stone balusters removed at first floor windows; non-historic iron security door, with metal mailbox, and security lamp and conduit; iron grille at basement windows replaced; iron fencing surrounding planting area. Site Features: Raised bluestone areaway small planting bed and bluestone sidewalks.

103 St. Mark's Avenue Similar to 101 St. Mark's Avenue; brownstone stoop with molded stone stairs; molded stone window enframements feature raised decorative panels with diamond motif.

Alterations: At time of designation façade in process of restoration; glass-and-wood door replaced by single panel frosted-glass-and-wood door with sidelights; iron security door with metal mailbox; security lamp and conduit. Site Features: Raised bluestone areaway small planting area and bluestone sidewalks; iron fencing and railings replaced and painted; wood planting boxes attached to iron railings.

105 St. Mark's Avenue Similar to 101 St. Mark's Avenue; Alterations: Door replaced;; molded stone ballasts under window sills at first floor replaced; non-historic lamp post in areaway; extensive spalling of brownstone façade and enframements on windows and door; aluminum windows; brick and stucco newel posts in disrepair. Site Features: Raised bluestone areaway; small planting area and bluestone sidewalks; original cast-iron railings; non-historic fencing.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Records Report* New York City Department of Buildings, Borough of Brooklyn, alterations (ALT: 308-1891) file.

107, 109, 111, St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/ 75, 74, 73

Date: c.1872-1886

Architect/Builder: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate with alterations

Material: Brownstone

Stories: Three and basement

History

These three Italianate style brownstones were constructed circa 1872 to form a row of identical brownstone facades, and were built at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area This row is characterized by stylized classical details with high brownstone stoops, segmentally-arched pedimented entryways, heavily bracketed door surrounds, molded window enframements, and prominent cornices. Although the doors and windows have been replaced, the row remains remarkably intact.

Description

107 St. Mark's Avenue Three bays; brownstone; under stair entry with iron security gate; round-arched corbelled main entryway with carved keystone, and fanlight transom, channeled pilasters, carved brackets and segmentally-arched pediment, at the main entryway, with wood reveal and raised molded panels; rusticated stone base, with two one-over-one double-hung windows with segmental headed top sash, and original cast iron grille; one-over-one double-hung windows featuring molded stone bracketed sills and lintels; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: painted façade, iron railing replaced by side wall stoop; original wood-and-glass door replaced; security lamp and conduit at under stair entry and main entry; goose-neck drainage pipe in areaway; aluminum double-hung windows; iron security door; stone door enframements altered; Site Features: Raised bluestone curb; concrete areaway; small planting area and bluestone sidewalks, original cast-iron fence, gate, and newel posts.

109 St. Mark's Avenue Similar to 107 St. Mark's Avenue; possibly original double-leaf glass-and-wood door. Alterations: Brownstone façade resurfaced and painted; molded stone lintels and brackets removed from every window; molded stone door hood and brackets at entryway removed; aluminum windows; cast-iron railings, newel posts, and fencing replaced. Site Features: Raised bluestone areaway and small planting area and bluestone sidewalks.

111 St. Mark's Avenue Similar to 107 St. Mark's Avenue; base with two one-over-one double-hung windows with segmental headed top sash; round-corbelled arched main entryway with carved keystone, and fanlight transom, channeled pilasters, carved brackets and segmental arched pediment at the main entryway, with wood reveal and raised molded panels at the main entryway; one-over-one double-hung windows, featuring molded stone bracketed window box ledges, and bracketed lintels at first floor; bracketed sills and projecting lintels, one-over-one double-hung wood windows at upper floors; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Non-historic iron railings, gate and fencing; modern light fixtures; bird spikes on lintels at upper floors. Site Features: Raised bluestone areaway small planting area and bluestone sidewalks.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872); *Desk Atlas of the Borough of Brooklyn, City of New York* (K. Bromley 1886, pl. 6, 27).

113, 115, St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/ 72, 71,

Date: c. 1870-1871

Architect/Builder: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate with alterations

Material: Brownstone

Stories: Three and basement

History

These two Italianate style brownstones were constructed circa 1870 to 1871; have identical brownstone facades, and were built at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These houses are characterized by stylized

classical details with high brownstone stoops, angular pediment entryways, heavily bracketed door surrounds, molded window enframements and prominent cornices.

Description:

113 St. Mark's Avenue Three bays; brownstone; brownstone stoop with molded stone stairs; under stair entry with iron security gate; bracketed arched main entryway with keystone and wood relief and raised molded panels at the main entryway; brownstone base, with two one-over-one double-hung windows with segmental headed top sash, and original cast-iron grilles; two-over-two double hung wood windows at first floor; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Brownstone resurfaced and painted; enframements stripped of all foliate design carvings; door hood and window lintels removed; metal security system metal box on main façade; non-historic iron fencing; non-historic iron security door with metal mail box at under stair entry; non-historic security grille at first floor windows; windows at upper floors. Site Features: Raised bluestone areaway small planting area and bluestone sidewalks.

115 St. Mark's Avenue Three bays; brownstone; brownstone stoop with molded stone stairs; under stair entry with iron security gate; round-arched corbelled main entryway with carved keystone, channeled pilasters, carved brackets and segmental arched pediment, with wood reveal and raised molded panels at the main entryway; historic rounded arched, double-leaf glass-and-wood door with decorative raised panels; rusticated stone base with two one-over-one double-hung windows with segmental headed top sash, and original cast iron grilles; one-over-one double-hung windows, featuring molded stone bracketed sills and lintels; two-over-two double hung wood windows at top floor; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Door enframements and hood painted black; lintels and sills modified; non-historic light fixtures at both entries. Site Features: Raised bluestone areaway small planting area and bluestone sidewalks.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872); *Desk Atlas of the Borough of Brooklyn, City of New York* (K. Bromley 1886, pl. 6, 27).

117, 119, 121, 123, 125, 127 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1143/ 70, 69, 68, 67, 66, 65

Date: c.1870-72

Architect/Builder: John V. Porter

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate

Material: Brownstone

Stories: Three and basement

History

These five Italianate style brownstones were designed by architect John V. Porter constructed circa 1870 to 1872 were built at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row is characterized by stylized classical details with high brownstone stoops, segmental-arched pediment entryways, heavily bracketed door surrounds, molded window enframements, and prominent cornices. Although some doors and windows have been replaced, the row remains remarkably intact.

Description:

117 St. Mark's Avenue Three bays; brownstone; brownstone stoop with molded stone stairs; under stair entry with iron security gate; round-arched corbelled main entryway with carved keystone, channeled pilasters, carved brackets and segmental arched pediment, with wood reveal and raised molded panels at the main entryway; historic double-leaf glass-and-wood door with arched transom; rusticated stone base, all windows are, one-over-one double-hung windows, with molded stone segmental headed top sash, and bracketed lintels and sills; first floor windows have bracketed window box ledges; basement windows have original cast-iron grilles; two-over-two double hung wood windows at top floor; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Façade painted pink; stairs obscured by rocks, vines and foliage; non-historic railings, fencing and gate. Site Features: Raised bluestone areaway; large planting area; bluestone sidewalks.

119 St. Mark's Avenue Similar to 117 St. Mark's Avenue; one-over-one double-hung wood windows. Alterations: two metal mail boxes on under stair entry security grille door; non-historic light fixtures at both entries; cast-iron railings replaced. Site Features: Interlaced bluestone and concrete in areaway; and bluestone sidewalks; several large planters in areaway; cast-iron gate, fencing, and newel posts.

121 St. Mark's Avenue Similar to 117 St. Mark's Avenue; Alterations: Façade resurfaced; non-historic light fixtures in areaway; address displayed by brass numerals on right of facade. Site Features: Raised bluestone areaway, small planting area and bluestone sidewalks. Concrete in areaway several large planters in areaway

123 St. Mark's Avenue Similar to 117 St. Mark's Avenue; Alterations: Light fixture in areaway and on facade at main entry; windows replaced; two metal mail boxes on iron security door. Site Features: Raised bluestone areaway, raised planting area and bluestone sidewalks.

125 St. Mark's Avenue Similar to 117 St. Mark's Avenue; Alterations: Non-historic wood-and-glass door; windows replaced at upper floors and at base. Site Features: Raised bluestone areaway, raised planting area, and bluestone sidewalks.

127 St. Mark's Avenue Similar to 117 St. Mark's Avenue; Alterations: Non-historic iron railing and fencing; light fixtures in areaway and on façade at under stair entry; aluminum mail box at under stair entry; door bell intercom system; one-over-one aluminum windows with transom at first floor. Site Features: Raised bluestone areaway, small planting area, and bluestone sidewalks; handicap ramp in area way; retaining wall around planting area.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872).

129, 131, 133, 135 St. Mark's Avenue (aka 588 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lots: 1143/ 64, 63, 62, 61

Date: c. 1868-1872

Architect/Builder: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate

Material: Brick

Stories: Three and basement

History

These four Italianate style brick row houses were constructed circa 1868 to 1872; were built at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row is characterized by stylized classical details with high brownstone stoops; modest entryways, windows, lintels, and sills, with prominent cornices. Although the doors and windows have been replaced, the row remains remarkably intact.

Description:

129 St. Mark's Avenue Three bays; brick and brownstone; brownstone stoop with molded stone stairs; under stair entry with iron security gate; wood-and-glass door with arched transom above; at basement two segmental top sash windows with iron security grille; molded stone band above basement windows; one-over-one double hung windows with transom at first floor; flat stone lintels and sills throughout; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: aluminum windows throughout; new door; non-historic railing and fencing; non-historic light fixtures at main entry. Site Features: brick in areaway; concrete sidewalks.

131 St. Mark's Avenue Similar to 129 St. Mark's Avenue; at basement two segmental-arched windows with historic cast-iron security grille; historic double-leaf wood-and-glass door with arched transom above; six-over-six double-hung windows with transom at first floor. Alterations: Non-historic iron fencing; new security door at under stair entry; window mounted air-conditioner. Site Features: Possibly original fence and gate at areaway; raised bluestone areaway, small planting area, and bluestone sidewalks.

133 St. Mark's Avenue Similar to 129 St. Mark's Avenue; historic double-leaf wood-and-glass door with arched stained glass transom above; under stair entry with iron security gate; windows with historic cast iron security grilles. Alterations: windows replaced; iron security grille at first floor windows; metal vestibule with attached metal mail boxes at under stair entry. Site Features: Possibly original fence and gate at the areaway; raised bluestone curb; brick and concrete in areaway, concrete sidewalks.

135 St. Mark's Avenue; Similar to 129 St. Mark's Avenue; corner lot; windows with historic cast iron security grille; Carlton Avenue Façade: Two bays at basement and first floor; single bay at upper floors; six-over-six double-hung windows. Alterations: Rear façade resurfaced with stucco; aluminum windows throughout; wood-and-glass door replaced; non-historic light fixtures at main entry; second window at basement is boarded up; non-historic iron fencing. Site Features: Raised bluestone curb.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872); *Desk Atlas of the Borough of Brooklyn, City of New York* (K. Bromley 1886, pl. 6, 27).

84 TO 144 ST. MARK'S AVENUE (SOUTH SIDE) Between Flatbush Avenue and Carlton Avenue

84-90 St. Mark's Avenue (aka 273-275 Flatbush Avenue)

Borough of Brooklyn Tax Map Block/Lots 1150/1101-1104
See 273-275 St. Mark's Avenue

92, 94 St. Mark's Avenue (aka 277-279 Flatbush Avenue)

Borough of Brooklyn Tax Map Block/Lots 1150 /14, 15

See 277-279 St. Mark's Avenue

96, 98 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/18, 1001, 1002

Date: 1889

Architect: Charles Werner

Original Owner/Developer/Builder: L. Schelling

Type: Flats

Style/Ornament: Romanesque Revival

Material: Brownstone/Terra-cotta

Stories: Four

History

This Romanesque Revival-style brick and terra-cotta tenement building was designed by architect Charles Werner and built by owner/developer L. Schelling in 1889 at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. This Romanesque Revival style building features terra-cotta foliate molding, and an iron cornice with Renaissance-inspired ornament. Although there have been changes to the windows, and storefront the building remains remarkably intact

Description

96 St. Mark's Avenue Four bays; possibly historic cast-iron railings and newel posts, and fencing; wood-and-glass double-leaf door; entryway and windows framed by decorative foliate terra-cotta tiles; band of terra-cotta ornament between the first and second floors; plasterer with decorative terra-cotta capitals at the western most section between the second through fourth floors; second floor has arched one-over-one double-hung windows with glazed terra-cotta round arch surrounds resting on decorative terra-cotta molding; below the third and fourth floor windows is a decorative terra-cotta molding followed by a continuous stone lintel that runs the width of the building; above the windows at the third and fourth floors is a glazed terra-cotta lintel course with a foliate design; topped by a iron cornice with Renaissance inspired ornament on the fascia dentil bands supporting a smaller molded cornice, flanked at each end by large ornate brackets. Alterations: Non-historic light fixtures at main entrance; metal grilles attached to inside of glass panels of main entrance doors; metal windows grilles at first story; doorbell and intercom system by entrance. Site Features: Concrete and bluestone sidewalks.

98 St. Mark's Avenue Similar to 96 St. Mark's Avenue; historic iron fencing Alterations: Non-historic light fixtures at main entrance; non-historic railings; doorbell and intercom system by entrance. Site Features: Concrete and bluestone sidewalks.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (April 20, 1889), 570; NR; 1977 Field Survey; New York City.

100, 102, 104 St Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/ 20, 21, 22

Date: c.1868-1880

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate

Material: Brownstone
Stories: Three and basement

History

These three Italianate style row houses have identical facades and were constructed circa 1868, at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These Italianate style buildings are characterized by high brownstone stoop, round-arched entryways, heavily bracketed door surrounds with pediments, and molded window enframements. Although there have been changes to the windows, the row remains remarkably intact.

Description

100 St. Mark's Avenue Three bays; brownstone; brownstone stoop with molded stone stairs, cast- under stair entry; round arched corbelled main entryway with keystone, channeled pilasters, carved brackets and segmental arched pediment; non-historic paneled wood-and-glass double leaf doors and transom at the main entryway, with wood reveal and raised molded panels; rusticated stone base with two one-over-one double-hung wood windows with segmental headed top sash, projecting faceted keystones above; first floor has one-over-one double-hung windows; first through third story windows feature molded stone bracketed sills, and projecting bracketed hoods; carved wood cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Newels and railings replaced; doorbell and intercom by main entrance and door underneath the stoop; metal grilles attached to outside of glass panels of main entrance doors; metal windows grilles at first story. Site Features: Concrete areaway and bluestone sidewalks; metal hatch in areaway.

102 St. Mark's Avenue Similar to 100 St. Mark's Avenue; possibly historic cast-iron newel posts and railings; one-over-one double-hung windows, with glass transom above. Alterations: Hood at entry removed; door enframements modified; metal gate at main entrance; iron security grille replaced at basement windows; non-historic light fixtures on main façade and at main entry; metal windows grilles at first story; window frames painted. Site Features: Concrete areaway and bluestone and concrete sidewalks; metal hatch in areaway; possibly historic iron railings, fencing and gate.

104 St. Mark's Avenue Similar to 100 St. Mark's Avenue; possibly historic cast-iron newel posts and railings; possibly historic arched wood-and-glass double leaf doors and transom at the main entryway, with wood reveal and raised molded panels. Alterations: Aluminum windows; metal windows grilles at first story; non-historic light fixtures on main façade and at main entry; iron fencing at area way replaced. Site Features: Concrete areaway and bluestone and concrete sidewalks; metal hatch in areaway; possibly historic iron railings.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872); *Desk Atlas of the Borough of Brooklyn, City of New York*, (E. Robinson, 1886).

106, 108, 110 St Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/23, 24, 25

Date: c.1869-1880
Architect: Not determined
Original Owner/Developer: Not determined
Type: Row house

Style/Ornament: Italianate with Neo-Grec elements
Material: Brownstone
Stories: Three and basement

History

These three Italianate style row houses form a row of identical brownstone facades, built at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These Italianate style buildings with Neo-Grec elements are characterized by high brownstone stoops, round-arched entryways, with heavily bracketed door surrounds with pediments, molded window sills and lintels. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description

106 St. Mark's Avenue Three bays; brownstone; brownstone stoop with molded stone stairs; possibly historic cast-iron newel posts and railings; under stair entry with iron security door; round arched main entryway with carved keystone; carved brackets and round arched pediment possibly historic paneled wood-and-glass double leaf doors and transom at the main entryway, with wood reveal and raised molded panels; rusticated stone base, with two one-over-one double-hung wood windows with segmental headed top sash, flat keystone with foliate design above; first floor has two windows, with decorative molded stone baluster bracketed sills and bracketed molded projecting lintel; the second and third floor windows have molded stone bracketed lintels and sills; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Aluminum windows; window grilles at first floor altered to accommodate an air conditioner; non-historic light fixture and iron security door at main entry; security lamp and conduit, metal mailbox on under-stair door. Site Features: Raised stone wall with iron ball fencing at areaway; historic cast-iron newel posts metal hatch in areaway.

108 St. Mark's Avenue Similar to 106 St. Mark's Avenue; double railing at stoop; under stair entry with iron security gate; two one-over-one double-hung wood windows at basement with segmental headed top sash; one-over-one double-hung wood windows at upper floors. Alterations: Door replaced at main entry; security lamp and conduit; cast-iron railings modified by addition of iron railings at outside supporting historic railings; metal mailbox on under stair door; at base through-the-wall air conditioner; remote utility meter with exposed conduit attached to basement façade. Site Features: Raised stone garden wall and bluestone sidewalks; metal hatch in areaway.

110 St. Mark's Avenue Similar to 106 St. Mark's Avenue; possibly historic arched double leaf wood-and-glass door at main entry; one-over-one double-hung wood windows throughout. Alterations: Non-historic light fixture in arch of entryway; decorative baluster removed from under ledges; iron fencing and gate replaced. Site Features: Raised bluestone areaway and bluestone sidewalks; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939, NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872); *Desk Atlas of the Borough of Brooklyn, City of New York*, (E. Robinson, 1886).

112-114 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/26

Date: c.1900

Architect: William Debus

Original Owner/Developer: James Cochran
Type: Apartment
Style/Ornament: Classical Revival
Material: Brick and limestone
Stories: Four and basement

History

This Classical Revival style tenement was designed by William Debus for James Cochran circa 1900, at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The building is characterized by a full stone enframements at the entryway featuring prominent portico, with a balustrade above, a carved stone stoop; and an iron cornice with classically inspired ornament.

Description

Five bays; Blonde brick and limestone; raised base clad in limestone, central carved stone stoop with under stair entry at left, two one-over-one double-hung windows at right; two molded stone belt courses; prominent central stone portico with Ionic columns and pilasters supporting a frieze and cornice with a balustrade above, central-metal-and-glass panel door with sidelights, central bay features two smaller windows from second through fourth stories continuous molded stone band incorporating window sills; running the length the building at the external corners are decorative quoins; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Aluminum windows; main door, sidelights, and transom replaced; flanking metal fire-escapes; light fixtures at main entry replaced; iron fencing replaced; metal air ducts at base; electrical conduit runs the height of the building at the left side. Site Features: Flanking small areaways; concrete and bluestone sidewalks; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (September 8, 1900), 317; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) file.

116 St. Mark's Avenue

Tax Map Block/Lots: 1150/ 28

Date: c.1886
Architect: Not determined
Original Owner/Developer: Not determined
Type: Carriage house
Style/Ornament: Neo-Grec with Second Empire elements
Material: Brick
Stories: Two

History

This Neo-Grec with Second Empire elements carriage house was designed by an unknown architect, and constructed circa 1886 for an un-determined owner. The build ender went a 1910 alteration for a 20 foot rear extension. The building is characterized by segmentally-arched entryways and carved stone lintels. Although there have been changes to the doors and windows, it remains remarkably intact.

Description

Three bays; brick; large central entrance with three rows of header bricks forming a segmental arch; two flanking segmental arched doorways featuring wood doors with glass transoms and ornately carved stone lintels; central window with six-over-six double-hung wood windows with two rows of header bricks forming a segmental arched top sash; flanked by smaller six-over-six double-hung wood windows a segmental arched top sash and ornately carved stone lintels; wood cornice with dentils and brackets with dropped acorn pendant. Alterations: Non-historic light fixtures; central entrance hinged double doors reconfigured with recessed wood panel with glass window infill; main entrance doors replaced; right window converted to entryway; metal windows grilles at first story; doorbell and intercom by main entrance. Site Features: Concrete areaway; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939, NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations file, (ALT-6426 September 16, 1910).

118, 120 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/ 29, 30

Date: c.1869-1880

Architect: Not determined

Original Owner/Developer: Not determined

Builder: John Donovan

Type: Row house

Style/Ornament: Italianate

Material: Brick

Stories: Three and basement

History

These two Italianate style row houses with identical brick facades were constructed by John Donovan for an undetermined owner, at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The buildings are characterized by high brownstone stoops, entryways, with bracketed stone lintel, molded window sills and lintels. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description:

118 St. Mark's Avenue Three bays; brick; brownstone stoop, with molded stone stairs; under stair entry, with iron security door; possibly original paneled wood-and-glass double door, sidelights and transom at the main entryway, with carved foliate design in wood reveal and transom bar; rusticated stone base with two one-over-one double-hung wood windows with possibly historic cast-iron security grille; all windows have two-over-two double-hung windows with flat stone lintels and sills; carved wood roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Metal grilles attached to inside of glass panels of main entrance doors; doorbell and intercom by main entrance and door underneath the stoop; mailbox attached to door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; non-historic iron railings, gate and fencing; metal windows grilles at first story altered to accommodate an air conditioner. Site Features: Raised bluestone areaway with planting area and bluestone sidewalks; metal hatch in areaway.

120 St. Mark's Avenue Similar to 118 St. Mark's Avenue; historic wood-and-glass double leaf door at main entrance; one-over-one double-hung wood windows; Alterations: Doorbell and intercom by main entrance and door underneath the stoop; non-historic iron railings, gate and fencing, plastic mailbox attached to door underneath the stoop. Site Features: Raised bluestone areaway; small planting area and bluestone sidewalks; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872); *Desk Atlas of the Borough of Brooklyn, City of New York*, (E. Robinson, 1886).

122, 124, 126, 128, 130 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/ 31, 32, 33, 34, 35

Date: c.1881

Architect/Builder: Marshall J. Morrill

Original Owner/Developer: John Donovan

Type: Row house

Style/Ornament: Neo-Grec

Material: Brownstone

Stories: Three and basement

History

These three Neo-Grec style brownstones were designed by architect Marshall J. Morrill and constructed by owner builder John Donovan circa 1881, at a time when speculative residential development in the Prospect Heights area increased in anticipation of the opening of the Brooklyn Bridge in 1883. These buildings are characterized by stylized classical details with high brownstone stoops, projecting angular bays, broken scroll pedimented entryways, heavily bracketed door surrounds, molded window enframements, and prominent cornices. Although there have been some alterations to the doors and windows, the row remains remarkably intact.

Description

122 St. Mark's Avenue Three bays; brownstone; raised stoop with possibly historic iron railings; under stair entry with iron security gate; segmental-arched main entryway with carved keystone, half-fluted pilasters with rosettes; carved brackets and broken scroll pediment; possibly original paneled wood-and-glass double doors and segmental-arched transom; wood reveal and raised molded panels at the main entryway; rusticated stone base, with two one-over-one double-hung windows with beaded chamfered surrounds with central foliate design, and possibly historic cast-iron grille; projecting angular bay with stone cornice at first floor, with one-over-one double-hung windows; full window enframements, featuring half -fluted pilaster; molded stone bracketed sills and broken scroll pediment lintels at second and third floors, with one-over-one double-hung windows; molded metal bracketed cornice with raised decorative square panels, dentils and foliate designs. Alterations: Non-historic stone newels and iron gate; stone wall; aluminum windows; iron security grille at first floor; non-historic iron security door at under stair entry; non-historic light fixture at main entrance. Site Features: Raised bluestone areaway; small planting area and bluestone sidewalks; metal hatch in areaway.

124 St. Mark's Avenue Similar to 122 St. Mark's Avenue; Alterations: Stoop and façade resurfaced; non-historic stone newel posts, iron security door with transom at main entrance; aluminum windows; iron security grille at first floor windows; non-historic iron fencing. Site Features: Raised bluestone areaway; small planting area and bluestone sidewalks; metal hatch in areaway.

126 St. Mark's Avenue Similar to 122 St. Mark's Avenue; possibly historic cast-iron railings and fencing; historic wood-and-glass double-lead door. Alterations: Six-over-six double-hung aluminum windows throughout; iron security grills at first floor windows; non-historic light fixtures at main entrance; two metal mail boxes on iron security door at under stair entry. Site Features: Raised bluestone areaway; small planting area and bluestone sidewalks; metal hatch in areaway.

128 St. Mark's Avenue Similar to 122 St. Mark's Avenue; possibly historic cast iron railings and newel posts. Alterations: Non-historic light fixture at main entry under stair entry; non-historic iron fencing; iron security grill at first floor windows. Site Features: Raised bluestone areaway; small planting area and bluestone sidewalks; metal hatch in areaway.

130 St. Mark's Avenue Similar to 122 St. Mark's Avenue; one-over-one double-hung wood windows at basement; possibly historic iron railings, newel posts, fencing and gate. Alterations: Main entrance doors replaced; non-historic light fixture at main entrance; metal mail boxes on iron security door at under stair entry. Site Features: Raised bluestone areaway; small planting area and bluestone sidewalks; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (June 4, 1881), 592.

132, 134, 136, 138 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/ 36, 37, 37, 39

Date: c.1870-1880

Architect/Builder: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Italianate with alterations

Material: Brownstone

Stories: Three and basement

History

These four Italianate-style brownstones were constructed circa 1870-1880 to form a row of identical brownstone facades, at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These buildings are characterized by stylized classical details with high brownstone stoops, segmental-arched pedimented entryways, heavily bracketed door surrounds, molded window enframements, and prominent cornices. Significant alterations to one of the buildings No.13 St. Mark's Ave. in the mid-twentieth century include; removal of stoop, stone door enframements removed, first floor converted to window and main entry at ground level. Although the doors and windows have been replaced, the row remains largely intact.

Description

132 St. Mark's Avenue Three bays; brownstone; under stair entry with iron security gate; round-arched corbelled main entryway with carved keystone, and arched-transom, channeled pilasters, carved brackets and segmental-arched pediment, with wood reveal; raised molded panels rusticated stone base, with two one-over-one double-hung windows with segmental-headed top sash, and original cast iron grille; one-over-one double-hung windows featuring full stone enframements with bracketed sills; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: brick in areaway; iron railing and fencing replaced;

original wood-and-glass door replaced; bird spikes in arch of door hood; security lamp and conduit at under stair entry and main entry; aluminum double-hung windows; iron security door. Site Features: Raised areaway; small planting area and bluestone sidewalks; metal hatch in areaway.

134 St. Mark's Avenue Alterations: This house has been substantially altered by the removal of the stoop; stripped of all ornament; brownstone façade resurfaced and painted; stone door enframements removed, first floor converted to window and main entry at ground level; aluminum windows; through the wall air conditioner at first and third floors; cornice painted. Site Features: Bluestone sidewalks; stone and brick in deep-set areaway; stone retaining wall topped with iron fencing surrounding areaway; metal hatch in areaway.

136 St. Mark's Avenue Similar to 132 St. Mark's Avenue; Rusticated base with two two-over-two double-hung wood windows, with segmental headed top sash and possibly historic iron grille; two-over-two double-hung wood windows at first floor with molded stone lintels. Alterations: Façade painted; concrete in areaway; iron security grille at first floor windows; hood removed at main entrance; iron security door with iron fanlight at main entrance; doorbell and intercom by main entrance and door underneath the stoop; non-historic light fixtures at main entrance and at under stair entry. Site Features: Stone wall; metal hatch in areaway.

138 St. Mark's Avenue Similar to 132 St. Mark's Avenue; angled pediment hood at main entrance; bracketed stone lintels and sills; historic security grille at basement windows; historic. Alterations: Stoop and façade painted; ornament simplified; stone wall resurfaced; rusticated base resurfaced; metal mail box at under stair entry attached to stoop; paint peeling; sills removed at first floor windows; iron security grille at first floor; doorbell and intercom by main entrance or door underneath the stoop; metal gate at main entrance. Site Features: Low brownstone wall and curb in areaway; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872); *Desk Atlas of the Borough of Brooklyn, City of New York*, (E. Robinson, 1886).

140, 142, St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1150/ 40, 41,

Date: c.1870-1871

Architect/Builder: John Donovan

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Anglo-Italianate with alterations

Material: Brownstone

Stories: Three and basement

History

These two Anglo-Italianate style brownstones were constructed circa 1870 to 1871 by builder John Donovan with identical brownstone facades, at a time when Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These buildings are characterized by high brownstone stoops, round-arched entryways, heavily bracketed door surrounds with pediments, molded window sills and lintels and prominent cornices with segmental arched fascia cornices. Although there have been changes to the doors and windows, the row remains remarkably intact.

Description

140 St. Mark's Avenue Three bays; brownstone; two one-over-one double-hung windows with segmental headed top sash, with faceted central keystone, and original cast iron grilles at basement; one-over-one double-hung windows throughout, with segmental arched top sash and molded stone bracketed lintels; bracketed sills at upper floors; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation and segmental-arched fascia. Alterations: stoop removed prior to 1930s tax photo; stone door enframements removed; first floor entry converted to window; main entry at ground level; main entrance doors replaced; metal grilles attached to inside of glass panels of main entrance doors; brownstone resurfaced and painted; non-historic light fixtures at main entrance; wood refuse container in areaway; non-historic iron fencing. Site Features: deep-set areaway; metal hatch in areaway; bluestone sidewalks.

142 St. Mark's Avenue Similar to 140 St. Mark's Avenue; Three bays; brownstone; brownstone stoop with molded stone stairs; under stair entry with iron security gate; round-arched corbelled main entryway with carved keystone, channeled pilasters, carved brackets and segmental-arched pediment, with wood reveal and raised molded panels at the main entryway, historic rounded arched transom, rusticated stone base with two one-over-one double-hung windows with segmental headed top sash with faceted central keystone and original cast iron grilles; one-over-one double-hung windows, molded stone bracketed window box ledges at first floor. Alterations: Door replaced; metal gate at main entrance; non-historic light fixtures at main entrance; doorbell and intercom by main entrance and door underneath the stoop; metal windows grilles at first story.

Site Features: Raised bluestone areaway small planting area and bluestone sidewalks; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Desk Atlas of the Borough of Brooklyn, City of New York*, (M. Dripps 1872).

144 St. Mark's Avenue (aka 590-596 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lots: 1150/ 42

Date: 1885

Architect/Builder: John Donovan

Original Owner: John Donovan

Type: Row house

Style/Ornament: Neo-Grec

Material: Brownstone

Stories: Three and basement

History

This Neo-Grec style brownstone was constructed by John Donovan in 1885, at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The building features classical details with a high brownstone stoop, projecting angular bay, broken scroll pedimented entryway, heavily bracketed door surrounds, molded window enframements, and prominent cornice. There have been some alterations to the door and windows however, the building remains remarkably intact.

Description

Three bays; brownstone; raised stoop, under stair entry with iron security gate; segmental-arched main entryway with carved keystone, fluted pilasters with rosettes; carved brackets and broken

scroll pediment; possibly original paneled wood-and-glass double doors and segmental-arched transom; wood reveal and raised molded panels at the main entryway; rusticated stone base, with two one-over-one double-hung windows with beaded chamfered surrounds with central foliate design, and possibly historic cast-iron grille; projecting angular bay with stone cornice at first floor, with one-over-one double-hung windows; full window enframements, featuring fluted pilaster; molded stone bracketed sills and broken scroll pediment lintels at second floor, with one-over-one double-hung windows; molded metal bracketed cornice with raised decorative square panels, dentils and foliate design at roof line. East Façade (Carlton Avenue facade): Brick face; (southern most part of façade), one-over one double-hung window with flat stone sills at basement (with historic iron grille), second and third floors; (central part of façade), one-over-one double-hung window with historic iron grille, and flat lintels and sills at basement; two-story projected bay with dentil molding and bracketed cornice; four one-over-one double-hung windows featuring molded wood panels and reveals at first floor; pitched roof with asphalt shingles between first and second floors; four one-over-one double-hung windows at second floor; (northern most part of façade), one-over-one double-hung window with transom and flat stone lintels and sills at first and second floors; molded metal bracketed cornice with raised decorative square panels, dentils and foliate design at roof line. North Façade: Lower part of building obscured by fencing; one-over-one double-hung windows featuring flat stone lintels and sills at first, second, and third floors. Alterations: Aluminum windows throughout. South façade: Non-historic light fixtures at main entrance; metal windows grilles at first story; non-historic iron railings and fencing. East Façade: Metal exhaust pipe at basement window; metal air ducts at base; metal hatch at side areaway. North Façade: Aluminum windows. Site Features: Concrete areaway and bluestone sidewalks; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (April 10, 1885), 449; Alt:330-1897 (March 13, 1897),453.

137 TO 217 ST. MARK'S AVENUE (NORTH SIDE) Between Carlton Avenue and Vanderbilt Avenue

137 St. Mark's Avenue (aka 601 Carlton Avenue), 139, 141 St. Mark's Avenue
Borough of Brooklyn Tax Map Block/Lots: 1144/100, 99, 98

Date: c.1883

Architect and Carpenter: Jeremiah J. Gilligan

Original Owner and Mason: John Monas

Type: Row houses

Style/Ornament: Neo-Grec (Nos. 137 and 139); altered neo-Grec (No. 141)

Materials: Brownstone facades; wood cornices

Stories: Three plus basement

History

Completed c.1883, at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area, these three houses were designed by Jeremiah J. Gilligan, who also served as their carpenter, for John Monas. Although the easternmost of the three, No. 141, has undergone extensive alterations, the other two remain largely intact, retaining nearly all of their characteristic neo-Grec-style detailing, including their original incised ornament, large door and lintel hoods with stylized corner anthemia, austere window surrounds with bracketed sills, and

denticulated wood cornices. In addition, No. 139 retains its original wood main-entrance reveal with carved, engaged columns, and No. 137, at the corner of St. Mark's and Carlton Avenues, features an impressive box stoop and rough-faced front areaway wall, both with carved foliate pier caps. The west façade of No. 137 has a fine two-story projecting bay, which displays a variety of intricately carved wood ornament; the building also has a garage, fronting on Carlton Avenue, that was constructed c.1926. Although No. 141 has lost nearly all of its original detailing, it retains its historic pattern of door and window openings. Gilligan and Monas also built the adjoining row of five houses at 143 to 151 St. Mark's Avenue.

Description

137 St. Mark's Avenue Three bays, including full-height, two-window-wide, angled projecting bay; rough-faced brownstone box stoop with small rectangular opening in front wall containing iron grille; carved foliate ornament at stoop wall corners and capping stoop's smooth corner piers; low iron railing on stoop walls; understoop opening containing iron gate; segmental-arch-headed main-entrance opening containing segmental-arch-headed, single-pane wood transom; carved main-entrance entablature containing central keystone and incised foliate ornament; large scrolled brackets with channeling and drops supporting main-entrance door hood with stylized corner anthemion and incised ornament; two square-headed basement window openings covered by iron grilles; channeled basement window surrounds with window-head moldings and plain lintels; basement crowned by continuous, projecting stone belt; incised rectangular panels below first-floor window openings; channeled first-through-third-floor window surrounds with bracketed sills, window-head moldings, and lintel hoods with stylized corner anthemion and incised ornament; one-over-one, double-hung wood sashes at basement; wood window brickmolds at first through third floors; continuous bracketed wood cornice with sawtooth dentils and channeling extending across main and west façades. Alterations: Façade patched; replacement main-entrance door within wide wood frame with attached doorbell; basement doorbell adjacent to understoop opening; small wiring box at west basement window surround; storm sashes at first through third floors; some detail missing from bottom edge of cornice. West Façade: Three bays; running-bond face brick; two-story-plus-basement rectangular projecting bay with flat roof, two windows wide on west face, and one window wide on other faces; window openings with plain, projecting stone sills, flush lintels, and iron grilles at brick basement of projecting bay; carved wood detailing at first and second floors of projecting bay, including recessed panels, sill brackets, fluted pilasters with rosettes, and bracketed cornices with denticulated and channeled moldings; flared roof between first and second floors of projecting bay; one basement window opening, and two window openings at each of second and third floors, all with projecting stone sills and flush lintels, on body of façade; basement window grille; one-over-one, double-hung wood windows at basement; wood window brickmolds at second and third floors; continuation of cornice from main facade. Alterations: Façade painted; metal exhaust vent at north end of basement; metal downspout adjacent to projecting bay; basement sills and lintels on projecting bay resurfaced; first-floor roof of projecting bay covered with tar; storm sashes at first and second floors of projecting bay, and second and third floors of main body. Rear Façade: Common-bond brick; two bays at first floor, and three bays at second and third floors; plain projecting stone windowsills and flush lintels; dogtoothed brick cornice; brick chimney; one-story brick extension with openings with plain stone lintels on north and west faces. Alterations: Chimney coated with stucco; replacement metal downspout; storm sashes at first through third floors. Garage: Gable front; projecting door portal with pitched roof; one window and one door opening on north facade. Alterations: Replacement garage door; corrugated metal paneling on roof and west façade. Site Features: Concrete main and west areaways; metal hatch in front areaway; rough-faced brownstone wall with smooth corner piers with carved foliate caps and crowning iron fence along front and side of front areaway; historic iron gate adjacent to stoop; historic iron areaway fence on stone curb along west areaway; metal filler pipe in west areaway.

139 St. Mark's Avenue Similar to No. 137; straight brownstone stoop with a triangular panel on its west face; curved-head understoop opening containing an iron gate; carved wood main-entrance reveal with engaged columns. Alterations: Iron stoop railings and newel posts removed, and replacement metal stoop railings installed; replacement main-entrance door installed within wide frame; doorbells on main-entrance reveal; intercom panel installed at the basement, adjacent to the understoop opening; replacement one-over-one, double-hung window sashes with panning at all floors; rooftop satellite dishes. Rear façade: Similar to No. 137; additional small first-floor window. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning; replacement metal downspout. Site Features: Bluestone, brick, and concrete areaway; metal hatch; planting bed; historic iron areaway fence, gate, and gate posts with pineapple finials on stone base; bluestone and concrete sidewalk.

141 St. Mark's Avenue Similar to No. 137; possibly historic pair of wood-and-glass main-entrance doors. Alterations: Façade stripped and covered with stone veneer; stoop newel posts removed; stoop balustrades replaced with brick walls covered with stone veneer, and topped by metal railings; replacement metal understoop gate; replacement rectangular, single-pane main-entrance transom; intercom panel on main-entrance reveal; numeral decals on main-entrance transom; light fixtures flanking main entrance; basement intercom panel and light fixture adjacent to understoop opening; alarm bell with conduit between basement and first-floor windows; first-floor window grilles; replacement one-over-one, double-hung sashes with panning at all floors; cornice removed. Rear Façade: Similar to No. 137. Alterations: Façade coated with stucco and/or painted; first-floor window grille; projecting metal first-floor vents. East Façade: Brick with brick chimney. Alterations: Façade partially coated with stucco; metal chimney cap. Site Features: Concrete areaway; metal hatch; replacement metal areaway fence and gate on historic stone curb; bluestone and concrete sidewalk.

Significant References

Department of Buildings, Borough of Brooklyn, new buildings (NB) file; New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (March 31, 1883), 216.

143, 145, 147, 149, 151 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 1144/97, 96, 95, 94, 93

Date: c.1883

Architect and Carpenter: Jeremiah J. Gilligan

Original Owner and Mason: John Monas

Type: Row houses

Style/Ornament: Neo-Grec

Materials: Brownstone facades; wood cornices

Stories: Two plus basement

History

Completed c.1883, at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area, these five houses were designed by Jeremiah J. Gilligan, who also served as their carpenter, for John Monas. They appear to have been constructed concurrently with the adjoining row at 137 to 141 St. Mark's Avenue, which was also built by Gilligan and Monas. Remarkably intact, all of these houses retain their original carved wood main-entrance reveals with engaged columns and thick, round moldings. Although their main-entrance arrangements vary—Nos. 143 and 145 have full-height doors, while the others have shorter doors with transoms—all of the houses appear to retain the doors and transoms that were present in 1939. Nearly all of their original neo-Grec-

style features also remain, including their incised ornament, large door and lintel hoods with stylized corner anthemia, austere window surrounds with bracketed sills, and denticulated wood cornices containing small attic windows. No. 147 retains its historic cast-iron stoop balustrades with neo-Grec-style newel posts crowned by anthemion finials.

Description

143 St. Mark's Avenue Three bays, including a two-window-wide, full-height, angled projecting bay; brownstone stoop with incised triangle and opening containing iron gate on west face; segmental-arch-headed main-entrance opening; pair of full-height, paneled wood-and-glass main-entrance doors with transom panes; wood main-entrance reveal with engaged columns and thick round moldings; brownstone door surround composed of channeled pilasters, scrolled brackets with hanging pendants, and hood with stylized corner anthemia; incised ornament on door-surround brackets, pendants, and hood, and on keystone and entablature above main-entrance opening; continuous stone basement sill; basement window surrounds with channeled pilasters, window-head moldings, and plain lintels; iron basement window grilles; wood basement brickmolds; continuous, projecting brownstone belt between basement and first floor; incised rectangular panels below first-floor windows; projecting first- and second-floor window surrounds with channeled sides, sills supported by triangular brackets, window-head moldings, and projecting hoods with stylized corner anthemia and incised ornament; bracketed wood cornice with dentils, panels, and molded crown; three small single-pane rectangular attic windows within cornice. Alterations: Stoop resurfaced; façade patched; stoop newel posts removed; replacement metal stoop railings; doorbell on main-entrance reveal; basement doorbell adjacent to understoop opening; first-floor window grilles; replacement one-over-one, double-hung sashes at all floors, and with panning at first and second floors; metal downspout. Rear Façade: Common-bond brick; segmental-arch-headed window openings with double-rowlock brick arches; projecting stone sills; dogtoothed brick cornice. Alterations: Replacement one-over-one, double-hung sashes with panning. Site Features: Bluestone areaway; planting bed; gooseneck pipe; metal lamp post; historic iron areaway fence, gate, and gate posts on bluestone curb; bluestone sidewalk patched with concrete.

145 St. Mark's Avenue Similar to No. 143; wood brickmold within west basement opening; brick chimney. Alterations: Stoop and façade resurfaced and/or painted; stoop newel posts removed; replacement metal stoop railings; doorbell on main-entrance reveal; basement doorbell panel adjacent to understoop opening; light fixture with conduit and small wiring box between basement windows; wood screens at east basement and first- and second-floor windows; replacement metal downspout; rooftop satellite dish; chimney coated with stucco and/or painted. Rear Façade: Similar to No. 143. Alterations: Façade coated with stucco and/or painted; easternmost second-floor window opening reduced in size. Site Features: Bluestone areaway patched with concrete; metal hatch; historic iron areaway fence, gate, and gate posts on bluestone curb; bluestone sidewalk patched with concrete.

147 St. Mark's Avenue Similar to No. 143; iron stoop railings with newel posts ornamented with rosettes and crowned by anthemion finials; pair of wood-and-glass main-entrance doors, molded wood transom bar, and single-pane wood transom; wood window brickmolds at all floors; brick chimney. Alterations: Façade and stoop resurfaced; basement doorbell adjacent to understoop opening; replacement one-over-one, double-hung sashes at all floors; metal downspout; chimney coated with stucco and/or painted. Rear Façade: Similar to No. 143. Site Features: Bluestone areaway; metal hatch; filler pipe at west end of areaway; historic iron areaway fence, gate, and gate posts on resurfaced stone or replacement masonry curb; bluestone sidewalk.

149 St. Mark's Avenue Similar to No. 143; pair of wood-and-glass main-entrance doors, molded wood transom bar, and single-pane wood transom; wood window brickmolds at basement and second floor; brick chimney. Alterations: Stoop and façade resurfaced and/or painted; stoop newel posts removed; replacement metal stoop railings; metal numerals on east door leaf;

flagpole mount on transom bar; small wiring box between basement windows; replacement one-over-one, double-hung sashes at all floors, and with panning at first floor; cornice missing some ornament; chimney coated with stucco and/or painted. Rear Façade: Similar to No. 143. Site Features: Painted bluestone areaway; hatch; historic iron areaway fence, gate, and gate posts on bluestone curb; bluestone sidewalk.

151 St. Mark's Avenue Similar to No. 143; pair of wood-and-glass main-entrance doors, molded wood transom bar, and single-pane wood transom; one-over-one, double-hung wood basement and first-floor windows; wood window brickmolds at second floor. Alterations: Stoop and façade resurfaced; stoop newel posts removed; replacement metal stoop railings; basement doorbell adjacent to understoop opening; replacement one-over-one, double-hung sashes at second floor. Rear Façade: Similar to No. 143. Alterations: Façade coated with stucco and/or painted. Site Features: Bluestone areaway; planting bed; metal hatch on concrete base; historic iron areaway fence, gate, and gate posts on resurfaced stone or replacement masonry curb; bluestone sidewalk.

Significant References

New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (March 24, 1883), 198.

153, 155, 157, 159 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot 1144/92, 91, 90, 89

Date: c.1878

Architect: John Mumford

Builder: J.H. Stevenson

Original Owner: Benjamin Estes

Type: Row houses

Style/Ornament: Neo-Grec

Materials: Brownstone facades; wood cornices

Stories: Two plus basement

History

Completed c.1878, at a time when speculative residential development in the Prospect Heights area increased in anticipation of the 1883 opening of the Brooklyn Bridge, this row of four houses was designed by John Mumford and built by J.H. Stevenson for Benjamin Estes. All of the houses exhibit characteristic neo-Grec-style elements, including rusticated basements, incised lintel ornament, and austere bracketed and denticulated wood cornices. Although they remain largely intact examples of the neo-Grec style, they may also be seen as transitional works, as their eyebrow door hoods are more typical of the earlier Italianate style than the neo-Grec. Their builders apparently planned for the houses to have "French roofs," possibly mansards, which were never constructed. The row's original areaway fences, which have been removed, matched the ornate historic fences at 582 to 604 Bergen Street, several of which remain intact.

Description

153 St. Mark's Avenue Three bays, with high rusticated basement; brownstone stoop with understoop opening; segmental-arch-headed main-entrance opening; pair of full-height, wood-and-glass main-entrance doors with panels, bracketed sills, round bolection molding, and transom panes; paneled wood main-entrance reveal; brackets supporting molded main-entrance eyebrow hood; basement window openings with iron grilles; high first-floor window openings; first- and second-floor lintels with incised ornament; second-floor bracketed sills; bracketed wood cornice with panels, dentils, and pendants; brick chimney. Alterations: Stoop and façade painted; stoop newel posts removed; replacement metal stoop railings; metal kick plates and numerals on main-

entrance doors; doorbell on main-entrance reveal; square-headed door frame and paneled door with fanlight within understoop opening; basement light fixture and doorbell adjacent to understoop opening; small wiring box adjacent to west basement window; replacement one-over-one, double-hung sashes with panning at all floors, and with first-floor single-pane transoms; rooftop antenna. Site Features: Concrete areaway; stone basement steps; metal hatch; gooseneck pipe; replacement iron front areaway fence on partially resurfaced stone curb; non-historic iron fence along west areaway border; bluestone sidewalk patched with concrete.

155 St. Mark's Avenue Similar to No. 153. Alterations: Stoop and façade painted; stoop newel posts removed; replacement metal stoop railings; replacement metal understoop gate; main entrance boxed out with heavy wood frame, and contains wood transom bar, single-pane transom, and recessed wood door; intercom box and metal numerals on main-entrance door frame; basement intercom adjacent to understoop opening; window grilles and replacement one-over-one, double-hung sashes with panning at all floors; rooftop television antenna. Site Features: Bluestone areaway; stone basement steps; metal hatch; replacement areaway fence and gate on stone curb; bluestone sidewalk.

157 St. Mark's Avenue Similar to No. 153; iron gate within understoop opening; possibly historic wood transom bar with egg-and-dart molding and single-pane, segmental-arch-headed transom; wood basement window frames. Alterations: Stoop and façade resurfaced and/or painted; stoop newel posts removed; replacement metal stoop railings; doorbell on understoop gate frame; replacement pair of wood-and-glass main-entrance doors; doorbell on main-entrance reveal; basement light fixture adjacent to understoop opening; small wiring box adjacent to west basement window; replacement two-over-two, double-hung wood sashes at first and second floors; metal fascia covering cornice crown molding; peeling paint throughout façade; spalling of main-entrance door hood and second-floor windowsills. Site Features: Bluestone areaway; stone basement steps; planting bed; metal hatch; replacement metal areaway fence and gate on historic stone curb; bluestone sidewalk patched with concrete.

159 St. Mark's Avenue Similar to No. 153; iron gate within understoop opening. Alterations: Façade and stoop resurfaced; stoop newel posts removed; replacement metal stoop railings; replacement pair of paneled wood-and-glass main-entrance doors, wood transom bar, and single-pane wood transom; doorbell on main-entrance reveal; light fixtures flanking main entrance; bird spikes on roof of main-entrance hood; basement doorbell adjacent to understoop opening; basement window grilles; replacement one-over-one, double-hung window sashes with panning at all floors. Site Features: Concrete areaway; metal filler and gooseneck pipes; replacement areaway fence and gate on historic stone curb; bluestone sidewalk with concrete patching.

Significant References

New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (August 3, 1878), 659.

161, 161A, 163, 165, 165A, 167, 169 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot 1144/88, 87, 86, 85, 84, 83, 82

Date: c.1877

Architect and Original Owner: John McCormack

Type: Row houses

Style/Ornament: Neo-Grec

Materials: Brownstone facades

Stories: Two plus basement

History

Completed c.1877, at a time when speculative residential development in the Prospect Heights area increased in anticipation of the 1883 opening of the Brooklyn Bridge, this row of seven houses was designed and built by John McCormack. The houses retain nearly all of their characteristic neo-Grec-style elements, including rusticated basements, bracketed windowsills, incised lintel ornament, and bracketed and denticulated cornices. Although they remain largely intact examples of the neo-Grec style, they may also be seen as transitional works, as their eyebrow door hoods and curved lintels are more typical of the earlier Italianate style than the neo-Grec. Some notable changes have occurred in the row, including the reduction in size of the first-floor window openings of Nos. 163 and 165A; the latter house, however, is the only one of the seven to retain its historic areaway fence and gate. Most of the houses retain their original bluestone sidewalks.

Description

161 St. Mark's Avenue Three bays, with high rusticated basement; brownstone stoop with understoop opening; segmental-arch-headed main-entrance opening; brackets supporting molded main-entrance eyebrow hood; continuous brownstone basement sill; high first-floor window openings; first- and second-floor lintels with small central drops and incised ornament; second-floor bracketed windowsills; bracketed wood cornice with panels and dentils. **Alterations:** Stoop and façade resurfaced and/or painted; stoop newel posts removed; replacement metal stoop railings; metal stoop gate; paneled door and transom panel within understoop opening; metal mailbox on west face of stoop; replacement main-entrance door within large wood frame with affixed metal numerals, doorbell, motion detector, and light fixture; light fixture at basement adjacent to understoop opening; non-historic basement and first-floor window grilles; numerals between basement and first-floor windows; replacement one-over-one, double-hung sashes with panning at all floors. **Site Features:** Concrete areaway; stone basement steps; metal hatch; gooseneck pipe; replacement metal areaway fence and gate on resurfaced stone curb.

161A St. Mark's Avenue Similar to No. 161; iron gate within understoop opening; paneled wood main-entrance reveal; basement window grilles installed prior to 1939. **Alterations:** Stoop and façade painted; stoop newel posts removed; replacement metal stoop railings; replacement paneled main-entrance door and single-pane transom; main-entrance reveal partially covered or removed with installation of replacement door and frame; light fixture adjacent to main entrance; small wiring box adjacent to west basement window; replacement one-over-one, double-hung sashes with panning at basement and second floor; paired casement sashes with single-pane transoms at first floor; peeling paint throughout façade and stoop. **Site Features:** Bluestone and concrete areaway; stone basement steps; raised metal hatch on stone base; planting bed; replacement metal areaway fence on resurfaced stone curb.

163 St. Mark's Avenue Similar to No. 161; wood second-floor brickmolds. **Alterations:** Stoop and façade painted; stoop newel posts removed; replacement metal stoop railings; paneled door within understoop opening; doorbell on understoop door frame; replacement main-entrance door within a large wood frame; basement light fixture with conduit adjacent to understoop opening; non-historic metal basement window grilles; small wiring box adjacent to east basement window; first-floor windows reduced in size with installation of masonry infill and smaller sashes; storm sashes at all floors. **Site Features:** Concrete areaway; concrete or resurfaced stone basement steps; metal hatch; gooseneck pipe; replacement areaway fence and gate on resurfaced stone or replacement masonry curb; bluestone sidewalk.

165 St. Mark's Avenue Similar to No. 161. **Alterations:** Stoop and façade resurfaced and/or painted; stoop newel posts removed; replacement metal stoop railings; replacement main-entrance door with storm door and wood transom panel; two light fixtures and metal numerals on main-entrance transom; postal release box on main-entrance reveal; metal awning and light fixture with conduit at basement adjacent to understoop opening; small wiring box between basement

windows; non-historic window grilles at basement and first floor; replacement one-over-one, double-hung sashes with panning at all floors. Site Features: Concrete areaway; metal hatch; plastic trash enclosure; replacement metal areaway fence and gate on concrete curb; bluestone sidewalk with concrete patching.

165A St. Mark's Avenue Similar to No. 161; iron understoop gate; paneled wood main-entrance reveal. Alterations: Stoop and façade partially resurfaced; replacement concrete stoop newel posts and metal railings; replacement main-entrance door with fanlight, and single-pane wood transom; light fixture on transom frame; doorbells on main-entrance frame; basement doorbell adjacent to understoop opening; small wiring box at west end of basement facade; address plate above basement windows; non-historic window grilles at basement and first floor; replacement one-over-one, double-hung sashes with panning at all floors. Site Features: Concrete areaway; metal hatch; small planting bed; metal filler pipe; historic iron areaway fence with one missing baluster and historic gate on resurfaced stone or replacement masonry curb; bluestone sidewalk.

167 St. Mark's Avenue Similar to No. 161; paneled wood main-entrance reveal. Alterations: Façade and stoop resurfaced; stoop newel posts removed; replacement metal stoop railings; replacement metal understoop gate; replacement pair of paneled full-height wood main-entrance doors with multipane sashes and metal kick plates; light fixture on soffit of main-entrance reveal; small wiring box at basement; non-historic basement window grilles; replacement one-over-one, double-hung sashes with panning at all floors. Site Features: Concrete areaway; metal hatch; gooseneck pipe; planting bed; replacement metal areaway fence and gate; bluestone sidewalk.

169 St. Mark's Avenue Similar to No. 161; pair of full-height wood-and-glass main-entrance doors with transom panes; paneled wood reveal. Alterations: Stoop and façade resurfaced; stoop newel posts removed; replacement metal stoop railings; replacement metal gate within understoop opening; metal storm doors and transom at main entrance; two-headed light fixture with conduit at basement, adjacent to understoop opening; small wiring box adjacent to west basement window; basement and first-floor window grilles; replacement one-over-one, double-hung sashes with panning, and with single-pane first-floor transoms, at all floors; tall metal pole with bracing on roof. Site Features: Concrete areaway; metal canopy with legs, covering understoop opening and east basement window; gooseneck pipe; replacement metal areaway fence and gate.

Significant References

Department of Buildings, Borough of Brooklyn, new buildings (NB) file; New York City Division of Taxation photographs, c.1939.

171 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot 1144/81

Date: c.1869-1880

Architect: Not determined

Original Owner: Not determined

Type: Attached house

Style/Ornament: Second Empire with alterations

Materials: Brownstone façade; slate-covered mansard

Stories: Four plus basement

History

Completed between 1869 and 1880, this four-story attached house with mansard roof was constructed at a time when speculative residential development in the Prospect Heights area increased in anticipation of the 1883 opening of the Brooklyn Bridge. Although it has lost its third-floor cornice, the building retains its mansard roof covered with hexagonal shingles, which

is its most representative Second Empire-style feature. Other historic elements include its classical door surround with foliate brackets and angular pediment, rusticated basement, segmental-arch-headed basement openings with projecting keystones, and wood dormers with brackets and angular pediments. Although No. 171 appears similar to the adjoining row at 173 to 181 St. Mark's Avenue, also constructed by an unknown builder, its severe window surrounds are more neo-Grec in style than the bracketed sills and lintel hoods remaining at Nos. 173 and 177. The bracketed cornice that crowns its mansard roof is another feature that distinguishes it from the adjoining row.

Description

Three bays; brownstone stoop with molded triangular panel on west face; understoop opening; round-headed main-entrance opening crowned by foliate keystone; possibly historic molded wood transom bar and single-pane, half-round wood transom; paneled wood main-entrance reveal with engaged fluted columns and round moldings; main-entrance surround composed of paneled pilasters, consoles on surround reveal, recessed spandrel panels, and foliate brackets supporting angular pediment with molded horizontal and raked cornices; rusticated basement framed by continuous sill and projecting belt; two segmental-arch-headed basement openings with keystones; historic iron security grille at west basement window; projecting molded window surrounds, bracketed sills, and hoods at first through third floors; incised ornament within first- and second-floor lintels; plain projecting brownstone fourth-floor sills; steeply pitched roof covered with hexagonal shingles, crowned by bracketed wood cornice and antefix; two wood dormers with carved wood brackets supporting angular pediments. Alterations: Stoop and façade resurfaced; stoop newel posts removed; replacement metal stoop railings; replacement understoop gate; replacement pair of paneled wood-and-glass main-entrance doors; light fixtures and doorbell panel on main-entrance reveal; bird spikes within tympanum of main-entrance pediment; non-historic window grille at east basement window; replacement one-over-one, double-hung window sashes with panning at all floors; cornice removed from between third- and fourth-floor windows; roof shingles painted. West Façade: Square-headed window openings. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; stone steps to understoop opening; metal hatch on concrete base; replacement areaway fence and gate on historic stone curb.

Significant References

New York City Division of Taxation photographs, c.1939; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

173, 175, 177, 179, 181, St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1144/80, 79, 1001-1005, 77, 76

Date: c.1869-1880

Architect: Not determined

Original Owner: Not determined

Type: Row houses

Style/Ornament: Second Empire with alterations

Materials: Brownstone façades

Stories: Four plus basement

History

Completed between 1869 and 1880, these five impressively scaled four-story row houses were constructed at a time when speculative residential development in the Prospect Heights area

increased in anticipation of the 1883 opening of the Brooklyn Bridge. Although all of these houses have lost their third-floor cornices—a cornice differing in design from the original has since been installed at No. 177—they retain their mansard roofs, the row's most characteristic Second Empire-style feature. All also retain their rusticated basements, historic stoops, and dormers, but their main facades have been altered, some more drastically than others. Despite this row's similarities to the adjoining house at No. 171, also constructed by an unknown builder, the historic bracketed sills and lintel hoods of Nos. 173 and 177 are more Italianate in style than the severe, neo-Grec window surrounds of No. 171. No. 177 was unoccupied in the late 1980s, but has since been restored, and is now a condominium.

Description

173 St. Mark's Avenue Three bays; brownstone stoop with understoop opening containing iron gate; round-headed main-entrance opening crowned by foliate keystone; pair of wood-and-glass main-entrance doors, denticulated wood transom bar, and single-pane, round-headed wood transom; paneled wood main-entrance reveal with engaged columns and round moldings; main-entrance surround composed of paneled pilasters, consoles on surround reveal, spandrel panels, and brackets supporting segmental pediment with molded cornices; rusticated basement with continuous, projecting sill; two segmental-arch-headed basement openings with iron grilles; wood brickmolds at basement through third floors; bracketed, molded sills at second and third floors; bracketed, molded window hoods at first through third floors; plain projecting fourth-floor brownstone sills; steeply pitched roof with coping at its edges; two wood dormers, each crowned by angular pediment supported by denticulated molding and scrolled brackets. Alterations: Stoop and façade resurfaced and/or painted; stoop newel posts removed; replacement stoop railings; round grille on west face of stoop; intercom panel, doorbells, postal release box, and light fixture on main-entrance reveal; main-entrance surround brackets smoothed; small wiring box at basement; intercom box at basement, adjacent to understoop opening; first-floor window grilles; replacement one-over-one, double-hung sashes at basement, second, third, and fourth floors; replacement one-over-one, double-hung sashes above single-pane sash at first floor; cornice removed from between third and fourth floors; replacement roof shingles; panning covering rooftop molding. Site Features: Concrete areaway; planting bed; raised metal hatch on bluestone base; replacement areaway fence and gate on partially resurfaced stone curb.

175 St. Mark's Avenue Similar to No. 173; rooftop molding. Alterations: Façade and stoop resurfaced; stoop newel posts removed; replacement metal stoop railings installed; replacement metal understoop gate; likely replacement full-height wood-and-glass main-entrance doors; light fixture, intercom panel, and postal release box on main-entrance reveal; main-entrance pilasters, brackets, and consoles smoothed; basement light fixture between east window and stoop; basement window openings converted from segmental-arch-headed to square-headed; basement window grilles; bracketed sills below first-floor windows; replacement plain second- and third-floor sills and lintels; fourth-floor sills removed; replacement one-over-one, double-hung sashes at all floors; cornice removed from between third and fourth floors; replacement asphalt roof shingles. Site Features: Patterned-brick areaway; planting bed; metal hatch; replacement metal areaway fence and gate on historic stone curb.

177 St. Mark's Avenue Similar to No. 173; hexagonal slate roof shingles; rooftop molding. Alterations: Stoop and façade resurfaced; replacement iron stoop railings and newel posts with rosettes and anthemion finials; replacement understoop metal gate; round metal grille on west stoop face; likely replacement full-height wood-and-glass main-entrance doors; light fixture, intercom panel, and postal release box on main-entrance reveal; main-entrance brackets smoothed; bird spikes within tympanum of main-entrance pediment; basement light fixture adjacent to understoop opening; basement window grilles; two small wiring boxes adjacent to west basement window; alarm box between first-floor windows; metal downspout; replacement cornice between third and fourth floors; replacement one-over-one, double-hung sashes at

basement, second, third, and fourth floors; replacement one-over-one, double-hung sashes with single-pane transoms at first floor. Site Features: Concrete areaway; planting bed; historic iron areaway gate and replacement areaway fence and gate posts on resurfaced stone or replacement masonry curb.

179 St. Mark's Avenue Similar to No. 173; foliate main-entrance brackets; pair of paneled wood-and-glass main-entrance doors and half-round, single-pane wood transom; one-over-one, double-hung wood sashes at basement and second and third floors; wood window brickmolds at the basement through third floors; hexagonal slate roof shingles; rooftop molding. Alterations: Stoop and façade resurfaced; stoop newel posts removed; replacement metal stoop railings; replacement understoop gate; exposed wiring over understoop opening; metal main-entrance door gate and transom grille; intercom panel on main-entrance reveal; light fixture at soffit of main-entrance opening; basement intercom adjacent to understoop opening; replacement six-over-six, double-hung wood sashes at first floor; cornice removed from between third and fourth floors; metal balconets or air-conditioner cages at dormer windows; dormer pediments covered by wood or metal paneling; roof shingles painted; some shingles replaced with rectangular shingles. Site Features: Areaway paved with small bluestone flags; planting bed; metal hatch; non-historic iron areaway fence and gate on non-historic masonry curb; metal pipe protruding through fence curb.

181 St. Mark's Avenue Similar to No. 173; rooftop molding. Alterations: Stoop and façade resurfaced; stoop newel posts removed; replacement metal stoop railings; door within understoop opening; replacement main-entrance door with side panel; main-entrance transom bar likely altered or replaced; main-entrance reveal partially covered or altered; intercom, postal release box, and light fixture on main-entrance reveal; main-entrance pilasters and brackets smoothed; basement intercom adjacent to understoop opening; first-floor window grilles; first-floor window openings reduced in size with masonry infill and shorter windows; first-, second-, and third-floor window hoods stripped; second- and third-floor windowsills stripped; cornice removed from between third and fourth floors; replacement asphalt roof shingles; replacement one-over-one, double-hung sashes with panning at all floors. Site Features: Areaway paved with small bluestone flags; metal hatch; wood trash enclosure; replacement areaway fence and gate on resurfaced stone or replacement masonry curb.

Significant References

New York City Division of Taxation photographs, c.1939; New York City Division of Taxation photographs, c.1988; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

185, 187, 189, 191 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1144/74, 73, 72, 70

Date: c.1901

Architect, Original Owner, and Builder: Thomas Farrell

Type: Flats

Style/Ornament: Renaissance Revival

Materials: Brick facades with limestone trim

Stories: Four

History

Completed c.1901, during the period in which multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York, these four flats buildings, each originally housing eight families, were designed and built by Thomas Farrell. Characteristic of Renaissance Revival-style residences, they feature light-colored—in this case,

iron-spot brick and limestone—facades, classically derived main-entrance surrounds, and full-height projecting bays. Their iron cornices are particularly impressive, of imposing height with raised centers and large brackets decorated with acanthus leaves, as well as modillions, egg-and-dart moldings, foliate ornament, and denticulation. The westernmost building, No. 185, appears to retain its historic wood-and-glass main-entrance doors, molded wood transom bar, and wood main-entrance transom. Each of the houses originally had stained-glass sashes within the six small window openings of its central bay; only one of these sashes remains, at No. 187. Vacant and covered with paint in the late 1980s, No. 191 has since seen the paint removed from its façade and the return of residents.

Description

185 St. Mark's Avenue Three large bays, including two-window-wide central bay and two, two-window-wide full-height curved outer bays; iron-spot running-bond face brick; stone stoop and stoop walls, with curved projections flanking the lowest step; square-headed understoop opening; pair of wood-and-glass main-entrance doors, molded wood transom bar, and single-pane, rectangular wood transom; main-entrance surround consisting of fluted pilasters supporting carved entablature containing central shield surrounded by foliate ornament, and crowned by molded cornice; continuous projecting stone basement sillcourses and lintelcourses; four square basement openings; two flush stone bands at first floor; continuous projecting stone sills and flush lintelcourses at first through fourth floors; small square-headed window openings in central bay, each with projecting molded sill with decorative apron; iron cornice with raised central portion, large brackets decorated with acanthus leaves, and denticulated bands, egg-and-dart moldings, foliate ornament, and modillions. Alterations: Stoop and basement sills and lintelcourses resurfaced; decorative aprons removed from, and metal kick plates installed on, main-entrance doors; metal numerals on west door leaf; light fixtures, intercom panel, and postal release box on main-entrance reveal; replacement metal understoop gate; metal dryer vent at western end of basement; basement and first-floor window grilles; replacement one-over-one, double-hung sashes with panning at all floors. Site Features: Concrete areaways; stone basement steps; planting bed; non-historic metal lamp post; non-historic basement stair railing; non-historic metal areaway fence and gate on concrete curb.

187 St. Mark's Avenue Similar to No. 185 but with slightly different main-entrance entablature, containing rectangular central cartouche; stained-glass sash at second floor, within west central-bay opening; wood window brickmolds at all floors. Alterations: Stoop and stone basement trim resurfaced and/or painted; main-entrance surround painted; metal railings on stoop walls; paneled door within understoop opening; doorbell on understoop door frame; replacement main-entrance door with wood-and-glass sidelight containing postal release box; decal lettering on main-entrance transom glass; light fixtures and intercom box on main-entrance reveal; basement window grilles; wood sashes of varying configurations within basement openings; replacement single-pane sashes at all central-bay window openings, except at west second-floor opening; replacement one-over-one, double-hung sashes at first through fourth floors of curved bays. Site Features: Concrete areaways; stone basement steps; non-historic metal basement stair railing; large planting bed in west areaway; historic iron gate posts and possibly historic gate at east areaway; east gate post missing finial; replacement front west-areaway fence set between large masonry posts, on high masonry curb; replacement front east-areaway fence on high masonry.

189 St. Mark's Avenue Similar to No. 185 but with slightly different main-entrance entablature, containing elliptical central cartouche; possibly historic iron understoop gate; wood casement sashes within three westernmost basement openings; wood window brickmolds within all central-bay openings, except for west third-floor opening; wood window brickmolds at first floor of curved bays. Alterations: Stoop resurfaced; basement and main-entrance surround painted; metal railings on stoop walls; replacement pair of wood-and-glass main-entrance doors; decal numerals on main-entrance transom glass; light fixtures, postal release box, and doorbells on main-entrance

reveal; basement window grilles; some panes replaced with wood panels within two westernmost basement windows; metal filler pipe between the two west basement openings; light fixture with conduit above east basement windows; replacement single-sash and one-over-one, double-hung sashes at all floors of central bay; replacement one-over-one, double-hung sashes at first through fourth floors of curved bays, with panning at second through fourth floors. Site Features: Concrete areaways; stone basement steps; two wood trash enclosure bins in west areaway; replacement front areaway fences and gate; historic iron fence along west border of west areaway.

191 St. Mark's Avenue Similar to No. 185 but with slightly different entablature, containing central shield and foliate ornament; metal fire escape installed prior to 1939. Alterations: Stoop, basement lintelcourse, and main-entrance surround painted; metal railings on stoop walls; understoop opening filled in; replacement paneled wood-and-glass main-entrance door with matching wood sidelight; light fixtures, postal release box, and intercom panel on main-entrance reveal; basement openings, except for westernmost opening, filled with painted brick; westernmost basement opening expanded into opening containing door and light fixture attached to opening soffit; first-floor window grilles; replacement one-over-one, double-hung sashes with panning at first through fourth floors. East Façade: Brick; square-headed and segmental-arch-headed openings with projecting stone sills. Alterations: Façade coated with stucco and/or painted; first-floor window grilles. Site Features: Concrete areaways; concrete basement steps with non-historic metal railing, and wood trash enclosure within west areaway; planting bed with trellis in east areaway; replacement metal areaway fences and gate.

Significant References

New York City Division of Taxation photographs, c.1939; New York City Division of Taxation photographs, c.1988; *Real Estate Record & Builders Guide* (April 13, 1901), 686.

195 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 1144/69

Date: c.1869-1880

Architect: Not determined

Type: Flats

Style/Ornament: Italianate

Materials: Brick facade; brownstone trim

Stories: Four

History

Described in 1918 as a four-family tenement, this four-story residence was built between 1869 and 1880 in a vernacular form of the Italianate style. Featuring a running-bond brick façade, brownstone sills, lintels, and door hood, and a paneled wood main-entrance reveal, the building also retains its historic bracketed cornice and areaway fence and gate. Although it remains largely intact, 195 St. Mark's Avenue has lost its historic double-leaf main-entrance doors and its two-over-two, double-hung windows. The areaway to the west of the building once led to a single-story, later two-story frame house constructed c.1874 on the back of the lot; whether or not this building still exists is unclear.

Description

Main Façade: Three bays; running-bond face brick; brownstone main-entrance step; square-headed main-entrance opening containing single-pane, rectangular wood transom; paneled wood main-entrance reveal; smooth brownstone brackets supporting molded door hood; continuous brownstone basement sill; basement opening containing metal door; plain projecting brownstone

windowsills and plain, flush brownstone lintels at all floors; paneled and bracketed cornice. Alterations: Brownstone trim, including main-entrance step, basement sill, main-entrance door brackets, door hood, windowsills, and lintels resurfaced and/or painted; replacement wood main-entrance door within wide frame; postal release box and doorbells on main-entrance reveal; light fixtures flanking main entrance; possibly replacement basement door; first-floor window grilles; replacement one-over-one, double-hung sashes with panning at all floors. West Façade: Window openings with plain, projecting stone sills at basement through fourth floors; chimney. Alterations: Façade and chimney coated with stucco and/or painted; first-floor light fixture and conduit. Site Features: Concrete areaway; metal hatch; stone basement steps; brick basement stair walls, partially coated with stucco; iron fence and gate installed adjacent to basement stairs after 1939; gate at west areaway replaced with cinderblock-and-brick portal containing iron gate; historic iron areaway fence and gate on painted stone curb.

Significant References

Department of Buildings, Borough of Brooklyn, alterations file; New York City Division of Taxation photographs, c.1939; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

197 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 1144/68

Date: c.1922-1929

Architect: Not determined

Type: Flats

Style/Ornament: Arts-and-Crafts

Materials: Brick façade

Stories: Three

History

Constructed between 1922 and 1929 by an unknown builder, this flats house was built during the period in which multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Apparently replacing an earlier wood house on the site, this building is simple in design with several elements, including the spandrel panels between its second and third floors, and the diamond ornament filled with basketweave-bond brick on its parapet, inspired by the Arts-and-Crafts style. Despite the replacement of its main-entrance doors, areaway fence, and windows, the building remains largely intact.

Description

Main Façade: Three bays at first floor; two bays at second and third floors; Flemish-bond yellow face brick; plain concrete front steps with brick cheek walls; square-headed main-entrance opening headed by plain stone lintel crowned by molding; basement door opening and rectangular window opening; projecting basement lintelcourse of alternating brick soldiers and paired headers; projecting header-brick windowsills at first, second, and third floors; flush soldier-brick lintels at first floor; header-brick sillcourse at second floor; spandrel panels between second- and third-floor windows; flush lintels composed of alternating brick soldiers and paired headers at third floor; continuous header-brick course above third-floor windows; stepped parapet with cast-stone coping and central diamond ornament containing basketweave brick; metal fire escape installed prior to 1939. Alterations: Metal railings on cheek walls; replacement metal-and-glass main-entrance door, frame, and transom; intercom panel and postal release box adjacent to main entrance; light fixtures flanking main entrance; light fixture on basement door frame;

possibly replacement basement door; replacement sliding sashes with panning at basement; protruding metal filler pipes at basement; first-floor window grilles; replacement one-over-one, double-hung sashes with panning at first through third floors; cracks present near third-floor lintels. East Façade: Brick. East Façade: Façade coated with stucco and/or painted. Site Features: Concrete areaway; replacement metal areaway fence and gates.

Significant References

New York City Division of Taxation photographs, c.1939; *Desk Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1920-1922); E.B. Hyde & Company, *Desk Atlas, Borough of Brooklyn, City of New York* (New York: E. Belcher Hyde, 1929).

199 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 1144/67

Date: c.1865

Architect: Not determined

Type: Converted single-family house

Style/Ornament: Vernacular mid-nineteenth-century house with alterations

Materials: Wood with artificial siding and artificial stone veneer

Stories: Two plus cellar, basement, and attic

History

Probably constructed around the time of the Civil War, this two-story frame building is of a single-family house type that was common in Brooklyn throughout the nineteenth century. At the western end of its main façade, a stoop led to its first-floor main entrance. This entrance, and the house's first- and second-floor window openings, were headed by simple bracketed hoods, and the façade was covered with clapboards. Between the late 1930s and late 1980s, the building was drastically altered, its stoop removed and its main entrance moved to the basement. Its façade was covered with simulated stone veneer and aluminum or vinyl siding, the fascia panel below its cornice was either removed or covered over, and a large shed dormer was constructed on its roof. Despite these changes, the house retains many features of the simple vernacular residence it once was, including its scale, asymmetrical fenestration, simple, bracketed wood cornice, and pitched roof.

Description

Main Façade: Three unevenly spaced bays; possibly historic cellar door opening in easternmost bay with iron gate; two basement window openings with projecting brownstone sills; portion of historic bracketed wood cornice; pitched roof with chimney. Alterations: Façade stripped of ornament and covered with artificial stone veneer at first floor, and artificial clapboards at second floor; stoop removed and main entrance moved to basement; square-headed basement main-entrance opening containing metal-and-glass storm door; wood main-entrance surround composed of ribbed pilasters, plain entablature, and angular pediment containing a hand-crafted decorative tile; brick basement coated with stucco and/or painted; light fixture adjacent to main entrance; basement window grilles; paneled fascia below cornice removed; replacement metal downspout; large shed dormer with overhanging eaves coated with stucco and containing two openings filled with paired casement sashes; satellite dish on front of dormer; replacement asphalt roof shingles; chimney coated with stucco. West Façade: Façade covered with artificial shingles. Site Features: Concrete and patterned-brick areaway; concrete steps; brick planting beds; replacement metal areaway fence; bluestone sidewalk with concrete patching.

Significant References

New York City Division of Taxation photographs, c.1939; New York City Division of Taxation photographs, c.1988; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869).

201-203 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 1144/64

Date: c.1991-1999 alteration

Architect: Strange & Vella

Type: Church

Style/Ornament: None

Materials: Polished pink granite and stucco

Stories: Two

History

This two-story building was originally constructed between 1912 and 1922 as a garage with a Beaux-Arts-inspired main façade featuring three large round-headed openings, paired pilasters, and a paneled parapet. It was extensively altered c.1991-1999 by Strange & Vella Architects for the Church of God Victory, and remains the church's home today.

Description

Main Façade: Large central bay rising to peak that projects above the roofline; two first-floor openings containing metal-and-glass doors; first-floor brass light fixtures, metal sign, intercom panel, and siamese connection; peak-head windows at first and second floors containing stained-glass sashes; gilded lettering (“CHURCH OF GOD VICTORY”), large half-round panel with keystone, and cross above main entrance. East Façade: Common-bond brick; portions of façade covered with metal mesh; segmental-arch-headed window openings converted to square-headed with installation of brick infill at window heads; first-floor window grilles; replacement one-over-one, double-hung sashes. Site Features: Concrete areaway; metal hatch; high areaway fence with gates.

Significant References

Department of Buildings, Borough of Brooklyn, alterations file; New York City Department of Taxes, photographic record c. 1939; New York City Department of Taxes, photographic record c. 1988; E.B. Hyde & Company, *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1911-12); *Desk Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1920-1922).

207 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lots: 1144/63, 62

Date: None

Architect: None

Type: Community Garden

Style/Ornament: None

Materials: None

Stories: None

History and Description

Lot 63 formerly held a vernacular two-story house that was probably constructed between 1869 and 1880; tiny lot 62, which is 25 feet deep and extends 20 feet along St. Mark's Avenue, once held a two-story brick building constructed between 1880 and 1886. Both of these buildings were demolished between the late 1930s and the late 1980s, and the lots are maintained as a community garden. An iron fence and gate enclose the property along its southern border; wood planting beds are present on the sidewalk.

Significant References

New York City Department of Taxes, photographic record c.1939; New York City Department of Taxes, photographic record c. 1988; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880); Elisha Robinson, *Robinson's Atlas of the City of Brooklyn, New York* (New York: E. Robinson, 1886).

211-217 St. Mark's Avenue (aka 594 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1144/60
See: 594 Vanderbilt Avenue

146 TO 228 ST. MARK'S AVENUE (SOUTH SIDE) Between Carlton Avenue and Vanderbilt Avenue

146-154 St. Mark's Avenue (aka 603-605 Carlton Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1151/8
See: 605 Carlton Avenue

156 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 1151/10

Date: c. 1877

Architect: Not determined

Original Owner/Developer: Not determined

Type: Row house

Style/Ornament: Altered Neo-Grec

Material: Brick

Stories: Three and basement

History

This Neo-Grec-style row house was constructed c. 1877 at a time when proximity to the recently completed Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Prospect Heights area. The brick house with rusticated brownstone basement features a high stoop, an arched entrance with pedimented brownstone lintel supported on stylized brackets and symmetrical fenestration with bracketed brownstone sills characteristic of the Neo-Grec style. Altered by the removal of the cornice and the shaving of the brownstone window lintels, the house is mostly intact.

Description

Three bays; brownstone stoop; arched entrance with paneled wood reveal and roll molding springing from columns; double-leaf, wood-and-glass door with round-arched, single-light transom; eared, pedimented brownstone lintel with carving supported on stylized brackets and

arch with molded spandrels and keystone; rusticated brownstone basement with segmental-arched windows; windows with projecting brownstone sills with stylized brackets at first story and simple brackets at second and third stories; brownstone lintels at first through third stories. Alterations: cornice removed and replaced with cement stucco parapet; lintels shaved at first through third stories; stoop resurfaced and painted; balustrades replaced; metal gate at entrance under the stoop; basement resurfaced and keystones above windows altered; metal replacement sash and panning; metal window grilles at basement, one altered to accommodate an air conditioner; window grilles at first story; intercom in reveal of main entrance; wall lamp by main entrance; intercom and wall lamp by entrance under the stoop; remote utility meter with wire attached to basement wall; dish and television antennas on roof. East and West Façades: brick; clay tile coping; chimney. Alterations: both façades resurfaced with cement stucco including window opening at third story of west façade; metal flashing on east façade. Site Features: non-historic metal fence and gate on brownstone curb; areaway with concrete paving, metal pipes (one for fuel), diamond plate hatch and steps at entrance under the stoop.

Significant References

Brooklyn, Annual Record of Assessed Evaluation of Real Estate, 9th Ward, 1874-1877; New York City Department of Taxes, photographic record c. 1939.

158, 160, 162 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 1151/11, 12, 1001-1003

Date: c. 1879

Architect: John Monas, builder

Original Owner/Developer: John Monas

Type: Row houses

Style/Ornament: Neo-Grec with alterations

Material: Brownstone

Stories: Two and basement

History

This row of Neo-Grec-style houses was designed and constructed by John Monas c. 1879 at a time when proximity to the recently completed Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Prospect Heights area. Each of the houses originally featured high stoops with massive cast-iron balustrades, arched entrances with pedimented stone surrounds, full window surrounds with stylized sill brackets and molded lintels with incised design and wooden cornices with stylized brackets characteristic of the Neo-Grec style and epitomized by the remarkably intact house at No. 158. Both No.160 and 162 remain mostly intact although each has been significantly altered. At No.160 the cornice has been replaced by a stepped parapet and the entrance surround removed. No. 162, which retains its cornice, has recently undergone a renovation that included a new entrance surround based on that at No. 158, a vertical enlargement and new cellar entrance.

Description

158 St. Mark's Avenue Three bays; stoop with cast-iron balustrades and possibly historic wrought-iron gate at entrance under the stoop; round-arched main entrance with wood reveal incorporating columns with stylized bases and capitals and saw-tooth molding; double-leaf, wood-and-glass doors with arched, single-light transom; full entrance surround with plain pilasters, brackets, segmental-arched pediment with recessed horizontal cornice, paneled spandrels and molded keystone; full window surrounds at basement with incised lintels and possibly historic wrought-iron grilles; stringcourse above basement; full window surrounds at

first and second stories with molded sills with stylized brackets, molded lintels and incised design above window head; wood cornice with stylized brackets, dentils, paneled frieze and guttae (some missing). Alterations: façade and stoop resurfaced; brackets and pilasters at entrance resurfaced; doorbell in reveal; doorbell by entrance under the stoop; two remote utility meters with wires attached to basement wall; metal replacement sash and panning; plastic owls and antenna on roof. Site Features: possibly historic fence and gate on resurfaced brownstone curb; areaway with concrete paving, diamond plate hatch, non-historic lamppost and steps to entrance under the stoop.

160 St. Mark's Avenue Similar to No. 158; rusticated basement. Alterations: façade and stoop resurfaced and painted; stoop balustrades replaced; metal gate with mailbox at entrance under the stoop; main entrance surround removed; original door removed and frame altered to accommodate a single-leaf door; transom replaced; metal replacement sash and panning; storm windows; doorbell with intercom and wall lamps by main entrance; doorbell by entrance under the stoop; remote utility meter with wire attached to basement wall; cornice removed, replaced with parapet. Site Features: non-historic metal fence and gate on brownstone curb; areaway with tiled paving, planting bed, diamond plate hatch and steps to entrance under the stoop; single bluestone paver in sidewalk shared with No. 162.

162 St. Mark's Avenue Similar to No. 158. Alterations: façade and stoop resurfaced; one-story, roof top addition surfaced with cement stucco; wood railing, buttress and three metal chimney stacks; stoop balustrades replaced; gate at entrance under stoop removed; door at basement entrance; reproduction entrance surround; single-leaf door with side lights; single-leaf metal door at cellar with light fixture above; doorbell by entrance under the stoop; wall lamps attached to basement wall; vent plate attached to basement wall to the east of the stoop; metal replacement sash and panning; window surrounds resurfaced, incised designs missing; brackets removed at first story and altered at second story. Site Features: non-historic low concrete wall incorporating non-historic metal fence and gate; main areaway with bluestone or slate paving, steps to entrance under the stoop and L-shaped concrete staircase to cellar with metal fence and gate; secondary areaway (to east of stoop) with non-historic wrought-iron gate and concrete paving; predominantly bluestone sidewalk with concrete slabs and patching; bluestone curb.

Significant References

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) file and Buildings Information System; New York City Department of Finance, photographic record c. 1985; New York City Department of Taxes, photographic record c. 1939.

164, 166, 168, 170 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 1151/14, 15, 16, 17

Date: c.1880

Architect: John Emory Styles

Original Owner/Developer: John Emory Styles

Type: Row houses

Style/Ornament: Neo-Grec

Material: Brownstone

Stories: Three and basement

History

These four Neo-Grec-style row houses were designed and constructed by John Emory Styles c. 1880 at a time when proximity to the recently completed Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Prospect Heights area. The row features high stoops, entrance surrounds with pedimented

lintels supported by stylized brackets, full window surrounds with molded lintels, patera and bracketed sills and cornices with stylized brackets characteristic of the Neo-Grec style. The row remains largely intact.

Description

164 St. Mark's Avenue Three bays; brownstone stoop with possibly historic wrought-iron gate at entrance under the stoop; main entrance with paneled wood reveal; full surround with plain pilasters, stylized brackets with guttae and fluting, and pedimented lintel; windows at basement with possibly historic wrought-iron grilles; full window surrounds at first through third stories with molded lintels and projecting sills with elongated brackets at first story and smaller curved brackets at the second and third stories; wood cornice with stylized brackets, paneled frieze and reed molding. Alterations: façade, entrance and window surrounds resurfaced (some original stone visible); sidewalls of stoop partially resurfaced (original stone visible on east), treads resurfaced; stoop balustrades replaced; historic full-height, double-leaf, wood-and-glass door altered, resulting transom replaced with wood panel; metal replacement sash and panning; light fixtures in soffit of main entrance; doorbells, intercom and postal release box in reveal; doorbell by entrance under the stoop; remote utility meters with wire attached to basement wall; wire from roof attached to facade and through basement wall; motion sensors or cameras at first story; dish antenna on roof. Site Features: non-historic metal fence and gate on brownstone and concrete curb; areaway with bluestone and concrete paving, planting bed, raised hatch with metal cover, gooseneck pipe and steps to entrance under the stoop; predominantly bluestone sidewalk with one concrete slab and patching; bluestone curb.

166 St. Mark's Avenue Similar to No. 164; possibly historic metal gate at entrance under the stoop; double-leaf, wood-and-glass door with possibly historic single-light transom; more detailed brackets at entrance surround; rusticated basement; beaded chamfers at basement window heads with incised designs above; window surrounds at first story with patera at the upper corners, fluted brackets and spandrels with rosettes and incised design; window surrounds at the second and third stories with patera. Alterations: façade and stoop resurfaced and painted; stoop balustrades replaced; light fixtures attached to transom of main entrance; entrance and window surrounds resurfaced some detail missing; metal window grilles at first story; doorbell by entrance under the stoop; wires from roof attached to windows. Site Features: non-historic metal fence and gate on brownstone curb with concrete patching; concrete-paved areaway with diamond plate hatch, plastic storage bin and steps to entrance under the stoop; bluestone and concrete sidewalk with concrete patching; bluestone curb.

168 St. Mark's Avenue Similar to No. 164; cast-iron stoop balustrades and newels; possibly historic double-leaf, wood-and-glass door with double-light transom; rusticated basement; beaded chamfers at basement window heads with incised designs above; first story surrounds with patera at the upper corners, fluted brackets and spandrels with rosettes and incised design; window surrounds at the second and third stories with patera. Alterations: façade cleaned, possibly resurfaced; stoop and main entrance surround resurfaced; metal gate at entrance under stoop; metal replacement sash and panning; light fixture in soffit and doorbell in reveal of main entrance; remote utility meter with wire attached to basement wall; pigeon wire at third-story window lintels and cornice. Site Features: possibly historic wrought-iron fence and gate on resurfaced curb; concrete-paved areaway with diamond plate hatch; bluestone sidewalk and curb.

170 St. Mark's Avenue Similar to No. 164; rusticated basement; beaded chamfers at basement window heads with incised designs above; first story surrounds with patera at the upper corners, fluted brackets and spandrels with rosettes and incised design; window surrounds at the second and third stories with patera. Alterations: façade resurfaced and painted; stoop resurfaced; stoop balustrades replaced with concrete sidewalls incorporating decorative metal railings and newels; metal gate with attached mailbox at entrance under stoop; main entrance surround resurfaced; double-leaf, wood-and-glass replacement door with single-light transom; light fixtures in reveal;

metal replacement sash and panning; doorbell by entrance under the stoop; remote utility meter with wire attached to basement wall; pigeon wire on third-story window lintels and cornice. Site Features: non-historic painted concrete wall incorporating non-historic railings and gate; concrete- and bluestone-paved areaway with diamond plate hatch and step to entrance under the stoop; bluestone and concrete sidewalk with concrete patching; bluestone curb.

Significant References

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) file and Buildings Information System; New York City Department of Finance, photographic record c. 1985; New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (May 1, 1880), 429.

172, 174, 176, 178, 180 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 1151/18, 19, 20, 21, 22

Date: c. 1880

Architect: John Emory Styles

Original Owner/Developer: John Emory Styles

Type: Row house

Style/Ornament: Neo-Grec

Material: Brownstone

Stories: Three and basement

History

These five Neo-Grec-style row houses were designed by John Emory Styles and constructed c. 1880 at a time when proximity to the recently completed Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Prospect Heights area. These houses share many details with Styles' row at No. 164 to 170 such as the full window surrounds with patera, pedimented entrance surround and cornice with stylized brackets; distinctive to these houses are the window surrounds at the basement with half-fluted pilasters, reeded capitals and lintels with patera in the corners. Although the stoop balustrades have been replaced at all but No. 172, the row remains largely intact.

Description

172 St. Mark's Avenue Three bays; stoop with possibly historic cast-iron balustrades; main entrance with paneled wood reveal, possibly historic double-leaf, wood-and-glass door and single-light transom; full surround with fluted pilasters, stylized, fluted brackets with guttae, pedimented lintel, and architrave with horizontal striation; segmental-arched windows at basement with possibly historic wrought-iron grilles; full surrounds at basement with half-fluted pilasters, reeded capitals, lintels with patera and beaded chamfer at the window head; full window surrounds at first through third stories with patera in the upper corners, molded lintels; projecting sills with elongated, stylized brackets and spandrels with incised geometric design at first story; sills at second and third stories with smaller curved brackets; wood cornice with stylized brackets, paneled frieze and reed molding. Alterations: façade and stoop resurfaced and painted, newels replaced; metal gate at entrance under the stoop; light fixture and motion sensor or camera attached to stoop; metal replacement sash and panning; light fixture in soffit at main entrance; intercom and postal release box in reveal; doorbells by main entrance and entrance under the stoop, electrical junction box with conduit and remote utility meter with wire attached to basement wall; wires from roof attached at basement and one window. Site Features: historic wrought-iron fence and gate on brownstone and concrete curb; bluestone-paved areaway (except

one concrete slab) with diamond plate hatch, fuel pipe and steps with stone curb at entrance under the stoop; bluestone and concrete sidewalk; stone curb.

174 St. Mark's Avenue Similar to No. 172. Alterations: façade resurfaced and painted; stoop resurfaced; stoop balustrades removed and replaced with sidewalls and square posts prior to the late 1930s, metal railings with detachable flower boxes incorporated into sidewalls; metal gate at entrance under the stoop with doorbell; light fixture in soffit of main entrance; postal release box and intercom in reveals; light by entrance under the stoop; six remote utility meters with wires attached to the basement wall; multiple wires from roof attached to façade or windows. Site Features: painted concrete wall (altered prior to the late 1930s) incorporating non-historic metal fence and gate on concrete curb; areaway with concrete paving, planting bed, raised hatch with diamond plate cover, metal pipes (one for fuel), step at entrance under the stoop painted red; bluestone curb.

176 St. Mark's Avenue Similar to No. 172; possibly historic gate with metal mesh reinforcement at entrance under the stoop. Alterations: façade and stoop resurfaced and painted; stoop balustrades removed and replaced with sidewalls and square posts prior to the mid-1980s; light fixture in soffit of main entrance; intercom in reveal; wall lamp and intercom by entrance under the stoop; remote utility meter with wires at basement; wires from roof attached at windows and basement; crown of cornice mended with sheet metal. Site Features: masonry wall (altered prior to the late 1930s) incorporating non-historic metal fence and gate; areaway with bluestone and concrete paving, stone-bordered hatch with diamond plate and metal mesh cover, brownstone steps at entrance under the stoop; metal pipe and gooseneck pipe.

178 St. Mark's Avenue Similar to No. 172; possibly historic gate at entrance under stoop; wood windows. Alterations: façade painted; stoop resurfaced; stoop balustrades replaced; metal mesh attached to inside of glass panels of main entrance door; double-light transom; aluminum storm windows at first through third stories; metal window grilles at first story; light fixture and conduit in soffit of main entrance; intercom in reveal; doorbell and conduit by entrance under the stoop; remote utility meter attached to basement wall. Site Features: non-historic fence and gate on brownstone curb; areaway with brick paving, planting bed, hatch with wood cover and steps to entrance under the stoop.

180 St. Mark's Avenue Similar to No. 172; full-height, double-leaf, wood-and-glass doors; possibly historic gate at entrance under stoop. Alterations: façade resurfaced and painted; stoop resurfaced; stoop balustrades replaced; mailbox attached to gate under the stoop; decorative metal grilles attached to inside of glass panels of main entrance door; metal replacement sash and panning; wall lamps and intercom in reveal; doorbell and wall lamp by basement entrance; remote utility meter with wire attached to basement wall. Site Features: reproduction or salvaged metal fence and gate on concrete curb; areaway with concrete paving, planting bed, diamond plate hatch, gooseneck pipe and brownstone steps to entrance under the stoop.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (November 13, 1880), 1003.

182, 184 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 1151/23, 24

Date: c. 1889

Architect: Isaac D. Reynolds

Original Owner/Developer: Peter Kenney

Type: Flats

Style/Ornament: Neo-Grec

Material: Philadelphia brick and brownstone

Stories: Four

History

This pair of Neo-Grec-style residential buildings was designed by architect Isaac D. Reynolds and constructed c. 1889 for Peter Kenney at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. These brick dwellings with brownstone basements feature full entrance surrounds with fluted pilasters and stylized brackets, angular bays with a prominent central pier, and cornices with stylized brackets characteristic of the Neo-Grec style. The two dwellings, with minor alterations, remain largely intact.

Description

182 St. Mark's Avenue Three bays including a two-window-wide angular bay with central pier; brownstone stoop with rough-faced, rusticated sidewalls with smooth caps; main entrance with full-height, double-leaf, wood-and-beveled-glass door set in a wood frame with cable and reed moldings; brownstone surround with half-fluted pilasters, capitals with incised foliate decoration, molded lintel with dentils supported on stylized fluted brackets; shallow brownstone basement with projecting sill and lintel courses; brick upper façade with quarter-round brownstone sill course at the first story and squared brownstone sill courses across the width of the façade at the second through fourth stories; brownstone lintel courses with concave molding at window heads at the first through third stories of the bay flank brownstone capitals on the central pier; similar brownstone lintel course topped by a molded stringcourse at the fourth story of the bay; lintels at the second through fourth stories above the entrance correspond to those in the bay; recessed brick spandrel panels (with cruciform decoration at the second and fourth stories) flank foliate plaques on the bay; similar spandrel panels at the third and fourth story above the door; wood cornice with stylized brackets (some elements missing), dentils and paneled frieze. **Alterations:** façade cleaned, brick repointed; stoop, basement and entrance surround resurfaced; one window at basement removed and replaced with solid panel, the other with metal mesh screen; metal replacement sash and panning at first through fourth stories; metal window grilles at basement and first story; metal gate at entrance under the stoop; light fixture in soffit of main entrance; intercom and postal release box in reveal; remote utility meter attached to basement wall; tile plaque with house number at first story of bay. **Site Features:** rough-faced brownstone wall on brownstone curb incorporating a non-historic metal fence and gate; areaway with concrete paving, non-historic lamppost, wood storage bin for trash receptacles and non-historic metal railing at steps to entrance under the stoop.

184 St. Mark's Avenue Similar to No. 182; some rough-faced rustication at entrance under the stoop. **Alterations:** brick repointed and brownstone trim resurfaced; stoop resurfaced and possibly painted; metal railings incorporated in stoop walls; basement resurfaced; entrance surround patched, one pilaster spalling; metal replacement sash and panning at first through fourth story; metal mesh window gates at first story; window screens at basement; doorbell in surround; light fixtures and postal release box in reveals; remote utility meter attached to wall; wood plaque attached to first story of bay; one foliate plaque possibly replaced (different design); wires from roof through wall at second and third stories. **Site features:** non-historic fence and gate on concrete curb; concrete-paved areaway with historic metal railing at steps to entrance under the stoop.

Significant References

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (December 21, 1889), 1724.

186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 1151/25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36

Date: c.1893

Architect: George M. Miller

Original Owner/Developer: M. E. Miller

Type: Flats

Style/Ornament: Romanesque Revival/Renaissance Revival

Material: Brick with stone trim

Stories: Four

History

These twelve residential buildings featuring elements of both the Romanesque Revival and Renaissance Revival styles were designed by George M. Miller and constructed c. 1893 for M. E. Miller at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The buildings share common design elements, such as the Romanesque Revival influenced stepped-arch entrances with rough-faced stone and brick surrounds that are balanced by a single, wide window at the first story; stone stringcourses with brick corbelling at the second story and red brick upper facades with checker-patterned brickwork in the spandrels and lintel courses all crowned by a wood cornice with Renaissance Revival frieze. While the upper stories of the row are identical, the architect gave each unit an individual identity through the use of unique carvings at each entrance and the random use of one of four patterns in the treatment of the first story window bay. No. 186 has a simple contrasting brick façade with rough-faced stone sill and lintel (pattern A). Nos. 188 and 194 have textured brick façades with rough-faced stone lintels flanked by flat brick lintel courses (pattern B). Nos. 190, 196 and 202 have brick façades with rough-faced stone lintels flanked by a textured brick lintel course (pattern C). Nos. 192, 198, 200 and 208 have brick façades with rough-faced stone lintels flanked by checker-patterned brick lintel courses (pattern D). While the first stories of Nos. 204 and 206 have been completely reconfigured, the row remains largely intact.

Description

186 St. Mark's Avenue Three bays; brownstone stoop with elaborate cast-iron balusters; arched entrance with wood reveal, single-leaf, wood-and-glass door with sidelights and single-light transom set in a wood frame with decorative molding; entrance surround with stone base, brick pilasters, decorative stepped arch of rough-faced stone voussoirs and corner blocks with decorative keystone and imposts; shallow red brick basement with single window with rough-faced stone band; first-story façade tan brick; single window with rough-faced projecting sill and rough-faced lintel; stone sill course with brick corbelling; red brick façade at second through fourth stories with checker-patterned brick lintel courses at each story and checker-patterned brick spandrel panels at the third and fourth stories; projecting rough-faced sills at the third and fourth stories; rough-faced stone lintels at each story; wood cornice with stylized modillions, roundels and rinceau frieze. Alterations: brick cleaned and repointed; stoop resurfaced; stone painted; stoop railings replaced; wall lamps, intercom and postal release box in reveal of entrance; metal replacement sash and panning; metal window grille at basement; television and dish antennas on roof, wires attached to facade and through wall at first story. Site Features: historic fence (mended) with possibly historic gatepost (one post and gate missing) on resurfaced curb; possibly historic fence on east and west property lines; areaway with concrete paving, gooseneck pipe and non-historic gate and fence at entrance under the stoop.

188 St. Mark's Avenue Similar to No. 186; first story facade rough-faced brick with smooth brick band flanking the window lintel. Alterations: façade, entrance surround and stone work painted; stoop resurfaced; stoop balustrades replaced; light fixture in entrance; intercom and postal release box in reveals; metal replacement sash and panning; window grilles at basement and first story. Site Features: possibly historic wrought-iron fence and gate on concrete curb; areaway with concrete paving, planting bed, resurfaced steps to entrance under the stoop with historic railing; gooseneck pipe.

190 St. Mark's Avenue Similar to No. 186; first-story façade brick with rough-faced brick band flanking the window lintel; pilasters of entrance surround yellow brick. Alterations: façade cleaned and repointed at basement and second through fourth stories; first story and all stone work painted; open riser stoop with reproduction balustrades; metal replacement sash and panning; wall lamps and plaque with house number by main entrance; intercom in reveal; new door at basement; wall lamp and intercom by basement entrance; remote utility meter and fire suppression connection at basement. Site Features: non-historic fence and gate on concrete curb; bluestone- or slate-paved areaway; non-historic railing at steps to entrance under the stoop; steps refinished.

192 St. Mark's Avenue Similar to No. 186; first-story façade brick with checker-patterned brick band flanking the window lintel. Alterations: façade, entrance surround and stone work painted; stoop resurfaced and painted; stoop balustrades replaced; metal-and-glass replacement door and sidelights; transom with frosted glass and two muntins; light fixtures, intercom and postal release box in reveal; louvered grille in basement; paired sash window at first story; metal replacement sash and panning at first through fourth stories. Site Features: possibly historic fence and gate on concrete curb; asphalt-paved areaway with non-historic pipe railing at steps to basement.

194 St. Mark's Avenue Similar to No. 186; first-story facade rough-faced tan brick with smooth brick band flanking the window lintel. Alterations: brick cleaned and repointed; stoop resurfaced; stoop railings replaced; entrance surround and stone work at first story cleaned; metal replacement sash and panning; light fixtures and conduits in surround; intercom in reveal; opening in reveal for postal release box; sidelights etched with floral motif by current owner; metal window grille reinforced with metal mesh at basement; metal window grille at first story altered to accommodate air conditioner; lintels and sills at second through fourth stories painted; wire from roof to second story window. Site Features: non-historic fence and gate; concrete-paved areaway with historic railing with cresting at entrance under the stoop and gooseneck pipe.

196 St. Mark's Avenue Similar to No. 186; first-story facade tan brick with rough-faced brick band flanking the window lintel; possibly historic wrought-iron window grille at basement. Alterations: brick cleaned and repointed; stoop resurfaced; stoop railings replaced; entrance surround and stone work at first story cleaned; metal replacement sash and panning; metal window grille at first story; light fixtures in surround; door replaced; single muntin in transom; doorbells in frame; postal release box in reveal; remote utility meter attached to basement wall; wire from roof to second story. Site Features: non-historic fence and gate; concrete-paved areaway with historic railing at entrance under the stoop.

198 St. Mark's Avenue Similar to No. 186; first-story facade tan brick with checker-patterned brick band flanking the window lintel; stoop balustrades with pipe railing terminating in a round knob; wood window frames. Alterations: brick cleaned; stoop resurfaced; stone elements of surround painted; sills and lintels at first through fourth stories painted; metal replacement sash at first through fourth stories; metal window grille at first story; wall lamps in surround; intercom and postal release box in reveal; wood and wire mesh screen at basement; remote utility meter attached to basement window frame. Site Features: possibly historic fence and gate on concrete curb; areaway with concrete paving, planting bed and non-historic metal railing at entrance under the stoop.

200 St. Mark's Avenue Similar to No. 186; first-story façade red brick with checker-patterned brick band flanking the window lintel; entrance surround with tan brick pilasters; wood frame

window at basement. Alterations: brick and stone cleaned and repointed; stoop resurfaced; pipe railing of balustrades replaced and an additional smaller handrail attached to the western balustrades; multi-light transom with wood framing in entrance (dating from at least the late 1930s); metal replacement sash and panning at first through fourth stories; window with vent and metal grille in basement; metal window grille at first story; light fixtures in surround; doorbells by entrance; intercom in reveal; remote utility meter with wire attached to basement wall. Site Features: possibly historic fence and gate on concrete curb; areaway with brick paving, planting bed and historic metal railing at entrance under the stoop.

202 St. Mark's Avenue Similar to No. 186; first-story facade tan brick with rough-faced brick band flanking the window lintel; entrance surround with tan brick pilasters. Alterations: brick cleaned and repointed; stoop resurfaced; stoop balustrades replaced; stained glass transom at entrance (possibly from the 1980s); stone elements of surround painted; metal replacement sash on each story and panning on the first through fourth stories; wall lamps in surround; intercom and postal release box in reveal; band at first story and stone sills and lintels painted; metal window grilles at basement and first story; wire from roof through wall at third story and window at second story; remote utility meter attached to basement wall. Site Features: non-historic fence and gate on concrete curb; areaway with concrete paving, planting bed and non-historic metal railing at entrance under the stoop.

204 St. Mark's Avenue Similar to No. 186. Alterations: stoop removed; new entrance and reconfigured fenestration at first story; fire escape; window in basement replaced with panel, metal mesh in new opening at basement; first story and second-story sill course and corbelling resurfaced; brick at second through fourth story cleaned; sills and lintels painted; metal replacement sash and panning; metal window grilles at first story; intercom and postal release box in entrance; wall light by entrance; metal pipe, fuel pipe and remote utility meter attached to basement wall. Site Features: non-historic fence and gate; areaway with concrete paving, diamond plate hatch and raised planting beds.

206 St. Mark's Avenue Similar to No. 186. Alterations: stoop removed; new entrance and reconfigured fenestration at first story; first story painted; window in basement replaced with panel; vertical louvered grille in new basement window opening; vent plate on basement wall; replacement sash and panning; metal window grilles at first story; sills and lintels painted at second through fourth story; iron fire escape; wall light by entrance; intercom and postal release box in reveal. Site Features: non-historic fence and gate; areaway with concrete paving, diamond plate hatch and raised planting beds.

208 St. Mark's Avenue Similar to No. 186; first story tan brick with checker-patterned brick band flanking the window lintel; surround with tan brick pilasters; balustrades. Alterations: stoop resurfaced; stone of entrance surround painted; sheet metal covering window and part of wall at basement; metal replacement sash and panning; stone band course, sills and lintels painted; knobs missing from balustrades; part of roll molding missing from entrance enframing; transom with asymmetrically placed muntins; spotlights, doorbells and postal release box in reveal; remote utility meter attached to basement wall. East Façade (partially visible): cement stucco; metal railing, metal pipe and antennas on roof. Site Features: non-historic metal fence and gate; concrete-paved areaway with metal pipe and non-historic fence and gate at entrance under the stoop.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (February 25, 1893), 308.

210, 212, 214, 214A, 216, 218 St. Mark's Avenue

Borough of Brooklyn Tax Map Block/Lot: 115/37, 38, 39, 40, 41, 42

Date: c. 1873
Architect: Not determined
Original Owner/Developer: John Doherty, builder
Type: Row houses
Style/Ornament: Italianate
Material: Brick, brownstone trim and stoop
Stories: Two and basement

History

These six Italianate-style row houses were built c. 1873 by John Doherty at a time when proximity to the recently completed Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Prospect Heights area. The houses feature brick facades, brownstone stoops, lintels and sills and wood cornices with foliate brackets characteristic of the Italianate style. While some alterations have been made over the years, the row remains largely intact.

Description

210 St. Mark's Avenue Three bays; brownstone stoop; main entrance with brownstone lintel; brownstone band course between basement and first story; brownstone sills (projecting at basement and second story) and lintels; wood frame windows at second story; wood cornice with foliate brackets, modillions and paneled frieze. Alterations: brick repointed and all brownstone trim painted; stoop balustrades replaced with brick sidewalls with built-in planters, stairs resurfaced and all painted; metal-and-glass security gate and replacement door at entrance under the stoop; original main entrance door removed and opening altered to accommodate single-leaf door and decorative metal-and-glass security door; fixed aluminum awnings at both entrances; metal replacement sash at each story and panning at basement and first story; wrought-iron metal grilles at basement and first story; wall lamp and house number by main entrance; light fixture and electrical conduit by entrance under the stoop; cornice brackets mended with sheet metal; remote utility meter attached to basement wall. Site Features: historic wrought-iron fence and non-historic gate (with wire mesh attached) on stone curb; historic metal fence on west property line; areaway with concrete paving, planting bed and metal pipe; concrete and bluestone curb.

212 St. Mark's Avenue Similar to No. 210; brownstone stoop; iron railing with cast-iron newels and balusters (in poor condition); paneled wood reveal at main entrance. Alterations: brick repointed; stoop resurfaced and painted; lintels, sills and band course resurfaced; stonework at basement painted; metal gate at entrance under the stoop; original door and transom removed and opening altered to accommodate single-leaf door; doorbell in reveal; wall lamp by main entrance; replacement sash and panning; metal window grilles at basement; mailbox, wall lamp and doorbell by entrance under the stoop; remote utility meter attached to basement wall; wires from roof through walls at first and second stories and through window at basement. Site Features: historic fence and gate on stone and concrete curb; historic fence along western property line; areaway with bluestone paving, planting bed and diamond plate hatch; bluestone sidewalk with concrete patching; bluestone and concrete curb.

214 St. Mark's Avenue Similar to No. 210; single-light, wood-and-glass transom; wood reveal; possibly historic wrought-iron window grilles at basement. Alterations: brick and brownstone painted; stoop resurfaced; stoop balustrades replaced; wood door at entrance under the stoop; main entrance door removed, opening altered to accommodate single-leaf door and metal-and-glass security gate; metal replacement sash and panning; remote utility meter attached to basement wall; mailbox and house numbers by main entrance; television antenna. Site Features: non-historic fence and gate; areaway with bluestone paving, planting bed and raised hatch; bluestone and concrete sidewalk.

214A St. Mark's Avenue Similar to No. 210; brownstone stoop; iron railing with cast-iron newels and balusters; double-leaf, wood-and-glass door with single-light transom; possibly historic window grilles at basement. Alterations: brick repointed; stoop resurfaced; non-historic gate at entrance under the stoop; metal security gate and transom at main entrance; metal replacement sash and panning; metal window grilles at first story; sills, lintels and band course resurfaced; light and intercom by entrance under the stoop; mailbox attached to stoop wall; remote utility meter attached to basement wall; wall lamp and house number plaque by main entrance; cornice mended; television antenna on roof. Site Features: historic fence with possibly historic gate on stone curb; areaway with brick-like paving, planting bed, non-historic lamppost and diamond plate hatch; concrete and bluestone curb.

216 St. Mark's Avenue Similar to No. 210; possibly historic double-leaf, wood-and-glass door with single-light transom. Alterations: brick repointed; stoop resurfaced; stoop balustrades replaced; metal gate at entrance under the stoop; double-leaf metal security gate and transom with attached mailbox at main entrance; light fixture in soffit; metal replacement sash and panning; sills, lintels and band course resurfaced; metal window grilles at basement and first story; doorbell by entrance under the stoop; two remote utility meters with wires attached to basement wall; dish antenna on the roof. Site Features: non-historic fence and gate with metal mesh on bluestone curb; areaway with concrete paving, planting bed, diamond plate hatch and metal pipe; bluestone and concrete sidewalk; bluestone curb.

218 St. Mark's Avenue Similar to No. 210; single-light transom; wood reveal; possibly historic window grilles at basement. Alterations: brick repointed; stoop resurfaced; stoop balustrades replaced; metal gate at entrance under the stoop; original door replaced with single-leaf door with sidelight and double-leaf metal security gate with transom; metal replacement sash and panning; sills, lintel and band courses resurfaced; doorbell and intercom in reveal; mailbox by entrance under the stoop; wall lamp by main entrance. East Façade: brick; two chimneys. Alterations: façade painted; clay and metal pots on chimneys; television antenna on roof. Site Features: non-historic fence and gate; areaway with brick-like paving, planting bed, diamond plate hatch and metal pipe.

Significant References

New York City Department of Taxes, photographic record c.1939; Kings County, Office of the Register, Deed Liber 919, p. 327 (October 18, 1869); Deed Liber 1088, p. 47 (February 7, 1873); Deed Liber 1085, p. 229 (January 20, 1873); Deed Liber 1108, pp. 136, 149 (May 20, 1873); Deed Liber 1172, p. 158 (August 15, 1974); Deed Liber 1177, p. 12, (October 2, 1874); Deed Liber 1243, p. 76 (May 31, 1876).

220-228 St. Mark's Avenue (aka 598 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1151/44
See: 598 Vanderbilt Avenue

219 TO 225 ST. MARK'S AVENUE (NORTH SIDE) Between Vanderbilt Avenue and Underhill Avenue

219-225 St. Mark's Avenue (aka 623 Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1145/1
See: 623 Vanderbilt Avenue

230 TO 236 ST. MARK'S AVENUE (SOUTH SIDE) Between Vanderbilt Avenue and Underhill Avenue

230-236 St. Mark's Avenue (aka 625, 625A-625B Vanderbilt Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1152/12
See: 625 (aka 625A-625B) Vanderbilt Avenue

**183 TO 213 STERLING PLACE (NORTH SIDE)
Between Flatbush Avenue and Vanderbilt Avenue**

183 Sterling Place (aka 375-379 Flatbush Avenue)

Borough of Brooklyn Tax Map Block/Lots: 1164/ 1
See: 375-379 Flatbush Avenue

185, 187 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1164/ 86, 85
Date: c. 1886
Architect: William Cook
Original Owner/Developer: John Konvalinka
Builder: J. V. Porter
Type: Row house
Style/Ornament: Neo-Grec
Material: Brownstone
Stories: Three and basement

History

Built as an ensemble with 375-379 Flatbush Avenue; these two Neo-Grec style the brownstones were designed by architect William Cook, built by J. V. Porter for original owner, John Konvalinka, at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. These two Neo-Grec row houses have identical brownstone facades, characterized by classical details with high brownstone stoops, pedimented entryways, heavily bracketed door surrounds, full window enframements, and prominent cornices. There have been some alterations to the windows; however, the building remains remarkably intact.

Description

185 Sterling Place Three bays; brownstone; brownstone stoop with under stair entry and iron security gate; bracketed pedimented hood at main entrance with channeled pilasters, possibly historic wood-and glass-double leaf door, with raised wood panels, carved wood pilasters, transom with carved cartouche above, and wood reveal; possibly historic light fixtures at main entrance; base has two basement windows with lintels incorporated into a continuous wide band; one-over-one double-hung windows throughout featuring full stone enframements with bracketed sills and incised detailing; molded metal denticulated cornice with raised decorative square panels, and denticulated brackets. Alterations: Iron railings and fencing replaced; stoop and façade resurfaced; metal gate at main entrance; metal windows grilles at first story; windows replaced; window grilles at basement replaced; non-historic light fixtures at main entrance and at under stair entry. Site Features: Metal hatch in areaway; small planting bed in areaway.

187 Sterling Place Similar to 185 Sterling Place Alterations: Spalling and chipping of brownstone façade; windows replaced; iron railings and gate, and fencing replaced; iron security grille at basement windows replaced; metal windows grilles at first story. Site Features: Metal hatch in areaway; small planting bed in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (October 31, 1885), 1211.

189 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1164/82,
Date: c. 1903
Architect: Pohlman & Patrick
Original Owner/Developer: Thomas Kelly
Type: Flats building
Style/Ornament: Renaissance Revival
Material: Blond brick with stone trim
Stories: Three and basement

History

A two story brick stable once occupied the double lot at 189-191 Butler Street and was built in 1877. The stable was demolished and the lots were combined in 1903 for the construction of a four-story Renaissance Revival style tenement building designed by Pohlman & Patrick for owner T. Kelly, at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. This Classical Revival blond brick apartment building is characterized by a full stone enframements featuring a prominent portico, with a balustrade above, a carved stone stoop, and flanking, slightly projecting, concave bays with grouped fenestration and an iron cornice with classically inspired ornament and central arched fascia. There have been some alterations to the windows; however, the building remains remarkably intact.

Description

Three bays; blonde brick apartment building; raised base clad in limestone, central carved stone stoop with under stair entry at left, additional service door and two one-over-one double-hung windows; three one-over-one double-hung windows at right; two molded stone belt courses that run the width of the building; prominent central stone portico with Ionic columns and pilasters supporting a frieze that prominently displays the buildings' name "THE MAJESTIC" followed by a denticulated cornice with an open roundel balustrade; central wood-and-glass double leaf door with transom; a continuous molded stone band with incorporated lintels at the first and second floors windows, sills that runs the width of the building; slightly projecting concave bays with grouped fenestration consisting of three one-over-one double-hung windows at each story, with full stone enframements featuring bead-and-reel decorative molding with a denticulated lintel, above the middle window in the concave bays at the second floor is a cartouche; the third floor middle window in the concave bays has a denticulated pediment with carved ornament; central bay contains paired one-over-one double-hung windows at the second through fourth floors; the windows at the fourth floor have flat keystone lintels; at the central bay and the fourth floor of the façade, the brick simulates rusticated stone featuring decorative quoins; molded metal cornice featuring dentils, modillions with brackets at each end with ball finials; center raised cornice with flanking heavy brackets and arched fascia. Alterations: Iron fire escape and portico painted; windows replaced; metal window grilles at first story; metal grilles attached to inside of glass panels of main entrance doors; window grilles at basement altered to accommodate an air conditioner. Site Features: Flanking areaways.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (May 19, 1903), 972.

193, 195 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1164/181, 81
Date: 1890 1881
Architect: Robert Dixon
Original Owner: John Konvalinka
Builder: John Brophy
Type: Row house
Style/Ornament: Neo-Grec
Material: Brownstone
Stories: Three and basement

History

These two Neo-Grec brownstones have identical brownstone facades, characterized by classical details with high brownstone stoops, projecting angular bays, broken scroll pedimented entryways, heavily bracketed door surrounds, full window enframements, and prominent cornices. Both buildings were designed by Robert Dixon and constructed by builder John Brophy for owner/developer John Konvalinka, 195 Sterling Place in 1881 and 193 Sterling Place in 1890; these buildings were erected at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. There have been some alterations to the door and windows the building remains remarkably intact.

Description

193 Sterling Place Three bays; brownstone; raised brownstone stoop, under stair entry with iron security gate; main entryway with carved keystone, fluted pilasters with rosettes; pediment with incised carvings, supported by a rectangular concave molded stone hood with carved brackets and broken scroll; possibly historic paneled wood-and-glass double doors with transom; wood reveal and raised molded panels at the main entryway; rusticated stone base, with two one-over-one double-hung windows with compound ogee arch, and possibly historic cast-iron grilles; projecting angular bay with continuous stone banded lintel at first floor windows, with one-over-one double-hung windows; one-over-one double-hung windows featuring full window enframements, fluted pilasters, molded stone bracketed sills and broken scroll pediment lintels at upper floors, molded metal cornice with raised decorative square panels, and rectangular gridded fascia. Alterations: Facade painted; windows replaced; metal windows grilles at first story; plastic window boxes on basement window grille; non-historic light fixtures at main entrance and door underneath the stoop; doorbell and intercom by main entrance and door underneath the stoop. Site Features: Possibly historic cast-iron railings, fencing, and gate; metal hatch in areaway.

195 Sterling Place Similar to 193 Sterling Place; Alterations: Windows replaced; doors painted; metal windows grilles at first story; non-historic light fixtures at main entrance and door underneath the stoop. Site Features: Possibly historic cast-iron railings, fencing, and gate; metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB: 522-1890), (NB: 243-1881) file;

197, 199 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1164/80, 79
Date: c. 1890s

Architect: Not determined
Original Owner/Developer: Not determined
Type: Row house
Style/Ornament: Neo-Grec
Material: Brownstone
Stories: Three and basement

History

These two Neo-Grec brownstones have identical brownstone facades, featuring a sophisticated use of classical details with high brownstone stoops, projecting angular bays, broken scroll pedimented entryways, heavily bracketed door surrounds, full window enframements, and prominent cornices. They were built at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. There have been some alterations to the door and windows, however, the building remains remarkably intact.

Description

197 Sterling Place Three bays; brownstone; stoop wall shared with 199 Sterling Place; raised rusticated L-shaped stoop with arched opening at base with possibly historic cast-iron grille; under stair entry with iron security gate main entryway with carved keystone, fluted pilasters with rosettes; pediment with incised carvings, supported by a rectangular concave molded stone hood with carved brackets and broken scroll; possibly historic paneled wood-and-glass double doors with transom; wood reveal and raised molded panels at the main entryway; rusticated stone base, with two one-over-one double-hung windows with ogee chamfered lintel, and possibly historic cast-iron grille; projecting angular bay with continuous stone banded lintel at first floor windows, with one-over-one double-hung windows; one-over-one double-hung windows featuring full fluted window enframements, , molded stone bracketed sills and broken scroll pediment lintels at upper floors, molded metal cornice with raised decorative square panels, and rectangular gridded fascia. Alterations: Façade resurfaced; non-historic light fixtures at main entrance and at under stair entry; windows replaced; first floor windows have transom; window grilles at basement altered to accommodate an air conditioner. Site Features: Possibly historic cast-iron railings, fencing, and gate; metal hatch in areaway; shared areaway in front of stoops; stone pavers in areaway.

199 Sterling Place Similar to 197 Sterling Place; Alterations: Windows replaced; non-historic light fixture at main entrance; wire mesh on arch at stoop; metal grilles attached to inside of glass panels of main entrance doors; metal window grilles at first story; wrought-iron balconets at upper floor windows. Site Features: Possibly historic cast-iron railings, fencing, and gate; metal hatch in areaway; shared areaway in front of stoops; concrete in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey.

201, 203 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1164/77, 78,
Date: c. 1886
Architect: Not determined
Original Owner/Developer: Robert Graves
Type: Row house
Style/Ornament: Italianate with Neo-Grec elements with alterations
Material: Brownstone
Stories: Three and basement

History

These two Italianate with Neo-Grec style elements row houses were constructed circa 1886, and built at a time when the Prospect Park was being developed and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row houses feature a sophisticated use of classical details with high brownstone stoops, angular pedimented entryways, heavily bracketed door surrounds, molded window enframements, and prominent cornices. . There have been some alterations to the door and windows, however, the buildings remain largely intact.

Description

201 Sterling Place Three bays; brownstone; most intact of the two row houses; raised stoop, under stair entry with iron security gate, historic cast-iron railing, fencing and gate; arched main entryway with carved keystone, half fluted pilasters with rosettes; carved brackets and angular pediment; possibly original paneled wood-and-glass double doors and arched transom; wood reveal and raised molded panels at the main entryway; rusticated stone base, with decorative fluted banding that runs the width of the building; two one-over-one double-hung windows with beaded chamfered surrounds and stone bracketed ledge, hood with carved rosettes; one-over-one double-hung windows throughout, with full stone enframements with molded lintel and bracketed sills; molded metal bracketed cornice with raised decorative square panels, dentils and foliate design at roof line. Alterations: Windows replaced; metal windows grilles at first story; railing newel posts replaced; non-historic light fixtures at main entrance and under stair entry; metal grilles attached to inside of glass panels of main entrance doors. Site Features: Blue stone areaway; historic areaway fence and gate (on brownstone curb); metal hatch in areaway.

203 Sterling Place Similar to 201 Sterling Place Alterations: Façade stripped of brownstone ornament; façade resurfaced; main entrance doors replaced; windows replaced; metal windows grilles at first story; doorbell and intercom by main entrance or door underneath the stoop; non-historic light fixtures at main entrance and under stair entry; iron railings, fencing and gate replaced. Site Features: Blue stone areaway; historic areaway fence and gate (on brownstone curb); metal hatch in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) file.

205, 207, 209, 211 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1164/76, 75, 74, 73

Date: 1880

Architect: John V. Porter

Original Owner/Developer: John V. Porter

Type: Row house

Style/Ornament: Italianate with Neo-Grec elements

Material: Brownstone

Stories: Three and basement

History

These four Italianate with Neo-Grec style elements row houses were designed and built by John V. Porter in 1880; and ere built at a time when speculative residential development in the Prospect Heights area increased in anticipation of the opening of the Brooklyn Bridge. The buildings are characterized by high brownstone stoops, round-arched entryways, heavily

bracketed door surrounds with angular pediments, molded stone lintels and bracketed sills. Although there have been changes to the doors and windows, the row remains largely intact.

Description

205 Sterling Place Three bays; brownstone; brownstone stoop with under stair entry with iron security gate; round arched main entryway with carved keystone; channeled pilasters; carved brackets and angular pediment with wood reveal and raised molded panels at the main entrance; possibly historic wood-and-glass double leaf door, with arched transom; rusticated base with one-over-one double-hung windows with historic cast-iron grille; one-over-one double-hung windows throughout with molded stone lintels and bracketed stone sills; molded metal roof cornice with heavy brackets, dentils, and geometrical ornamentation. Alterations: Non-historic light fixtures at main entrance and at under stair entry; metal mail box at under stair entry. Site Features: Historic cast-iron fencing, newel posts, and gate; bluestone areaway with planting area.

207 Sterling Place Similar to 205 Sterling Place; historic wood-and-glass double leaf door with arched transom; historic cast-iron fencing, gate and newel posts. Alterations: Windows replaced; non-historic light fixture at main entrance; railings replaced; metal mail boxes at under stair entry. Site Features: Bluestone areaway; plantings in areaway.

209 Sterling Place Similar to 205 Sterling Place; two stories, historic arched wood-and-glass double leaf wood door. Alterations: Windows replaced; iron railings replaced; non-historic light fixture at main entrance; aluminum rain gutter runs from base to cornice at eastern most side of façade; metal mail boxes at under stair entry. Site Features: Bluestone areaway; plantings in areaway.

211 Sterling Place Similar to 205 Sterling Place; two stories, possibly historic cast-iron fencing, gate, and newel posts; above the cornice a single pedimented dormer with one-over-one double-hung window. Alterations: Windows replaced; non-historic light fixture at main entrance; railings replaced; aluminum rain gutter runs from base to cornice at eastern most side of façade. Site Features: Bluestone areaway; plantings in areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (August 7, 1880), 715.

213 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1164/72

Date: 1880

Architect: John V. Porter

Original Owner/Developer: John V. Porter

Type: Row house

Style/Ornament: Neo-Classical

Material: Brick

Stories: Three and basement

History

This Neo-Classical style brick building that was designed and built by William V. Porter in 1880 at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The facade alteration in 1937 is a representative example of row house architecture in the early twentieth century. Due to its ground level entrance with modest window and door surrounds and grouped fenestration at all three levels.

Description

Single bay; brick; ground level entrance features wood pilasters supporting segmental pedimented hood at entry; paired one-over-one double-hung windows at basement; grouped fenestration at upper floors, featuring three one-over-one double-hung windows. Alterations: Doorbell and intercom by main entrance; cornice removed, windows replaced; iron security grille at basement windows. Site Features: Small planting area.

Significant References

New York City Department of Taxes, photographic record c. 1939; NR; 1977 Field Survey; *Real Estate Record and Builders Guide* (August 7, 1880), 715; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT-7021-1937) file.

251 TO 343 STERLING PLACE (including 357 Sterling Place (display address)) (NORTH SIDE)

Between Vanderbilt Avenue and Underhill Avenue

251 Sterling Place (aka 251-279 Sterling Place, 689-697 Vanderbilt Avenue)

A Designated New York City Landmark

Borough of Brooklyn Tax Map Block/Lot: 1165/1

Building Name: Former Public School 9 Annex

Date: 1895

Architect: James W. Naughton

Original Owner/Developer: City of Brooklyn Board of Education

Type: School building

Style/Ornament: Romanesque Revival with neo-classical elements

Material: Brick, sandstone, terra cotta

Stories: Three and one-half and basement

History

Public School 9 Annex was built in 1895 to the designs of architect James W. Naughton, Superintendent of Buildings for the Board of Education for the City of Brooklyn. The school was needed to relieve overcrowding at Public School 9 (later Public School 111, now Public School 340) (Samuel B. Leonard, 1867-68, additions, James W. Naughton, 1887, a designated New York City landmark), located across the street at the northwest corner of Sterling Place and Vanderbilt Avenue. This imposing building, designed in the Romanesque Revival style with neo-classical elements, features rusticated base, foliated panels, pilasters with Corinthian capitals, round-arched fenestration, pitched roof with gable dormers and a cornice with dentils and modillions. The Annex was no longer used as a school building at the time it was designated a New York City landmark in 1978 and has since been converted to residential use. The building is remarkably intact, alterations include the replacement of windows and roofing material.

Description

Sterling Place Façade: H plan with rear, northern section narrower than the main entrance section facing Sterling Place; rusticated sandstone base, sandstone first story, brick with sandstone details at second and third stories; wrought-iron window grilles at basement; tall square-headed multi-pane double-hung windows at first story surmounted by a wide bandcourse, ornamented with a geometric pattern, set below a deep cornice which extends around the entire building; main entrance at the central bay with round-arched entrance flanked by paired engaged columns; large arch of the entrance embellished with a heavy foliate keystone, with stone corbels on either side

supporting a heavy carved cornice slab; wrought-iron gate at entrance and recessed wood-and-glass double doors with arch-headed transom; vestibule with walls and ceiling covered with tiles, metal and stone stairs with metal railings and light fixture hanging from ceiling; directly above the entrance is a pair of round arch-headed one-over-one double-hung windows, flanked by short engaged columns with cushion capitals, surmounted by raised archivolt with carved keystones and bosses; third and attic stories of entrance bay are vertically joined within a single unit, flanked by engaged fluted columns which terminate at the level of the modillioned roof cornice; short unfluted engaged columns are set in turn upon these taller ones and extend to the top of the central bay which is crowned by a gable; within this unit, the windows are enframed by colonnettes supporting a large round arch with keystone; pair of square-headed windows with transoms at the third story contrasts with the large round-arched multi-pane wood window above; spandrel panel with an ornamental terra-cotta medallion separates these two windows; at either side of the central bay on the second and third stories, the three tiers of windows (square-headed at the second story, round-arched at the third story) are vertically joined by two-story high colonnettes with capitals; the colonnettes carry arches similar to those at the second story of the central bay; carved terra-cotta medallions ornament the spandrels between these windows; stone enframements are keyed to the brick work; large dormers above these sections are composed of two square-headed windows with a common transom; engaged columns flank these windows and a gable crowns each dormer; two brick double chimneys with stone quoins and arched openings are located at either end of the central section; the end pavilions are two windows wide and three windows deep along the sides are flanked by two-story high fluted pilasters with Corinthian capitals; square-headed windows at the second story have lintels carried on small brackets and enframements keyed to the brickwork with richly detailed terra-cotta shafts flanking the windows; this motif is repeated at the round-arch headed third story windows; dormers, smaller than the central bay, are set above the handsome modillioned roof cornice; the three windows at each story of the side facades of the pavilions are identical to those of the front except that the end windows at the second and third stories are distinguished by flanking two-story high pilasters with Corinthian capitals; a single dormer, similar to those of the central section, crowns the end pavilions. Alterations: window grilles at outer basement windows replaced; window sash replaced; intercoms and lock box by main entrance; two leaders; two remote utility meter with exposed conduit attached to basement façade; asphalt shingle roof. Vanderbilt Avenue Façade: southern three bays are similar to the end pavilions of the Sterling Place façade; deeply recessed middle section that connects the front and rear portions of the building has a flat roof and is pierced by tall, narrow square-headed windows enframed by colonnettes at the second and third stories; a stone balustrade above the modillioned roof cornice crowns this section; the narrow rear portion has round-arched windows; upper stories are pierced by narrow square-headed windows with stone mullions; large round-arched triple windows at the third story; parapet wall with panels and a balustrade rises above the narrow roof cornice at the rear portion; one story extension at north (rear) façade of front portion with entrance. Alterations: metal window grilles at first story; window sash replaced; metal entrance door; window opening at north façade of the entrance extension bricked-in; light fixture by entrance; four leaders. East Façade (partially visible): southern three bays are similar to the end pavilions of the Sterling Place façade; dormer similar to ones on the Sterling Place façade; deeply recessed middle section that connects the front and rear portions of the building has a flat roof and is pierced by tall, narrow square-headed windows; the narrow rear portion is pierced by narrow square-headed windows; parapet wall with panels and a balustrade rises above the narrow roof cornice; parged brick chimney at rear portion. Alterations: metal window grilles at basement windows; window sash replaced; light fixture at basement of rear portion; two leaders. North Façade: partially visible; red brick; single windows with two-over-two double-hung sash, stone lintels and sills; peaked roof; rooftop balustrade at east façade wraps around; gable dormer at rear of main entrance section of Sterling Place façade. Alterations: window sash replaced; light fixture below third story window; metal window grilles

at center of third story; eastern-most top story window appears to be a non-historic window opening.

Site Features: grass and planting beds in areaway; bluestone stoop with sandstone walls at Sterling Place main entrance; metal pipe railing on stone curb at Sterling Place façade; tall metal fence and gates on stone curb at Vanderbilt Avenue façade with historic cast iron newel posts at northwest and southwest corners; concrete areaway with a metal railing at Vanderbilt Avenue secondary entrance; concrete pad with flagpole at corner of Sterling Place and Vanderbilt Avenue; concrete driveway and parking lot with tall metal fence and gate at east façade; chain link fence at north lot line of the parking lot; metal grates in areaway to the east of the main entrance; gooseneck pipe in areaway near driveway; one story brick wall with metal fence above at north east corner of the building.

Significant References

LPC, *Public School 9 Annex Designation Report* (LP-0974) (New York: City of New York, 1978); New York City Department of Taxes, photographic record c. 1939; "From Classes to Co-ops: Restoring a Landmarked Public School," *New York Times* (October 15, 1989), R1.

281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323 Sterling Place

Borough of Brooklyn Tax Map Block/Lot: 1165/79, 78, 76, 75, 74, 73, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58

Date: c. 1897

Architect: William H. Reynolds

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Renaissance/Romanesque Revival

Material: Brownstone and sandstone

Stories: Three and basement

History

This group of twenty-two Renaissance/Romanesque Revival style row houses was built c. 1897 by builder William H. Reynolds at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. While none of the houses in the row are identical, they all have decorative details that are very similar, and in some cases identical, to 280-322 Park Place, another row of twenty-two houses that was built by Reynolds at about the same time. The row features Renaissance- and Romanesque-inspired ornament, such as rough-faced stone, carved panels, capitals and keystones, pilasters, round-arch fenestration, and cornices with dentils, scroll designs and scrolled brackets. The row is substantively intact, alterations include the replacement of most windows, painting of some facades, replacement of entrance doors at Nos. 297 and 307, removal of a carved panel at No. 303, replacement of the stoop at No. 307 and the removal of stoops at Nos. 285, 289, 309 and 319.

Description

281 Sterling Place Four bays including a full-height three-window-wide angled bay; L-shaped rough-faced stone stoop with stone walls, leaf-shaped carving, and opening with wrought-iron grille; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with egg-and-dart molding, molded cornice with two carved leaf design finials supported by two incised brackets; wrought-iron window grilles at basement; rough-faced stone basement; basement window sills incorporated into a continuous band; smooth stone band above

basement windows with incised design above each window; stained-glass transoms at the first story windows; incised egg-and-dart and curl designs above first story windows; continuous molded sills at first, second and third stories with carved relief panels beneath each window in the angled bay (sill extends to the eastern window at the third story); continuous molded band above the windows at the first, second and third stories in the bay (extending to the eastern window at the third story); carved leaf panels at the base of the door and windows at the first story and near the top of the windows at the second and third stories; eastern second story arch-headed window opening has rough-faced voussoirs with molded enframing, a carved keystone with a lion's head and molded cornice with leaf design at ends, and a molded sill; thin rough-faced stone banding at the third story; cornice with dentils and scroll design and scroll brackets at either end. Alterations: stoop wall at front lot line altered by removal and filling in of the balustrade; aluminum sash and panning; storm windows at first story transoms; metal grilles at outer first story windows; light fixture with conduit near door underneath the stoop; light fixture above main entrance; intercom by main entrance; some spalling of stoop and façade; antennae on roof. Western Façade: parged brick façade; two windows at basement and first story; one window at second and third stories; metal window grilles at basement windows; rear yard extension at basement and first story with one window at first story and rooftop railing; brick chimney. Alterations: aluminum sash and panning; one window opening at basement, second and third stories filled in; satellite dish at roof of rear yard extension. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall and curb in areaway.

283 Sterling Place Four bays including a full-height three-window-wide curved bay; L-shaped stone stoop with stone walls, carved leaf design and balustrade and semi-circular opening with metal grille at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with pilasters with carved capitals and incised brackets supporting a lintel with carved leaf and incised curl design with molded cornice and carved panel between scroll finials; wrought-iron window grilles at basement; thin rough-faced stone bands at basement; basement window sills incorporated into a continuous band; smooth band between basement and first story; stained-glass transoms at first story windows; continuous molded sills at first, second and third stories with carved relief panels below; continuous molded bands above the first and second story windows; pilasters with carved capitals at the second story windows; eastern second story window with carved panels at top of window; rough-faced banding at third story; cornice with dentils and scroll design. Alterations: stoop and base resurfaced; non-historic metal railings at stoop; aluminum sash and panning; storm windows at first story transoms; metal window grilles at first story; light fixture and doorbell by door underneath the stoop; doorbells by main entrance; light fixture above main entrance. Site Features: bluestone sidewalk curb; low brownstone wall and curb in areaway at front lot line with non-historic metal fence and gate; concrete areaway; cover over metal hatch in areaway; pipe in areaway.

285 Sterling Place Three bays with paired fenestration at the first story; first story door surround with twisted leaf molding, carved leaf design at base, molded cornice with carved leaf and fleur-de-lis design above; rough-faced stone with smooth stone banding at the basement; basement window sills incorporated into a continuous band; smooth stone band above basement windows; first story paired windows with engaged column wood mullion and surround with twisted leaf molding, carved leaf design at the outer base and continuous molded cornice; continuous molded sills at first, second and third stories with carved relief panels below (no panel below original entrance door opening); eared molded band with carved panel above second story windows; arch-headed window openings at third story with continuous lintels having voussoirs and molded enframing; cornice with dentils and scroll design and scroll brackets at either end. Alterations: stoop removed and basement entry with metal-and-glass door and stone surround installed prior to 1939; first story door opening altered to accommodate a window prior to 1939; aluminum sash and panning; storm windows at first story transoms; stained-glass transoms at first story windows appear to have been removed; remote utility meter with exposed conduit attached to basement

façade. Site Features: bluestone sidewalk curb; concrete walkway and stairs with low concrete wall at basement entry installed prior to 1939; non-historic metal fence and gate installed on low brownstone wall; concrete areaway with metal hatch with vent attached; pipe in areaway; non-historic lamppost.

287 Sterling Place Three bays including a full-height two-window-wide angled bay; L-shaped stone stoop with stone walls and carved leaf design, semi-circular opening with metal grille at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with paired engaged columns with carved capitals and molded cornice supported by brackets; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; incised curl design above basement windows; smooth stone band between basement and first story; one-over-one double-hung wood windows at basement, second and third stories; stained-glass transom at first story windows; continuous molded sills at first, second and third stories with carved relief panels under the windows in the angled bay (third story sill extends to eastern bay); continuous molded bands above the first, second and third stories windows in the angled bay; pilasters with carved capitals at first story windows; carved relief at the center panel of the angled bay beneath the continuous sill at the first, second and third stories; carved panels near top of second story windows in the angled bay; eastern second story arch-headed window with molded sill and carved panel below, lintel with large carved keystone with lion's head and molded cornice, and molded enframement above the voussoirs; pilaster with molded cornice at center panel of the angled bay at the third story; eastern third story window with eared molded lintel; cornice with dentils and scroll design and scroll bracket at eastern end.

Alterations: stoop and base painted; some spalling at stoop and base; non-historic railing at stoop; three mailboxes attached to door underneath the stoop; doorbell by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; metal windows grilles at first story; doorbells by main entrance; aluminum sash and panning at first story windows; antennae on roof. Site Features: bluestone sidewalk curb; concrete areaway; cover over metal hatch in areaway; non-historic metal fence and gate installed on low brownstone wall in areaway.

289 Sterling Place Four bays including a full-height three-window-wide curved bay; wrought-iron window grilles at basement; rough-faced stone basement; basement window sills incorporated into a continuous band; incised curl designs above basement windows; smooth stone band between basement and first story; decorative carved molding at first story windows in curved bay; carved relief design panels at base of first story windows; stained-glass transoms at first story windows in curved bay; continuous molded sills at first, second and third stories with carved relief panels below (no panel below original entrance door opening); continuous molded bands above the first, second and third stories windows; incised curl design above the second story windows; egg-and-dart molding above third story windows in the curved bay; rough-faced stone banding at third story; arch-headed window opening at the third story in the eastern bay with rough-faced stone keystone and rough-faced outer voussoirs connected to the rough-faced stone banding; cornice with dentils and scroll design. Alterations: façade painted; stoop removed and basement entry with wood-and-glass door and stone surround installed prior to 1939; first story door opening altered to accommodate a window and door lintel removed prior to 1939; aluminum sash and panning; tinted glass at first story transoms (in front of stained-glass transoms in the curved bay); intercom by basement entry; house number and light fixture above basement entry; remote utility meter with exposed conduit attached to basement façade; alarm box at second story; one rough-faced stone band at third story between eastern-most windows in the bay has been removed; antennae on roof. Site Features: bluestone sidewalk curb; painted walls at concrete walkway with step to basement entry; concrete areaway with cover over metal hatch; non-historic areaway fence and gate.

291 Sterling Place Three bays with grouped fenestration at second and third stories; L-shaped rough-faced stone stoop with stone walls and leaf design, carved relief panel and semi-circular opening with metal grille at front lot line wall; wrought-iron gate under the stoop; arch-headed

wood-and-glass double doors; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; smooth stone band between basement and first story; arch-headed stained-glass transoms at first story; door and window openings at first story with continuous arch-headed lintel with voussoirs and molded enframing with carved relief in the spandrels and half-engaged columns with carved capitals; continuous molded sills with carved relief panels below the first story windows; continuous molded band above first story; second story window sills incorporated into a continuous molded band; rough-faced stone at the second story; triple window at the second story with continuous molded surround with carved relief panels at the outer ends and pilaster mullions with carved capitals; rectangular carved relief panel and two circular medallions with carved relief between the second and third stories; arch-headed windows at the third story with a continuous molded sill with carved relief design at either end and a continuous lintel with rough-faced voussoirs and molded enframing above with a carved leaf design at either end of the enframing; cornice with dentils and scroll design and scroll bracket at either end. Alterations: stoop resurfaced; aluminum sash and panning; storm windows at first story stained-glass transoms; mailbox attached to door underneath the stoop; doorbell by door underneath the stoop; light fixture above main entrance; intercom by main entrance; metal piping attached at perimeter of the main entrance enframing. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall and curb in areaway at front lot line; light fixture in areaway.

293 Sterling Place Three bays with paired fenestration at the first story; rough-faced stone stoop with stone walls and leaf design; wrought-iron gate under the stoop; wood-and-glass double doors and transom; molded surrounds with decorative carved band at first story door and paired window with rectangular carved relief lintels and molded cornices supported by scroll brackets and incorporated into a continuous band; wrought-iron window grilles at basement; rough-faced stone with smooth stone banding at the basement; basement window sills incorporated into a continuous band; incised curl design above basement windows; smooth stone band between the basement and first story; one-over-one double-hung wood windows; rough-faced stone at the first story; stained-glass transoms and engaged column wood mullion at first story; window sills incorporated into a continuous molded band at first and second stories with carved relief panels below; arch-headed window openings at the second and third stories; second story window lintels with carved keystone and rough-faced outer voussoirs connected by rough-faced stone; continuous molded band between second and third stories; third story lintels with smooth stone voussoirs with continuous molded enframing above and molded sills with carved panels below; cornice with dentils and scroll design and scroll bracket at either end. Alterations: storm windows; metal railing at stoop; four remote utility meters and two utility meters with exposed conduit attached to basement façade; mailbox attached to door underneath the stoop; doorbell, light fixture with conduit, metal box, sprinkler sign and plaque with house number by door underneath the stoop; metal grilles attached to glass panels of main entrance doors and transom; two light fixtures, two mailboxes and doorbells by main entrance. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall in areaway at front lot line; non-historic metal areaway fence and gate.

295 Sterling Place Four bays including a full-height three-window-wide angled bay; L-shaped stone stoop with stone walls and a wrought-iron grille in the rectangular opening at front lot line wall; wood-and-glass double doors with transom; door lintel with rectangular pediment supported by large scroll brackets and molded cornice; wrought-iron window grilles at basement; thin rough-faced stone banding at the basement; basement window sills incorporated into a continuous band; incised curl design above the basement windows; continuous molded sills with carved relief panels below at the first, second and third windows; continuous molded bands above the windows at the first, second and third stories in the angled bay (extends to eastern bay at second story); incised design at lintels and pilasters with carved capitals at first and second story windows in the angled bay; stained-glass transoms at first story windows; molded surround at

eastern second story window that steps out at the base with decorative band and molded cornice; curved pendants at third story windows in the angled bay with molded cornice and carved relief designs at the middle and bottom; eastern third story window with eared molded lintel; cornice with dentils and scroll design and scroll bracket at eastern end. Alterations: metal railing at stoop; aluminum sash and panning; window screens; light fixture and doorbell by door underneath the stoop; plaque at basement façade with date and builder; two light fixtures and doorbell by main entrance; metal grilles attached to inside of glass panels of main entrance doors. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall in areaway at front lot line; non-historic metal areaway fence and gate.

297 Sterling Place Three bays including a full-height two-window-wide curved bay; stone stoop with stone walls and leaf designs; wrought-iron gate under the stoop; door lintel with twisted pendants ending in a carved leaf design, carved rectangular panel, molded cornice, two finials and incised scroll pediment; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; incised carving above basement windows; smooth stone band between the basement and first story; continuous molded sills at first, second and third stories with carved relief panels below (except there is no panel below the eastern second story window and the sill does extend to the eastern third story window); pilasters with carved capitals at first story windows; incised curl design above first story windows and the eastern second story window; continuous molded bands above the first and second story windows; thin rough-faced bands at eastern bay of second story; molded surrounds at second story windows in the curved bay; molded sill and carved panel below at the eastern third story window; carved relief panels at the top of the third story windows; cornice with dentils and scroll design and scroll bracket at eastern end. Alterations: aluminum sash and panning; storm windows at first story transoms (stained-glass transoms may have been removed); main entrance doors and transom replaced by metal-and-glass double doors and transom; railings at stoop; window grilles at basement altered by the addition of metal pieces with a scroll design; light fixture and doorbell by door underneath the stoop. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low painted brownstone wall in the areaway at the front lot line; non-historic metal areaway fence and gate.

299 Sterling Place Four bays including a full-height three-window-wide angled bay; L-shaped stone stoop with stone walls, carved leaf design, and rectangular opening with metal plate at front lot line wall of stoop; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with carved leaf molding, carved rectangular pediment and molded cornice; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; smooth stone band between the basement and first story; stained-glass transoms at first story windows; window sills incorporated into a continuous molded band at first, second and third stories; and carved relief panels below sills at first and third stories; pilasters with carved capitals at the first and second story windows in the angled bay; continuous molded bands above the first, second and third story windows in the angled bay (extending to eastern bay at third story); arch-headed second story window in eastern bay with carved leaf design molded surround having carved leaf designs at the base and the top; incised curl design above third story windows; cornice with dentils and scroll design and scroll bracket at eastern end. Alterations: stoop and base resurfaced; balustrade at front lot line wall of the stoop removed and filled in with cement; aluminum windows and panning; remote utility meter with exposed conduit attached to basement façade; mailbox and small blue sign attached to door underneath the stoop; window grilles at basement altered by the addition of three horizontal metal straps; western window grille at basement altered to accommodate an air conditioner; storm windows at first story window stained-glass transoms; metal window grilles at first story windows; metal grilles attached to glass panels of main entrance doors and transom; wood sign attached to main entrance door; pigeon wire, light fixture and alarm box at main entrance door transom; stained-glass transom above main entrance doors appears to be non-original; doorbell by main entrance doors; plastic

owls at parapet wall. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall in areaway at front lot line; non-historic metal areaway fence and gate.

301 Sterling Place Four bays including a full-height three-window-wide curved bay; stone stoop with stone walls and carved leaf design; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door lintel with rectangular pediment and molded cornice supported by scroll brackets with carved relief design above; wrought-iron window grilles at basement; thin rough-faced banding at basement; basement window sills incorporated into a continuous band; incised curl design above basement windows; smooth stone band between the basement and first story; stained-glass transoms at first story windows; window sills at first, second and third stories incorporated into a continuous molded band with carved relief panels below (except at the eastern third story window); pilasters with carved leaf capitals at the first and third stories; continuous molded bands in the curved bay above the windows at the first, second and third story; eastern second story with rectangular lintel and molded scroll cornice supported by incised brackets; arch-headed window opening at eastern third story bay with voussoirs and molded enframing; cornice with dentils and scroll design. Alterations: stoop and base resurfaced; façade painted; metal railings at stoop; aluminum sash and panning; storm windows at stained-glass first story transoms; metal window grilles at outer first story windows; remote utility meter with exposed conduit attached to basement façade; light fixture above main entrance; doorbells by door underneath the stoop and the main entrance. Site Features: bluestone sidewalk curb; concrete areaway with planting area; metal hatch in areaway; low brownstone wall in areaway at front lot line; non-historic metal areaway fence and gate.

303 Sterling Place Three bays with paired fenestration at the two western bays; L-shaped rough-faced and smooth stone stoop with stone walls, carved leaf designs and rectangular opening at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with channeled pilasters with carved leaf capitals, rectangular lintel with carved panel, molded cornice, and two finials connected to the cornice by pilasters and resting on the continuous molded sill at the second story; rough-faced stone basement; basement window sills incorporated into a continuous band; one-over-one double-hung wood windows; window surround at paired first story windows with channeled pilasters and leaf capitals, stone mullion, continuous molded sill with carved relief panels and molded band below, carved relief panel in lintel with molded cornice and pilaster connecting to the molded sill above; stained-glass transoms at first story windows; window sills incorporated into a continuous molded band at second and third stories; thin rough-faced stones at second story windows and banding at third story; lintel at eastern second story window with round pendants, molded cornice, finials and semi-circular medallion with carved shell design; carved panel beneath continuous sill at two western windows at the third story; cornice with dentils and scroll design and scroll bracket at either end. Alterations: stoop resurfaced; stoop and façade painted; carved relief panel between door surround and second story sill has been removed; storm windows; metal railings at stoop; light fixtures and doorbells at door underneath the stoop and the main entrance; intercom by main entrance; window grilles at basement replaced; metal window grilles at first story; metal grilles attached to inside of glass panels of main entrance doors. Site Features: bluestone sidewalk curb; concrete areaway; metal hatch with vent attached in areaway; low painted brownstone wall in areaway at front lot line; non-historic metal areaway fence and gate.

305 Sterling Place Four bays including a full-height three-window-wide angled bay; L-shaped rough-faced stone stoop with stone walls and rectangular opening with metal vent at front lot line wall; wrought-iron gate under the stoop; arch-headed wood-and-glass double doors; door lintel with carved keystone and molded enframing with carved leaf design at ends; wrought-iron window grilles at basement; rough-faced stone basement; smooth stone band above basement windows; basement window sills incorporated into a continuous band; molded band above windows at basement and second story in the angled bay; one-over-one double-hung wood windows; stained-glass transoms at first story windows; window sills incorporated into a

continuous molded band at first, second and third stories with carved relief panels below; projecting oval carved panel below second story window in eastern bay; paired engaged columns with carved capitals at first story windows; carved relief panels at top of second and third story windows; cornice with dentils and scroll design and scroll brackets at eastern end. Alterations: stoop and base resurfaced; upper stories of façade painted; metal railings at stoop; remote utility meter with exposed conduit attached to basement façade; wire protruding from the carved panel below the eastern first story window; mailbox and a metal plate attached to door underneath the stoop; doorbells by door underneath the stoop and the main entrance; light fixture above main entrance; metal grilles attached to inside of glass panels of main entrance doors; metal window grilles at first story; storm windows at basement and first story windows including the first story stained-glass transoms. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall in areaway at front lot line; non-historic metal areaway fence and gate.

307 Sterling Place Three bays including a full-height two-window-wide angled bay; molded door surround with carved panels at top of the door and carved relief above door; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; molded window sills at first, second and third stories (continuous sill at two eastern windows at the second story); carved relief panels below first, second and third stories windows with a molded band below at the second and third story windows in the angled bay; carved relief panels at top of first, second and third story windows; carved relief with leaf and floral designs at the center panel of the angled bay at the first, second and third stories and at the top of the third story windows; engaged columns at either end of the center panel of the angled bay from below the third story relief panel to the first story; cornice with dentils and scroll design. Alterations: L-shaped stoop with metal railing constructed after 1939; wrought-iron gate under the stoop replaced; entrance door and transom replaced; base resurfaced; façade painted; aluminum sash and panning; metal windows grilles at first story; light fixture installed at basement façade; light fixture installed above main entrance; alarm box at second story. Site Features: bluestone sidewalk curb; concrete areaway with small planting area; basement stairs and landing in areaway altered; metal hatch in areaway; low brownstone wall in areaway at front lot line with non-historic metal railing.

309 Sterling Place Three bays with grouped fenestration at second and third stories; wrought-iron window grilles at basement; stained-glass transoms at first story windows; pilasters with carved leaf capitals between first story windows; first story windows with molded sills; rough-faced stone with smooth stone banding at either side of the windows at second and third stories; engaged columns with carved leaf capitals at second and third story windows; second story window sills incorporated into a continuous molded band with continuous carved relief panel below; continuous molded window sill at third story with continuous carved relief and another molded band below; cornice with dentils and scroll design and scroll brackets at either end. Alterations: stoop removed and basement entry installed prior to 1939; first story door opening altered to accommodate a window; metal and glass double doors at basement entry; base resurfaced; aluminum sash and panning; metal window grilles at first story; light fixture installed on basement façade; satellite dish at the third story. Site Features: concrete areaway with small planting area; metal hatch in areaway; non-historic metal areaway fence and gate.

311 Sterling Place Three bays including a full-height two-window-wide curved bay; L-shaped stoop with rough-faced stone and smooth stone banding, carved leaf design and balustrade and rectangular opening with metal grille at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with pilasters with carved leaf capitals, leaf molding at lintel, and arch-headed pediment with carved design; wrought-iron window grilles at basement; rough-faced stone basement with thin smooth stone banding; basement window sills incorporated into a continuous band; smooth stone band between the basement and first story; window sills incorporated into a continuous molded band at the first, second and third stories of the curved bay with carved panels below the first story windows and a

continuous carved panel below the third story windows; pilasters with carved leaf capitals at the first story windows; continuous molded lintel with carved panel and molded band above the first story windows; surrounds with decorative molding at second story windows in the curved bay and the third story windows; carved panel and molded lintels above second story windows in the curved bay; thin rough-faced banding at eastern bay of the second story; arch-headed opening at the second story eastern window with carved leaf keystone with rough-faced voussoirs connected with the banding; molded lintels at third story windows; molded sills at eastern second and third story windows; carved relief panel below eastern third story window; cornice with dentils and scroll design and scroll brackets at eastern end. Alterations: aluminum sash and panning; storm windows at first story transoms; stained-glass transoms at first story have been removed; plaque with house number attached to basement façade; metal window grilles at first story; doorbells by door underneath the stoop and main entrance; alarm box by transom above main entrance; exposed conduit from basement to second story window sill at western lot line. Site Features: bluestone and concrete sidewalk curb; red concrete pavers in areaway with planting area; metal hatch in areaway; low painted brownstone wall in areaway; non-historic metal areaway fence and gate; non-historic lamppost.

313 Sterling Place Four bays including a full-height three-window-wide angled bay; L-shaped rough-faced stone stoop with stone walls, leaf design and rectangular opening with metal grille at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with pilasters with carved leaf capitals, lintel with carved relief and molded cornice; wrought-iron window grilles at basement; rough-faced stone basement; basement window sills incorporated into a continuous band; incised curl design above basement windows and second story windows in the angled bay; smooth stone band between the basement and first story; stained-glass transoms at first story windows; window sills at first story incorporated into a continuous molded band with carved relief panels below; carved relief band set between molded bands in angled bay above first story windows; egg-and-dart design at first and second story windows in the angled bay; molded window sills at second and third stories; surround with leaf design and molded cornice at eastern second story window; continuous molded band above second story windows in the angled bay; thin rough-faced banding at third story; arch-headed window openings at third story with molded sills and carved relief panels below, carved leaf keystones and rough-faced voussoirs connected to the rough-faced banding; cornice with dentils and scroll design. Alterations: stoop and façade painted; some spalling at stoop; aluminum sash and panning (no panning at basement); metal windows grilles at first story; light fixtures and doorbells by door underneath the stoop and main entrance; mailbox attached to door underneath the stoop; storm windows at first story stained-glass transoms; remote utility meter with exposed conduit attached to basement façade. Site Features: bluestone sidewalk curb; western part of curb concrete with a curb cut; concrete areaway with metal hatch; low painted brownstone wall in areaway at front lot line; metal pole and spigot in areaway.

315 Sterling Place Three bays including a full-height two-window-wide curved bay; L-shaped stone stoop with stone walls, leaf design and rectangular opening with metal grille at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with molded enframingent with carved leaf design, carved relief panel lintel with molded cornice and another carved relief panel above the cornice; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; incised dentils above basement windows; smooth stone band between the basement and first story; stained-glass transoms at first story windows; window sills incorporated into a continuous molded band at the first, second and third stories with carved relief panels below at first and third story windows in the curved bay; continuous molded bands above the first and second story windows in the curved bay; beaded surround at first and third story windows in the curved bay and eastern second story window; egg-and-dart and incised curl design at second story windows in the curved bay; eastern second story window with triangular pedimented lintel with carved design; third story windows

with molded cornice lintels; eastern third story window with egg-and-dart surround; cornice with dentils and scroll design and scroll brackets at eastern end. Alterations: stoop resurfaced; metal window grilles at first story; intercom and house number by door underneath the stoop; doorbell by main entrance; metal grilles attached to inside of glass panels of main entrance doors and transom. Site Features: bluestone sidewalk curb; concrete areaway with planning area; cover with vent over metal hatch in areaway; low brownstone wall in areaway at front lot line.

317 Sterling Place Three bays with grouped fenestration at the second and third stories; stone stoop with stone newel posts having carved relief panels; wrought-iron gate under the stoop; arch-headed wood-and-glass double doors with transom; wrought-iron window grilles at basement; rough-faced stone at basement; basement window sills incorporated into a continuous band; rough-faced stone lintels at basement; smooth stone band between the basement and first story; arch-headed stained-glass transoms at first story windows; arch-headed door and window openings with continuous arch-headed lintel with voussoirs, molded enframing with leaf designs at the ends, carved relief in the spandrels and half-engaged columns with carved capitals; continuous molded sills with carved relief panels below the first story windows; continuous molded band above first story door and windows; continuous molded surround at second story windows with carved leaf design above sill at outer ends and at outer upper corners and sills incorporated into a continuous molded band with carved leaf design at ends; arch-headed windows at the third story with a continuous lintel with rough-faced keystone and voussoirs and molded enframing above with carved leaf designs at either end of the enframing, and a continuous molded sill with carved leaf designs at either end, and carved leaf designs above sill at outer ends; cornice with dentils and scroll design and scroll brackets at either end. Alterations: stoop resurfaced; metal window grilles at first story; aluminum sash and panning; doorbell by door underneath the stoop; light fixture above door underneath the stoop; intercom by main entrance; light fixture above main entrance; metal grilles attached to inside of glass panels of main entrance doors; metal piping around perimeter of main entrance doors opening; remote utility meter with exposed conduit attached to basement façade. Site Features: concrete areaway; vent attached to metal hatch in the areaway; low brownstone wall in areaway at front lot line; pole in areaway.

319 Sterling Place Four bays including a full-height three-window-wide angled bay; door lintel with dentils, molded cornice and carved relief panel above; wrought-iron window grilles at basement windows; rough-faced stone basement; basement window sills incorporated into a continuous band; smooth stone band between the basement and first story; window sills incorporated into continuous molded bands at the first, second and third stories in the angled bay (extends to eastern bay at the second story); carved relief panels below sills at first and third stories windows in the angled bay; carved leaf panels at base of first story windows; stained-glass transoms at first story windows; continuous molded bands above second and third story windows in the angled bay; round pendants at second and third stories in the angled bay intersecting the molded bands with carved leaf and basket design ends at the second story; window surround with egg-and-dart molding and carved keystone lintels at the second story (eastern window also has a molded cornice); arch-headed eastern third story window lintel with smooth stone voussoirs and molded enframing above and smooth stone sill incorporated into a band; cornice with dentils and scroll design. Alterations: stoop removed prior to 1939; basement entry installed with metal-and-glass double doors and stone surround; metal-and-glass casement windows and transom installed in original first story entrance door opening; appears to be replacement wood sash; storm windows at first story stained-glass transoms; metal window grilles at first story; intercom and mailbox by basement entry; alarm box at second story. Site Features: bluestone sidewalk curb; western part of curb concrete with a curb cut; concrete areaway with small planting area; metal hatch in areaway; low brownstone wall in areaway at front lot line and walkway to basement entrance; non-historic metal areaway fence and gate.

321 Sterling Place Four bays including a full-height three-window-wide curved bay; L-shaped rough-faced stone stoop with stone walls, carved leaf designs and carved relief panel and rectangular opening with metal grille at front lot line wall; wood-and-glass double doors with transom; door surround with channeled pilasters with carved leaf capitals, molded cornice with wide dentils and rectangular pediment; wrought-iron window grilles at basement; rough-faced stone basement; basement window sills incorporated into a continuous band; smooth stone band between the basement and first story; continuous molded window sills with carved relief panels below at first, second and third story windows in the curved bay; molded band above first, second and third story windows in the curved bay; pilasters with carved leaf capitals at the first and second story windows in the bay; eastern second story window with molded cornice and smooth stone sill incorporated into a continuous band; eastern third story arch-headed window with lintel with smooth stone voussoirs and molded enframing above and smooth stone sill incorporated into a continuous band; cornice with dentils and scroll design. Alterations: stoop resurfaced; wrought-iron gate under the stoop replaced; aluminum sash and panning; stained-glass transoms at first story windows appear to have been removed; carved details may have been removed from the door surround pediment; metal window grilles at first story; light fixture with exposed conduit above door underneath the stoop; doorbell by door underneath the stoop; doorbell by main entrance; two remote utility meters with exposed conduit attached to basement façade; pigeon wire at molded bands above third story windows and at cornice. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall in areaway at front lot line.

323 Sterling Place Three bays including a full-height two-window-wide angled bay; stone stoop with stone walls and carved leaf design, semi-circular opening with metal grille at front lot line wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with paired engaged columns with carved capitals and molded cornice supported by brackets; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; smooth stone band between basement and first story; rough-faced stone at first story; thin rough-faced stone banding at second and third stories in eastern bay; continuous molded sills at first, second and third stories with carved relief panels below in the angled bay (third story sill extends to eastern bay); continuous molded bands above the first, second and third stories windows in the angled bay; rough-faced stone pilasters with carved capitals at first story windows; carved design at the center panel of the angled bay beneath the continuous sill at the first, second and third stories; smooth stone pilasters with carved capitals at second story windows in the angled bay; eastern second story arch-headed window with molded sill and carved design panel below and lintel with rough-faced stone voussoirs and molded enframing; pilaster with molded cornice at center panel of the angled bay at the third story; eastern third story window with eared molded lintel; cornice with dentils and scroll design and scroll bracket at eastern end. Alterations: aluminum sash and panning; two mailboxes attached to door underneath the stoop; doorbell and light fixture by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; storm windows at first story transoms; stained-glass transoms at first story appear to have been removed; metal window grilles at first story; metal grilles attached to inside of glass panels of main entrance doors; light fixture above main entrance; intercom by main entrance; alarm box at second story. Site Features: bluestone sidewalk curb; concrete areaway with planting area; metal hatch and metal pole in areaway; garden hose coming out of a hole near the base of the building in the areaway; low brownstone wall in areaway at front lot line.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (March 6, 1897), 406.

327 Sterling Place (aka 327-331 Sterling Place)

Borough of Brooklyn Tax Map Block/Lot: 1165/56

Date: c. 1906

Architect: George F. Roosen

Original Owner/Developer: Hugh C. Munday

Type: Flats

Style/Ornament: Renaissance Revival

Material: Brick, terra cotta

Stories: Four and basement

History

This Renaissance Revival style flats building was designed by architect George F. Roosen and built c. 1906 by builder Hugh C. Munday at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The building has elaborate Renaissance-inspired ornament, such as a rusticated base, entrance portico with Ionic columns, quoined window surrounds with scroll keystones, terra-cotta panels with foliate and swags, and cornice with dentils and block modillions. It is largely intact, alterations include the replacement of windows and entrance door and sealing of basement windows.

Description

Sterling Place Façade: Six bays at basement; seven bays at first story with paired fenestration; eight bays at second, third and fourth stories with paired fenestration; projecting wing with four eastern-most bays; brick and cast stone stoop; basement entry with metal door underneath the stoop; door portico with round Ionic columns, brick piers, decoratively carved terra-cotta lintel, molded cornice with beading and balustrade; elaborate terra-cotta door surround with leaf and floral moldings and bundled leaf design; metal fire escape from fourth floor to roof of entrance portico with fire ladder to ground; one door and five window openings at basement; rusticated brick at first story with terra-cotta window surrounds with scroll keystones and continuous stone sills; decorative terra-cotta band between basement and first story and between first and second stories; second and third story windows with terra-cotta quoined surrounds with scroll keystone; window sills at second story incorporated into a continuous molded band; terra-cotta panels with swags below second story windows; molded sills at third story; terra-cotta surround at fourth story windows with decorative molding and panels on either side of the paired windows with floral design (except at the return wall); window sills at fourth story incorporated into a continuous molded band with carved relief band below; return wall of projecting bay with single windows at second, third and fourth stories with surrounds similar to front façade; cornice with dentils and block modillions. Alterations: metal stoop railings; aluminum sash and panning; basement window openings sealed with cement infill; metal windows grilles at first story; metal-and-glass entrance door, sidelight and transom; intercom, postal release box and two light fixtures with exposed conduit by entrance; metal rooftop railing. East Façade: brick facade; chimney. Alterations: exposed conduit; satellite dish on roof. North (rear) Façade: partially visible; brick façade; arch-headed window openings with brick header lintels; fire escape. Alterations: aluminum sash and panning. Site Features: bluestone sidewalk curb; concrete walkway; planting areas in areaway; concrete stairs to basement entry with historic iron handrail, and non-historic inner metal areaway fence with historic iron newel posts and gate at western end of facade; light well with non-historic inner metal areaway fence and gate with historic newel posts at eastern end of facade; non-historic outer metal fence and gate at areaway.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files.

333-343 Sterling Place (aka 357 Sterling Place (display address) and 172-174 Underhill Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1165/54

Date: c.1905

Architect: Henry Wolfensberger

Original Owner/Developer: T. J. Sellew

Type: Flats

Style/Ornament: Renaissance Revival

Material: Iron spot brick, terra cotta

Stories: Four and basement

History

This Renaissance Revival style flats building was designed by architect Henry Wolfensberger and built c. c. 1905 by builder T. J. Sellew at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The building has Renaissance-inspired ornament, such as a rusticated brick, door surround with fluted columns, dentils and balustraded pediment, splayed window lintels, brick quoins and cornice with classical-inspired egg-and-dart design, taenia and mutules. It is largely intact, alterations include the replacement of windows and removal of basement window sash.

Description

Sterling Place Façade: Seven bays at basement and first story; eight bays at second, third and fourth stories; stone stoop; metal-and-glass double doors with transom; door portico with fluted columns and pilasters with bands, cornice with block modillions and balustrade; door surround with decorative molding and scroll keystone; one-over-one double-hung wood sash at four basement windows; stairs to basement entry western end of façade; rusticated brick at first story; window sills incorporated into a continuous band at first, second and fourth story; stone band between basement and first story connected to first story continuous sill; splayed brick lintels with cast-stone keystones except no keystone at fourth story; stone sills at third story; brick quoins and banding at second and third story; two terra-cotta cartouches at center below fourth story continuous sills; four blind window openings at fourth story; cornice with egg-and-dart design, taenia and mutules; skylight and three chimneys at roof. Alterations: stoop and basement painted; metal railing at stoop; basement windows wrought-iron grilles appear to be non-historic; plywood in three of the eastern window openings at basement; aluminum sash; aluminum panning at first story and some upper story windows; metal box at band between basement and first story; light fixture with exposed conduit by basement entry; intercom, postal release box, two leaders and two light fixtures with exposed conduit by entrance; light fixtures at either end of the façade at the first story with exposed conduit; metal windows grilles at first story; five metal poles, two antennas and one satellite dish at roof. Underhill Avenue Façade: similar to Sterling Place façade; two bays at basement; three bays with paired fenestration at northern bays; metal fire escape. Alterations: aluminum sash; aluminum panning at first story and southern third story windows; one basement window with plywood infill and the other basement window with cement infill and pipes and conduit; metal windows grilles at basement and first story; light fixture and metal box with exposed conduit at first story. West Façade: brick façade; two arch-headed window openings at first story; three arch-headed window openings at second, third and fourth stories; metal fire escape with ladder to roof; wraparound cornice. Alterations: aluminum sash

and panning; metal windows grilles at first story; light fixture and four metal boxes with exposed conduit. North (rear) Façade: brick facade; two chimneys. Site Features: bluestone sidewalk curb except concrete at corner; concrete areaway and side yards; historic inner wrought-iron areaway fence and gate that has been altered by the installation of metal fencing on top at Sterling Place; non-historic outer metal areaway fence and gate at Sterling Place and Underhill Avenue; historic inner wrought-iron areaway fence and gate at Underhill Avenue at light well; non-historic inner metal fence and gate at southeast corner of the building; metal fence and gate and cement block wall at western façade side yard.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files.

268 TO 288 STERLING PLACE (SOUTH SIDE) Between Vanderbilt Avenue and Butler Place

268, 270, 272, 274, 276, 278, 280, 282, 284, 286 and 288 Sterling Place

Borough of Brooklyn Tax Map Block/Lot: 1170/18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28

Date: c.1899

Architect: Benjamin Driesler

Original Owner/Developer: W.H. Reynolds

Type: Row houses

Style/Ornament: Romanesque/Renaissance Revival

Material: Brownstone facades; galvanized iron cornices

Stories: Three and basement

History

These eleven, three-story and basement, brownstone-fronted residences were designed in the Romanesque and Renaissance Revival styles by architect Benjamin Driesler, and were built in c.1899 by developer W.H. Reynolds at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Each facade in this row is an individual design, unified with the others through the use of matching proportions and a consistent roofline, consisting of similarly-detailed metal cornices. By employing alternating flat, round, and angled fronts, as well as both straight-run and box stoops, a variety of arches, and a plethora of Renaissance- and Romanesque-inspired ornament, Driesler was able to produce intense visual interest among otherwise similar facades. Over time, there have been some alterations, including the removal of a number of original stoops, the painting of several of the facades, the replacement of most of the original sash, and the addition of new ironwork in the form of fences, gates, railings, and window grilles, but on the strength of Driesler's original design, this fine ensemble has survived as a remarkably intact and significant example of row house architecture in turn-of-the-century Brooklyn.

Description

268 Sterling Place Three bays, including two bays in a full-height, rectilinear projection with an additional, matching bay facing east; brownstone stoop and sidewalls with curved coping topped by low, wrought-iron railings; inset, paneled wood-and-glass double doors with a transom light, a molded enframent, and an elaborate brownstone surround with joined columns and colonettes with foliated capitals, molded crowns, and surmounting lunette with foliated carvings and egg-and-dart lining; non-historic overhead lamp; below-grade, basement entryway with non-historic

metal gate and non-historic security lamp; historic wrought-iron grille at the basement window; projecting water table; rusticated first story; first-story window sills (above carved panels) in a continuous molded band; stained-glass transoms above the molded first-story window heads at the level of a continuous molded band; projecting crown molding at the first story, topped by carved lunettes, similar to the lunette above the main entryway; non-historic, wrought-iron window grilles at the first story; second- and third-story window sills in continuous molded bands; second-story window (above the main entryway) features a projecting surround with a foliated base, egg-and-dart moldings, and a molded hood; remaining second- and third-story windows have convex moldings at the reveals; molded crowns above the second and third stories; carved panels below the third-story sills; non-historic metal sash throughout; molded roof cornice with a foliated frieze. West Elevation: Common bond brick above a cement-stucco-covered foundation. Significant Alterations: None. Site Features: Brownstone step up to the areaway, which is enclosed by a low brownstone wall topped by a low, non-historic wrought-iron fence; cast-iron vent pipe; wood hatch to the sub-basement; bluestone curb at the street.

270 Sterling Place Four bays, including the full-height, three bay angular projection; non-original, ground-level main entryway, consisting of deeply inset, paneled and molded, wood-and-glass double doors, flanking pilasters with molded caps supporting a projecting hood; non-historic overhead lamp; mailbox attached to the reveal; rough-faced ashlar at the basement; first-story window lintels in continuous smooth fascia; historic wrought-iron window grilles at the basement; projecting water table; first-story window sills in a continuous molding above scrolled panels; projecting first-story bays have stained-glass transoms and flanking, flat pilasters with molded bases and caps, and surmounting molded crown; first-story window bay (at the location of the original main entryway) has a plain glass transom and flanking joined columns with molded bases and scrolled caps, supporting a carved entablature and lunette with flanking scrolls; projecting second-story bays sit on a continuous molding (at the level of the sills) sitting above geometrical panels, lintels in a continuous crown molding supporting scrolled and molded lunettes topped by fleurs-de-lis, and flanking shield panels; elaborate window surround at the easternmost bay on the second story featuring a molded sill above carved surfaces; paneled pilasters, molded lintel, and a bracketed hood topped by acroteria; projecting third-story bays sit on a continuous molding (at the level of the sills), and have flat, slightly projecting lintels below a molded crown; the easternmost third-story bay has a molded sill at the level of a flat, projecting band, and is topped by carved lintel featuring a shell and foliation, a molded pediment, and flanking turned brackets on foliated bases; synthetic replacement sash throughout; molded roof cornice with festoons and garland at the frieze. Significant Alterations: The original stoop was removed and the main entryway relocated to ground level prior to c.1940. Site Features: Non-original, low pigmented cement wall topped by a non-historic wrought-iron fence at the areaway; the fence continues across the walkway to the main entryway and includes a matching, wrought-iron gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

272 Sterling Place Three bays; brownstone box stoop, featuring curved coping decorated with scrolls, volutes, and foliation, a paneled wall at the landing, and a grill at the foundation; possibly historic metal gate under the stoop; paneled wood-and-glass double doors and transom light at the main entryway, featuring deep reveals with a molded surround and curved and eared entablature with a carved frieze decorated with shells and foliation; non-historic overhead lamp; smooth ashlar foundation and projecting water table; historic cast-iron window grilles at the basement; molded and eared first-story window surrounds on bracketed sills above foliated panels, and projecting pediments with friezes decorated with shells and foliation; glass transoms and non-historic metal grilles at the first-story fenestration; molded second-story window surrounds featuring projecting sills above curved valances with guttae, label moldings with guttae, and scrolled entablatures with foliation and medallions; projecting and bracketed third-story window sills at the level of a smooth belt course; molded window surrounds and entablatures with smooth friezes at the third story; synthetic replacement sash throughout; molded roof cornice with

festoons and garland at the frieze. Significant Alterations: None. Site Features: Brownstone step up to the areaway; low brownstone wall with scrolled ends at the areaway; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

274 Sterling Place Four bays, including three bays in a curved bowfront; brownstone box stoop, featuring curved coping decorated with scrolls, volutes, and foliation, a rusticated wall at the landing, and with a grill at the foundation; historic metal gate under the stoop; paneled wood-and-glass double doors and chamfered transom at the main entryway, featuring deep reveals and an elaborate surround consisting of attached Ionic columns supporting twisted and angled attached shafts, flanking a carved panel with foliations, an blind ogee arch, abutments with masks, and a keystone incorporated into the window sill at the second story; non-historic hanging lamp; rough-faced ashlar and smooth lintels at the basement; historic wrought-iron windows at the basement; projecting water table; curved window heads and stained-glass transoms at the first story; first-story window sills in a continuous molded band above foliated panels; non-historic metal window grilles at the first story; elaborate first-story window hoods, consisting of blind ogee arches, carved moldings and panels, masks and cusps, and brackets with foliated bases supporting angular shafts that terminated at a crown molding incorporating the second-story window sills; elaborate surround at second-story window above the main entryway, consisting of carved pilasters with molded bases and heads, and a molded entablature with a paneled and foliate frieze; foliated lintels and molded labels at the other second-story windows; molded crown above the second story; third-story window sills in a continuous molded band above carved panels; carved window surround at easternmost bay of the third story, consisting of fluted pilasters with molded bases and heads, and a molded entablature with a smooth frieze; chamfered lintels at the other bays of the third story, topped by a molded crown; synthetic replacement sash throughout; molded roof cornice with festoons and garland at the frieze. Significant Alterations: None. Site Features: Brownstone step up to the areaway; low brownstone wall with volutes enclosing the areaway; non-historic wrought-iron fence and gate; non-historic lamppost; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

276 Sterling Place Four bays, including three bays in an angled projection; rough-faced brownstone box stoop, featuring curved coping decorated with volutes, florettes, and foliation, and with a rectangular grill at the foundation; historic wrought-iron gate under the stoop; annunciator panel at the basement; paneled wood-and-glass double doors and round-arch transom at the main entryway, featuring deep reveals and an elaborate surround consisting of Corinthian pilasters, carved panels in the abutments, cartouche-decorated keystone, and surmounting crown; non-historic hanging lamp; rough-faced ashlar and smooth lintels at the basement; historic wrought-iron window grilles at the basement; projecting water table; round-arch fenestration at the first story, featuring molded sills in a continuous band above carved panels, clear transoms, scrolled keystones, and carved panels at the abutments; molded crown above the first story; elaborate, eared window surrounds at the second story, featuring blind-arched lintels with medallions and foliation; molded second-story window sill in a wide band above a carved panel flanked by short pilasters sitting on the crown molding above the main entryway; window sills in a continuous molding at the other second-story bays; third-story window sills in a continuous molded band; easternmost window lintel similar to second-story lintels; smooth lintels above the other third-story windows, topped by a molded crown; synthetic replacement sash throughout; molded roof cornice with festoons and garland at the frieze. Significant Alterations: Stoop partially rebuilt and resurfaced; original stained-glass transoms at the first-story replaced with plain glass. Site Features: Brownstone step up to the areaway, which is partially enclosed by a low, molded brownstone wall with a scrolled ends; wood trash barrel enclosure; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

278 Sterling Place Four bays, including three bays in a curved bowfront; rough-faced brownstone box stoop with smooth masonry sidewalls (possibly not original) with an elaborate, but not original, grill at the foundation; possibly historic metal gate under the stoop; rough-faced

brownstone ashlar and smooth lintels at the basement; historic wrought-iron window grilles at the basement; non-historic wall lamp at the basement; paneled wood-and-glass double doors and round-arch transom at the main entryway, featuring deep reveals and an elaborate entablature on foliated brackets, with molded architrave, scrolled keystone, carved spandrels (shells and leaves), flanking pilasters, tripartite frieze with tablets topped by sunbursts, interspersed with fluted panels, and with a surmounting molded crown; non-historic wall lamp at the door jamb; first-story window sills in a continuous molding above foliated panels; chamfered reveals at the first-and-second-story fenestration; molded labels above the first-story with carved brackets and panels, featuring shells and leaves; historic stained-glass transoms at the first story windows; second-story window, above the main entryway, with a molded sill in a wide band supported by raised panels and volutes, and with a wide surround featuring egg-and-dart moldings, rosettes, and florettes set in a wide channel; continuous molded sill fluted panels with central tablets and sunburst at the other second-story windows; the center projecting window at the second story features a wide architrave outlined with an egg-and-dart molding; the easternmost, third-story window has a molded sill in a wide band supported by raised panels (with carved foliation and central cartouche) and flanking volutes and a molded surround topped by gable with a shell carving; window sills in a continuous molding (above carved panels with cartouches and swags), flat lintels, and surmounting crown molding at the other third-story windows; synthetic replacement sash at the basement and first story; historic one-over-one wood sash at the second and thirds stories; molded roof cornice with festoons and garland at the frieze. Significant Alterations: Possibly replacement (by c.1940) sidewalls on the stoop. Site Features: Brownstone step up to the areaway, which is partially enclosed by a low, molded brownstone wall with a scrolled ends; diamond plate hatch doors to the sub-basement.

280 Sterling Place Three bays; brownstone, box stoop with curved coping, foliation, blind ogee arches, and non-original wrought-iron grill at the base; historic wrought-iron gate under the stoop; paneled, wood-and-glass double doors at the main entryway with round-arch transom light and surmounting cartouche; non-historic wall lamps flanking the entryway; brownstone ashlar blocks and flat lintels at the basement; historic wrought-iron window grilles at the basement; non-historic wall lamp and annunciator panel near the understoop entryway; projecting water table; rustication and round-arch fenestration at the first and second stories; projecting window sills above carved panels, stained-glass transom, and surmounting cartouches at the first story; elaborately-carved crown above the first story, featuring base molding, cartouches, foliation, and top molding that incorporates the second-story window sills; elaborate second-story window surrounds, featuring egg-and-date moldings and surmounting fluers de lis; third-story window sills in a continuous molded band; wave molding at the level of the third-story impost, supporting carved lintels with foliation and segmental heads; synthetic replacement sash throughout; molded roof cornice with festoons and garland at the frieze. Significant Alterations: Angular window panning at the round-arch second-story windows. Site Features: Brownstone step up to the areaway; low, brownstone areaway wall with scrolled ends; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

282 Sterling Place Four bays, including three bays in an angled projection; rough-faced brownstone box stoop with curved coping, foliation, brackets, moldings, and balusters; historic wrought-iron gate under the stoop; paneled wood-and-glass double doors and overhead transom at the main entryway; elaborately-carved main entryway surround, featuring fluted pilasters with molded bases and caps, and a prominent gable with a cartouche and foliation; non-historic overhead lamp and alarm box at the entryway; rough-faced brownstone foundation; non-original, but historic (installed prior to c.1940) secondary entryway at the basement, featuring Tuscan columns, molded lintel, closed pediment, paneled wood-and-glass door, and non-historic overhead lamp; historic wrought-iron window grilles at the basement window; projecting water table; first-story window sills in a continuous molded band above foliated panels; first-story fenestration flanked by flat pilasters with molded bases and caps; stained-glass transoms at the

first story; molded crown above the first story, interrupted by an open gable above the central window of the projecting bays (decorated with a cartouche and foliation); elaborate window surround at the second story above the main entryway, consisting of a molded sill above carved panels and scrolls, rope moldings, cartouches and swags decorating the lintel, garlands, and surmounting label molding on brackets; similar, but simplified, surrounds at the projecting second-story bays; molded third-story window sills in a continuous band; label molding on foliated brackets at the westernmost third-story bay; molded crown above the projecting, third-story bays; synthetic replacement sash throughout; molded roof cornice with festoons and garland at the frieze. Rear Elevation (visible from Butler Place): Three bays; running-bond brick, painted; projecting window sills and segmental lintels; synthetic replacement sash; brick cornice; metal gutter and drainpipe. Significant Alterations: Original grilled opening at the base of the stoop sealed with masonry; central window at the projecting basement-level bays converted to an entryway sometime prior to c.1940. Site Features: Brownstone step up to the areaway; low, brownstone areaway wall with scrolled ends; non-historic lamppost; bluestone curb at the street.

284 Sterling Place Three bays; non-original basement-level entryway with flanking pilasters, molded entablature, steel door with wrought-iron grille; non-historic, projecting vent at the basement; projecting sills, flat lintels, and historic wrought-iron grilles at the basement windows; projecting water table; first-story window sills in a continuous molding (above carved panels with foliation at the two west bays); gabled and eared window hoods at the first story with cartouches and leaves; historic stained-glass transoms at the first story; molded second- and third-story window sills set in a continuous band; reverse moldings at the second-story window reveals; carved window lintels at the second story, decorated with shells and foliation, topped by bracketed gables with carved fleurs de lis; paneled third-story lintels on brackets, decorated with cartouches and leaves; synthetic replacement sash throughout; molded roof cornice with festoons and garland at the frieze. Rear Elevation (visible from Butler Place): Three bays; running-bond brick, painted; projecting window sills and segmental lintels; synthetic replacement sash; brick cornice; metal gutter and drainpipe. Significant Alterations The original stoop was removed sometime after c.1940, and the entryway relocated to basement level. Site Features Non-historic concrete areaway wall, wrought-iron fence, gate, and lamp post; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

286 Sterling Place Main Façade (Sterling Place): Four bays, including three bays in an angled projection; rough-faced brownstone box stoop with curved coping, prominent newel posts topped with carved leaf panels, historic wrought-iron gate at the lower entryway, non-original wrought-iron hand rails (installed after c.1940), and non-historic grille at the base; deeply inset main entryway with historic paneled wood-and-glass double doors, glass transom, and elaborate lintel (with reverse molding, cartouche, foliation, miniature scrolled pediment, and scrolls); paneled pilasters and molded hood surrounding the main entryway; non-historic wall lamps attached to the pilasters; rough-faced brownstone basement with projecting sills, flat lintels, and historic wrought-iron grilles at the windows; projecting water table; molded window sills in continuous bands (above foliated panels at the first story); historic stained-glass transoms with non-historic panning at the first story; prominent carvings, consisting of cartouches and foliation, above the first-story windows; elaborate surround, featuring a molded base, shallow bracketing, ears, stylized arch, and foliation, at the window above the main entryway; stylized arch with foliation and cartouches above the other second-story windows; eared surround with a decorative cartouche above the easternmost third-story window; molded labels above the other third-story windows; synthetic replacement sash throughout; molded roof cornice with festoons and garland at the frieze. Rear Elevation (visible from Butler Place): Three bays; covered with cement stucco; projecting window sills and segmental lintels; polygonal, one-story extension with tall brick chimney, cement-stucco covering, stained-glass window transoms, non-historic wall lamp; and pressed-metal cornice; synthetic replacement sash throughout; brick cornice; metal gutter and drainpipe.: Significant Alterations: None. Site Features on Sterling Place: Brownstone step up to

the areaway; historic, low brownstone areaway wall with a molded coping and scrolled ends; non-historic wrought-iron fence, gate, and lamp post; diamond plate hatch doors to the sub-basement; bluestone curb at the street. Site features on Butler Place: Non-historic wrought-iron gates, cyclone fence, and car pod.

288 Sterling Place Main Façade (Sterling Place): Three bays, including two bays in a full-height, rectilinear projection with an additional, matching bay facing west; brownstone stoop and sidewalls with curved coping with non-historic, wrought-iron hand railings) and carved newel post decorated with foliation; non-historic metal-and-glass door with a transom light and an elaborate brownstone surround with paneled pilasters, lunette decorated with a cartouche and foliation, and surmounting blind, flaring arch hood; non-historic lamps attached to the pilasters; below-grade, basement entryway with non-historic metal gate and non-historic security lamp; historic wrought-iron grilles at the basement window; projecting water table; first-story window sills (above carved panels) in a continuous molded band; flat pilasters between the first-story fenestration, which has glass transoms, egg-and-dart moldings at the reveals, blind arches, and surmounting label with foliated ends; non-historic metal window grilles at the first story; second- and third-story window sills in continuous molded bands; second-story windows have egg-and-dart moldings at the reveals, carved lintels with decorative shields and foliation, and labels on foliated brackets; flat lintels and a molded crown at the third story; synthetic replacement sash throughout; molded roof cornice with festoons and garland at the frieze. Rear Elevation (visible from Butler Place): Three bays; covered with cement stucco; basement-level entryway; non-historic wall lamp; projecting window sills and segmental lintels; synthetic replacement sash throughout; non-historic wrought-iron security grilles at the first and second stories; non-historic wrought-iron fire escape; angled oriel at the first story; brick cornice; metal gutter and drainpipe. East Elevation and Roof (visible from Butler Place): Stucco-covered sidewall and chimney. Significant Alterations: Replacement door at the main entryway. Site Features on Sterling Place: Brownstone step up to the areaway; low, masonry wall with non-historic wrought-iron fence and gate, enclosing the areaway; diamond plate hatch doors to the sub-basement; bluestone curb at the street. Site Features on Butler Place: Non-historic wrought-iron gates, cyclone fence, and car pod at the rear (facing Butler Place).

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (July 1, 1899), 35.

340 TO 344 STERLING PLACE (SOUTH SIDE) Between Butler Place and Underhill Avenue

340-344 Sterling Place (aka 176 Underhill Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1171/52
See: 176 Underhill Avenue

345 TO 431 STERLING PLACE (NORTH SIDE) Between Underhill Avenue and Washington Avenue

361 Sterling Place (aka 345-361 Sterling Place and 177-179 Underhill Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1166/1

Building Name: The Sterling Apartments

Date: c.1902

Architect: D.G. Malcolm
Original Owner/Developer: E.S. Delemeter
Type: Flats
Style/Ornament: Renaissance Revival
Material: Flemish bond brick with limestone and terra-cotta trim; metal cornice
Stories: Four and basement

History

This four-story and basement, brick-faced flats building was designed in the Renaissance Revival style by architect D.G. Malcolm, and was built in c.1902 by E.S. Delemeter at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. The building's facades display an array of Renaissance-inspired ornament, such as rusticated brickwork, splayed lintels, brick quoins, Tuscan columns, rosettes, cartouches, and a bracketed cornice, decorated with metopes, guttae, and dentils. This fine flats building has survived as a remarkably intact and significant example of multiple-family residential architecture in early-twentieth-century Brooklyn.

Description

Sterling Place Façade: Nine bays at the basement and first story; eleven bays at the second, third, and fourth stories; brick quoins; brick foundation (painted); original windows sealed with cement; security lamps; projecting main entry portico (painted brick and limestone) with brownstone steps (painted), Tuscan columns, flat pilasters, historic wrought-iron and glass double doors and transom, coved ceiling, carved sign panel "Sterling" flanked by rosettes, non-historic wall lamps, and molded cornice with modillions and cartouches decorated with masks, wreaths, and guttae; molded water table incorporating the first-story window sills; recessed brick banding at the first story; splayed brick lintels; limestone keystones; non-historic glass transoms; and non-historic wrought-iron security gates at the first story; molded crown above the first story, incorporating the second story window sills; projecting window sills at the third story; splayed lintels with keystones at the second and third stories; foliated crown above the third story, incorporating the fourth-story window sills; molded surrounds at the fourth story and at some of the second-and third story bays; synthetic replacement sash throughout; historic wrought-iron fire escape; prominent roof cornice, decorated with metopes, guttae, dentils and modillions. Underhill Avenue Façade: Two bays; similar to the Sterling Place façade. North Elevation (partially visible): Projecting window sills, segmental lintels, and non-historic wrought-iron security gates; metal roof coping. East Façade: Two bays; quoins, moldings, and brickwork at the corner matching the Sterling Place façade; projecting windows sills and segmental lintels; non-historic wrought-iron fire escape; metal roof coping. Significant Alterations: Modified configurations at some of the windows facing Sterling Place. Site Features: Bluestone curb at the street; low bluestone retaining wall topped by non-historic metal fence at the planting bed; historic cast-iron tube fence and posts at the basement areaway; iron stair to the basement.

Significant Reference

New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (Nov. 29, 1902), XI.

363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389 and 391 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1166/ 98, 97, 96, 95, 94, 93, 92, 7501, 90, 89, 88, 87, 86, 85 and 84

Date: c.1901

Architect: Benjamin Driesler

Original Owner/Developer: William H. Reynolds
Type: Row houses
Style/Ornament: Romanesque Revival/Renaissance Revival
Material: Brownstone facades, pressed metal cornices
Stories: Three and basement

History

These fifteen, three-story and basement, brownstone-fronted residences were designed in the Romanesque and Renaissance Revival styles by architect Benjamin Driesler, and were built in c.1901 by developer William H. Reynolds at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Each facade in this row is an individual design, unified with the others through the use of matching proportions, box stoops, and a consistent roofline, including similarly-detailed metal cornices. By employing alternating flat, round, and angled fronts, as well as a variety of arches and a plethora of Romanesque- and Renaissance-inspired ornament, such as foliation, attached columns, molded labels, bracketed hoods, and beaded jambs, Driesler was able to produce intense visual interest among otherwise similar facades. Over time, the painting of several of the facades, the replacement of most of the original sash, and the addition of new ironwork in the form of fences, gates, railings, and window grilles has introduced some alterations to the row, but on the strength of Driesler's original design, this fine ensemble has survived as a remarkably intact and significant example of row house architecture in turn-of-the-century Brooklyn.

Description

363 Sterling Place Three bays, including two bays in a full-height, rectilinear projection with an additional, matching bay facing east; painted façade; brownstone stoop and sidewalls (painted) with curved coping and carved newel posts with molded caps and non-historic wrought-iron railings; historic paneled wood-and-glass double doors, beaded surround, and non-historic box awning at the main entryway; non-historic wood and plastic door at ground level with wrought-iron security gate and non-historic canvas awning under the stoop; projecting window sill and historic wrought-iron security grill at the basement; molded water table; window sills in continuous molded bands above carved panels; chamfered lintels with beaded heads at the first story windows, which have non-historic wrought-iron security grilles; molded crowns above the first, second, and third stories; foliated bands at the second and third stories; blind ogee arches at the second-story lintels; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. **East Elevation:** Irregular bay arrangement; cement stucco; historic wrought-iron window grille at the basement; non-historic wrought-iron window grilles at the first story. **Significant Alterations:** Basement window converted to door prior to c.1940. **Site Features:** Brownstone step up to the areaway, which is enclosed by a low brownstone wall (painted) topped by a low, non-historic wrought-iron fence with matching gate; non-historic block paving; steel hatch to the sub-basement; bluestone curb at the street.

365 Sterling Place Three bays; painted façade; brownstone stoop and sidewalls (painted) with curved coping and carved newel posts with molded caps and non-historic wrought-iron railings; historic paneled wood-and-glass double doors, round-arch transom, and non-historic overhead lamp at the main entryway; historic wrought-iron gate under the stoop; projecting window sills, rough-faced banding, and historic wrought-iron window grilles at the basement; projecting water table; first-story window sills in a continuous molding above carved panels; round-arch lintels at the first story windows and door supported by columns that spring from the concave upper part of the first-story façade; historic stained-glass window transoms; non-historic wrought-iron window grilles at the first story; molded labels with foliated brackets and panels at the first-story windows and doorway; molded crown above the first story; second-and-third-story window sills in

continuous moldings with foliated ends; second-story fenestration grouped within a molded surround springing from foliated panels and decorated with foliation; round-arch third-story fenestration, flanked by foliated panels and topped by rough-faced voussoirs and a molded label supported on foliated bands; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a low, non-historic wrought-iron fence with matching gate; steel hatch to the sub-basement; bluestone curb at the street.

367 Sterling Place Four bays, including the full-height, three bay curved projection; painted façade; resurfaced or rebuilt box stoop and sidewalls topped by a non-historic wrought-iron railing; historic wrought-iron gate under the stoop; non-historic metal-and-glass door, sidelight, and transom at the main entryway, which is flanked by paneled pilasters with composite capitals and topped by molded hood with dentils; non-historic lamps attached to the pilasters; rough-faced brownstone foundation; non-historic wrought-iron window grilles at the basement; projecting water table; molded window sills in continuous bands (above carved panels at the first story and above foliated surfaces at the second and third stories; dentil course at the second-story sill molding); replacement transoms at the first-story fenestration; second-and-third-story fenestration flanked by piers topped by composite caps; molded hood above the easternmost second-story window; round-arch window, label molding, and squared-off panning at the third story window at the easternmost bay; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: Stoop either resurfaced or rebuilt; replacement main entryway (both after c.1940). Site Features: Concrete step-up to the areaway, which is enclosed by a non-historic wrought-iron fence and gate.

369 Sterling Place Three bays, partially painted façade (basement only); brownstone stoop and sidewalls with curved coping stones and carved newel posts; historic paneled wood-and-glass double doors and transom at the main entryway with a beveled lintel and non-historic overhead lamp; projecting sills and historic wrought-iron grilles at the basement windows; historic wrought-iron gate under the stoop; projecting water table; beveled lintels, one historic stained-glass transom and one plain glass transom, and non-historic wrought-iron grilles at the first-story windows; first-story piers topped with foliated caps; continuous second- and third-story window sills in molded bands above foliated panels; second-and third-story fenestration grouped between double-heights pilasters and flanked by paired pilasters; beveled lintels, carved panels, and rough-faced quoins at the second and third stories; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall; non-historic bluestone paving in the areaway; steel hatch to the cellar.

371 Sterling Place Four bays, including the full-height, three bay angled projection; rough-faced brownstone box stoop and sidewalls with curved coping stones, scrolled ends, non-historic wrought-iron security grille, and non-historic wrought-iron railing on the lower flight of steps; historic paneled wood-and-glass double doors and transom with a beaded and molded surround, topped by a molded hood, foliated frieze, incised brackets, and carved finials; non-historic lamps attached to the jambs; rough-faced brownstone ashlar at the basement; historic wrought-iron gate under the stoop; historic wrought-iron window grilles; projecting water table; continuous window sills in molded bands above carved panels; rusticated piers with foliated bases and caps at the first-story projecting bays; molded crowns at each story; beveled lintels at the first and second stories; round-arch window at the easternmost second-story bay with a rough-faced architrave, molded label on a foliated panels, and prominent keystone; piers with foliated caps at the second and third stories; historic one-over-one wood sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a low, non-historic wrought-iron fence with matching gate; metal hatch to the sub-basement.

373 Sterling Place Three bays, including the full-height, two-bay angled projection; rough-faced brownstone box stoop and sidewalls with curved coping stones, scrolled ends and non-historic wrought-iron security grille; historic paneled wood-and-glass double doors and transom at the main entryway with a molded surround with foliated and floral decorations; non-original paneled wood-and-glass door under the stoop; rough-faced brownstone ashlar, projecting window sills, and historic wrought-iron grilles at the basement; projecting water table; molded window sills (above carved panels at the first and second stories); molded piers decorated with floral and foliated carvings; molded crowns above the first and second stories; replacement transoms and non-historic wrought-iron grilles at the first-story windows; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall; non-historic lamp post; bluestone curb at the street.

375 Sterling Place Four bays, including the full-height, three bay curved projection; painted façade; rough-faced brownstone box stop (painted), displaying curved coping stones with scrolled ends, a foliated panel at the lower wall, and a semi-circular opening in the base; historic, but not original, wrought-iron and glass double doors and transom at the main entryway, which is surrounded by a bead molding and flanked by foliated panels (at the lower quarter) and topped by a foliated keystone and a molded hood on incised brackets; non-historic wall lamps flanking the entryway; historic wrought-iron gate under the stoop; projecting sills, historic wrought-iron grilles, and beveled and beaded lintels at the basement windows; projecting water table; window sills in continuous molded bands above foliated panels; beaded surrounds, stained-glass transoms, and foliated panels at the first-story windows; crown moldings above each story; beveled and incised lintels at the second and third stories; rough-face bands at the third story; round-arch window at the easternmost bay of the third story with rough-faced voussoirs and keystone; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar.

377 Sterling Place Three bays; painted façade; brownstone box stoop with curved copings and scrolled ends; historic, but non-original, wrought-iron and glass double doors and transom at the round-arch main entryway, which is topped by a carved hood on brackets, decorated with bead moldings and a scrolled keystone; non-historic wrought-iron gate under the stoop; projecting window sills and rough-faced bands at the basement; projecting water table; window sills in continuous molded bands above carved panels; round-arch fenestration with beaded hoods, foliated brackets, and possibly simplified keystones at the first story; molded hoods on projecting bands and possibly simplified keystones at the second story; alternating rough-faced and smooth voussoirs at the third story; molded crowns above the first and second stories; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall.

379 Sterling Place Four bays, including the full-height, three bay curved projection; re-surfaced brownstone box stoop, displaying curved coping stones with scrolled ends, carved newel posts, and non-historic wrought-iron railings; historic paneled wood-and-glass double doors and transom at the main entryway with a bracketed hood and bead molding; non-historic overhead lamp; historic wrought-iron gate under the stoop; rough-faced bands, projecting sills, historic wrought-iron grilles, and beveled lintels at the basement; projecting water table; molded window sills in continuous bands above carved panels; historic stained-glass transoms and non-historic wrought-iron grilles at the first-story fenestration, which are flanked by piers topped by foliated capitals; beveled lintels at the second story; scrolled pediment on incised brackets at the easternmost second-story window; third-story projecting bay fenestration flanked by piers topped by foliated panels; round-arch window with scrolled label at the easternmost third-story bay;

crown moldings above each story; synthetic replacement sash (with squared-off panning at the easternmost bay of the third story); prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall; wood hatch to the cellar; bluestone curb at the street.

381 Sterling Place Four bays, including the full-height, three bay angled projection; painted façade; brownstone box stoop and sidewalls (painted) with curved coping stones, carved panel at the lower landing, and scrolled and foliated ends; historic paneled wood-and-glass double doors and transom at the main entryway, which has a molded and beaded surround and hood with a foliated frieze and central medallion; historic wrought-iron gate under the stoop; continuous, projecting sills, historic wrought-iron grilles, and chamfered and scrolled lintels at the basement windows; projecting water table; upper-story window sills in continuous moldings (above carved panels at the first and third stories); historic stained-glass transoms and beaded surrounds at the first-story fenestration; first- and second-story piers topped by foliated caps; molded crowns at the first, second, and third stories; round-arch window in the easternmost second-story window with a molded surround on foliated bases and a surmounting finial in relief; chamfered lintels at the third story; synthetic replacement sash (with squared-off panning at the easternmost bay of the second story); prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted); steel hatch to the cellar; bluestone curb at the street.

383 Sterling Place Four bays, including the full-height, three bay curved projection; non-original, but historic, basement-level main entryway consisting of concrete steps, portico with Tuscan columns on bases, multi-pane wood-and-glass door, molded cornice, and wrought-iron fence enclosing a small balcony; continuous window sills, rough-faced bands, historic wrought-iron window grilles, and chamfered lintels at the basement; projecting water table; molded window sills in continuous bands above carved panels at the upper stories; elaborate surround at the former main entryway (at the first story), consisting of flat pilasters topped by composite capitals, incised brackets, beaded lintel, and molded hood topped by stylized finials; non-original, but historic, multi-pane wood-and-glass French doors and transom at the former main entryway; historic stained-glass transoms and beaded surround at the first-story fenestration; molded crowns above the first and second stories; foliated caps at the second-story piers; foliated carvings at the third-story lintels; rough-faced band above the third story; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: Stoop removed and entryway relocated (prior to c.1940). Site Features: Brownstone step-up to the areaway, which is enclosed by a non-historic wrought-iron fence and gate; steel hatch to the cellar; bluestone curb at the street.

385 Sterling Place Three bays, possibly painted façade; brownstone stoop with curved coping stones and non-historic wrought-iron railings; historic paneled wood-and-glass double doors and round-arch transoms at the main entryway, which is flanked by attenuated pilasters springing from convex wall surfaces and topped by a molded label with foliated brackets and panels (repeated at the first-story windows); non-historic metal gate under the stoop; projecting sills, historic wrought-iron grilles, and chamfered lintels at the basement windows; projecting water table; window sills in continuous moldings above carved panels; foliated bosses; molded crown above the first story; second-story windows grouped within a shared surround, consisting of a rectilinear molding on foliated bases; prominent foliated panel below the third-story sill, flanked by foliated medallions; round-arch fenestration at the third story, flanked by foliated panels and topped by alternating smooth and rough-faced voussoirs and molded labels; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; non-historic bluestone areaway paving; steel hatch to the cellar; bluestone curb at the street.

387 Sterling Place Three bays, including the full-height, two bay curved projection; painted façade; brownstone box stoop and sidewalls (painted) with curved coping, and scrolled ends; historic paneled wood-and-glass double doors and transom at the main entryway, which is topped by a molded hood on twisted, squat pilasters supported on foliated brackets, a foliated frieze, and topped with finials; non-historic metal-and-glass doors under the stoop; rusticated basement; projecting sills and historic wrought-iron grilles at the basement windows; projecting water table; molded window sills in continuous bands above foliated panels; historic stained-glass transoms and piers with foliated caps at the first story; non-historic wrought-iron window grilles at the first story; molded crowns above the first and second stories; beaded window surrounds at the second-story projecting bays; chamfered and beaded lintel at the easternmost second-story window; third-story piers topped by foliated panels; foliated keystones at the third-story fenestration; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; non-historic concrete steps to the cellar with non-historic wrought-iron railings; bluestone curb at the street.

389 Sterling Place Three bays, including the full-height, two bay angled projection; partially painted façade; brownstone box stoop and sidewalls (painted) with rustication band curved copings; historic paneled wood-and-glass double doors and transom at the main entryway, which is flanked by paired, attenuated pilasters sharing composite capitals, and scrolled brackets supporting a molded hood; non-historic metal door under the stoop; rusticated basement; projecting sills, historic wrought-iron grilles, and chamfered lintels with incised scrolls at the basement windows; projecting water table; molded window sills in continuous bands above elaborately-carved panels; molded crowns above first, second, and third stories; flat pilasters flanking the upper story windows, topped by foliated capitals at the first and second stories; elaborately-carved panel at the second story projecting bay; round-arch window with molded label and foliated keystone at the easternmost second-story window; molded rectilinear label at the easternmost third-story window; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: Simplified stonework at the stoop. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted) topped by a non-historic wrought-iron fence with a matching gate; non-historic wrought-iron lantern; bluestone curb at the street.

391 Sterling Place Four bays, including the full-height, three bay angled projection; possibly painted façade; brownstone box stoop and sidewalls (possibly painted) with curved coping stones, carved panel at the lower landing, scrolled and foliated ends, and non-historic wrought-iron hand rails; historic paneled wood-and-glass double doors and transom at the main entryway, which is topped by a bracketed hood with a chamfered lintel and bead molding; non-historic overhead security lamps; historic wrought-iron gate under the stoop; projecting sills, rough-faced bands, historic wrought-iron window grilles, and chamfered and incised lintels at the basement; projecting water table; molded window sills in continuous bands above carved panels; historic stained-glass transoms at the first-story windows, which are flanked by flat pilasters with foliated bases and caps; chamfered lintels at the second- and third-story projecting bays (with scrolled end and bead moldings at the second story; beaded surround and molded hood at the easternmost second-story window; third-story center projecting bay flanked by attached columns on foliated bases and decorated with a carved band; crown moldings at each story (incorporating the attached columns at the third story); label molding above the easternmost third-story bay; synthetic replacement sash; prominent roof cornice decorated with wreaths, foliation, and bead moldings. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall (painted), topped by a non-historic wrought-iron fence and matching gate; metal hatch to the sub-basement; non-historic wrought-iron lantern; bluestone curb at the street.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (May 25, 1901), 969.

393, 395, 397, 399, 401, 403, 405, 407, 409, 411 and 413 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1166/83, 82, 81, 80, 79, 78, 77, 76, 75, 74 and 73

Date: c.1898

Architect: Axel S. Hedman

Original Owner/Developer: Bessie Martin

Type: Row houses

Style/Ornament: Renaissance Revival/Romanesque Revival

Material: Sandstone facades, galvanized iron cornices

Stories: Three and basement

History

These eleven, three-story and basement, sandstone-fronted residences were designed in the Renaissance and Romanesque Revival styles by architect Axel S. Hedman, and were built in c.1898 by Bessie Martin at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Each facade in this row is an individual design, unified with the others through the use of matching proportions, brownstone stoops, and a consistent roofline, including similarly-detailed metal cornices. By employing alternating flat and round fronts, as well as a variety of arches, and a plethora of Renaissance- and Romanesque-inspired ornament, such as foliated panels, molded entablatures, splayed keystones, bracketed hoods, molded labels, Hedman was able to produce intense visual interest among otherwise similar facades. Over time, the removal of a number of original stoops, the painting of several of the facades, the replacement of most of the original sash, and the addition of new ironwork in the form of fences, gates, railings, and window grilles has introduced some alterations to the row, but on the strength of Hedman's original design, this fine ensemble has survived as a remarkably intact and significant example of row house architecture in late-nineteenth-century Brooklyn.

Description

393 Sterling Place Three bays, including the full-height, two bay curved projection; possibly painted façade; possibly painted stoop and sidewalls with curved coping stones and scrolled ends, topped by non-original, but historic (pre-1940) cast-iron tube railings; historic paneled wood-and-glass double doors and transom at the main entryway, which has a molded surround, foliated frieze, and molded hood topped by a scrolled and foliated gable; historic wrought-iron gate under the stoop; rough-faced brownstone ashlar, projecting sills, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills in continuous bands (above foliated panels at the first and second stories); foliation at the first-story lintels; non-historic wrought-iron grilles at the first-story windows; rough-faced bands at the second story; crown moldings above the first and second story (incorporating the third-story sill); third-story fenestration flanked by paneled pilasters; synthetic replacement sash; swags and scrolled modillions at the roof cornice. **Significant Alterations:** None. **Site Features:** Brownstone step-up to the areaway (painted), which is enclosed by a low sandstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar.

395 Sterling Place Three bays, painted façade; rough-faced brownstone stoop and smooth sidewalls (painted) with non-historic wrought-iron hand railings; non-historic wrought-iron gate

under the stoop; historic paneled wood-and-glass double doors and round-arch transom at the main entryway; wide, rough-faced bands, projecting window sills, historic wrought-iron security grilles, and rough-faced lintels at the basement; projecting water table; molded window sills in continuous bands (above carved panels at the first and second stories); first-story main entryway and windows flanked by piers with molded bases and foliated caps, and have round-arch lintels with alternating smooth and rough-faced voussoirs, foliated keystones, and molded labels; historic stained-glass transoms at the first story; crown moldings above the first and second story (incorporating the third-story sill); third-story fenestration flanked by paneled pilasters; synthetic replacement sash; swags and scrolled modillions at the roof cornice. Significant Alterations: None. Site Features: Brownstone step-up to the areaway (painted), which is enclosed by a low sandstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar.

397 Sterling Place Three bays, including the full-height, two bay curved projection; painted façade; non-original basement entryway with non-historic stainless steel door, non-historic wall lamps, and non-historic synthetic awning; projecting window sills, historic wrought-iron window grilles and rough-faced moldings at the basement; projecting water table; molded original main entryway surround (at the first story) with a foliated frieze and molded hood topped by a scrolled and foliated gable; non-historic double-hung sash and masonry wall surfaced at the location of the original doors; molded window sills in continuous bands (above foliated panels at the first and second stories); foliation and carved shells at the first-story lintels; rough-faced bands at the second story; crown moldings above the first and second stories; third-story fenestration flanked by paneled pilasters; synthetic replacement sash; swags and scrolled modillions at the roof cornice. Significant Alterations: Removal of the original stoop and the relocation of the main entryway to the basement (prior to c.1940). Site Features: Low sandstone areaway walls (painted), topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar; greystone curb at the street.

399 Sterling Place Three bays; painted façade; rough-faced brownstone stoop and sidewalls with curved coping stones, scrolled ends, and non-historic wrought-iron railings; historic paneled wood-and-glass double doors and round-arch transom with a bracketed hood, foliated panels, and scrolled keystones; non-historic wood door under the stoop; rough-faced brownstone basement with projecting sills and historic wrought-iron grilles at the windows; projecting water table; historic stained-glass transoms at the round-arch first story windows, which are topped by alternating rough-faced and smooth voussoirs and molded labels below a triangular, carved panel; first-story windows and entryway flanked by divided piers, featuring smooth wall surfaces, molded bands, rough-faced ashlar, and foliated caps; rough-faced banding at the second story; window sills in continuous molded bands (above carved panels at the first story and rough-faced ashlar at the second story); third-story fenestration flanked by paneled pilasters; synthetic replacement sash; swags and scrolled modillions at the roof cornice. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low sandstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar; greystone curb at the street.

401 Sterling Place Three bays, including the full-height, two bay curved projection; possibly painted façade; rough-faced brownstone stoop and smooth sidewalls (possibly painted) with curved coping stones and scrolled ends; historic paneled wood-and-glass double doors and transom at the main entryway, which has a molded surround, foliated frieze, and molded hood topped by a scrolled and foliated gable; non-historic lamps attached to the reveals; non-historic wood door under the stoop; rough-faced bands, projecting window sills, and historic wrought-iron grilles at the basement; projecting water table (cracked and spalling); molded window sills in continuous bands (above foliated panels at the first and second stories); foliation at the first-story lintels; non-historic wrought-iron grilles at the first-story windows; rough-faced bands at the second story; crown moldings above the first and second story (incorporating the third-story sill);

third-story fenestration flanked by paneled pilasters; synthetic replacement sash; swags and scrolled modillions at the roof cornice. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low sandstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar, greystone curb at the street.

403 Sterling Place Three bays; rough-faced brownstone stoop and smooth sidewalls with curved coping stones, scrolled ends, and non-historic wrought-iron railings; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors and transom, flanked by Corinthian pilasters supporting a molded hood; non-historic wall lamps attached to the pilasters; alternating rough-faced and smooth ashlar at the basement; projecting sills, historic wrought-iron grilles and rough-faced lintels at the basement fenestration; projecting water table; window sills in continuous moldings (above carved panels at the first and second stories); crown molding above the first story; wide, rough-faced central band and beaded lintels at the first story; non-historic wrought-iron security grilles at the first story; smooth panel flanked by scrolls below the westernmost second-story window; second-story piers with rough-faced bases and caps; third-story fenestration flanked by paneled pilasters; synthetic replacement sash; swags and scrolled modillions at the roof cornice. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low sandstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar; greystone curb at the street.

405 Sterling Place Three bays, including the full-height, two bay curved projection; painted façade; non-historic basement entryway with multi-pane wood-and-glass doors and flanking wall lamps; projecting sills, non-historic wrought-iron security grilles, and rough-faced lintels at the basement windows; original main entryway with a molded surround, foliated frieze, and molded hood topped by a scrolled and foliated gable; projecting water table (resurfaced); gable; non-historic double-hung sash and masonry wall surfaced at the location of the original doors; molded window sills in continuous bands (above foliated panels at the first and second stories); foliation at the first-story lintels; non-historic wrought-iron grilles at the first-story windows; rough-faced bands at the second story; crown moldings above the first and second story (incorporating the third-story sill); third-story fenestration flanked by paneled pilasters; synthetic replacement sash (with non-historic transoms at the first story); swags and scrolled modillions at the roof cornice. Significant Alterations: Removal of the stoop and relocation of the main entryway to the basement (after c.1940). Site Features: Low sandstone areaway walls (painted) topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar; greystone curb at the street.

407 Sterling Place Three bays, painted façade; rough-faced brownstone stoop and smooth sidewalls (painted) with curved coping stones and scrolled ends; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors and round-arch transom at the main entryway; wide, rough-faced bands, projecting window sills, historic wrought-iron security grilles, and rough-faced lintels at the basement; historic wrought-iron window grilles at the basement; projecting water table; molded window sills in continuous bands (above carved panels at the first and second stories); first-story main entryway and windows flanked by piers with molded bases and foliated caps, and have round-arch lintels with foliated keystones and molded labels; historic stained-glass transoms and single-pane wood sash at the first story; crown moldings above the first and second story (incorporating the third-story sill); third-story fenestration flanked by paneled pilasters; synthetic replacement sash at the basement, second, and third stories; swags and scrolled modillions at the roof cornice. Significant Alterations: None. Site Features: Brownstone step-up to the areaway (painted), which is enclosed by a low sandstone wall (painted) topped by a non-historic wrought-iron fence and matching gate; metal hatch to the cellar; greystone curb at the street.

409 Sterling Place Three bays, including the full-height, two bay curved projection; rough-faced brownstone stoop and smooth sidewalls (partially re-surfaced) with curved coping stones,

scrolled ends, and non-historic wrought-iron railings; historic paneled wood-and-glass double doors and transom at the main entryway, which has a molded surround, foliated frieze, and molded hood topped by a scrolled and foliated gable; non-historic overhead lamp; non-historic chrome door under the stoop; rough-faced lintels, projecting window sills, and historic wrought-iron grilles at the basement; projecting water table; molded window sills in continuous bands (above foliated panels at the first and second stories); non-historic wrought-iron window grilles at the first story; foliation at the first-story lintels; non-historic wrought-iron grilles at the first-story windows; rough-faced bands at the second story; crown moldings above the first and second story (incorporating the third-story sill); third-story fenestration flanked by paneled pilasters; synthetic replacement sash; swags and scrolled modillions at the roof cornice. Significant Alterations: None. Site Features: Areaway enclosed by a low sandstone wall topped by a non-historic chrome fence and matching gate; steel hatch to the cellar; greystone curb at the street.

411 Sterling Place Three bays; rough-faced brownstone stoop and sidewalls with curved coping stones, scrolled ends, and non-historic wrought-iron railings; historic paneled wood-and-glass double doors and round-arch transom with a bracketed hood, foliated panels, and scrolled keystones; non-historic overhead lamp; rough-faced brownstone basement with projecting sills and historic wrought-iron grilles at the windows; projecting water table; round-arch first story windows, topped by alternating rough-faced and smooth voussoirs and molded labels below a triangular, carved panel; first-story windows and entryway flanked by divided piers, featuring smooth wall surfaces, molded bands, rough-faced ashlar, and foliated caps; non-historic wrought-iron window grilles at the first story; rough-faced banding at the second story; window sills in continuous molded bands (above carved panels at the first story and rough-faced ashlar at the second story); third-story fenestration flanked by paneled pilasters; synthetic replacement sash; swags and scrolled modillions at the roof cornice. Significant Alterations: None. Site Features: Bluestone step-up to the areaway, which is enclosed by a low sandstone wall topped by an historic wrought-iron fence and matching gate (installed before c.1940); steel hatch to the cellar; greystone curb at the street; non-historic wrought-iron lantern.

413 Sterling Place Three bays, including the full-height, two bay curved projection; non-historic basement entryway with a steel-and-glass door and flanking pilaster and molded hood; non-historic wall lamps attached to the pilasters; projecting window sills, historic wrought-iron grilles, and rough-faced lintels at the basement; projecting water table; molded surround, foliated frieze, and molded hood topped by a scrolled and foliated gable at the main former main entryway, which has been replaced with double-hung sash; molded window sills in continuous bands (above foliated panels at the first and second stories); foliation at the first-story lintels; rough-faced bands at the second story; crown moldings above the first and second story (incorporating the third-story sill); third-story fenestration flanked by paneled pilasters; synthetic replacement sash; swags and scrolled modillions at the roof cornice. Significant Alterations: None. Site Features: Sandstone areaway walls, topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar; greystone curb at the street.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (Nov. 12, 1898), 736.

415, 417, 419, 421 and 423 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1166/172, 72, 71, 70 and 69

Date: c.1904

Architect: Axel S. Hedman

Original Owner/Developer: Charles G. Reynolds

Type: Row houses

Style/Ornament: Renaissance Revival
Material: Sandstone facades, galvanized iron cornices
Stories: Two and basement

History

These five, two-story and basement, sandstone-fronted residences were designed in the Renaissance Revival style by architect Axel S. Hedman, and were built in c.1904 by developer Charles G. Reynolds at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Hedman arranged the row in an A-B-A-B-A pattern, alternating between rounded bays and round pilasters at the main entryways on the A buildings and angular bays and flat pilasters on the B buildings. He unified the row through the use of Renaissance-inspired ornament, such as carved panels, crown moldings, brownstone stoops, and a consistent roofline of similar iron cornices, decorated with festoons, dentils, and scrolled modillions. By 1940, the stoop had been removed and the main entryway relocated at No. 419, while most of the row's original sash was replaced and new ironwork in the form of fences, gates, railings, and window grilles was added later in the twentieth century; however, none of the facades appear to have been painted. As a result, much of Hedman's original design for this fine ensemble survives intact as a remarkably intact and significant example of row house architecture in the early twentieth century.

Description

415 Sterling Place Four bays, including the three bay curved projection; rough-faced brownstone stoop and smooth (altered) sidewalls; historic wrought-iron and glass double doors and transom at the main entryway, which is flanked by Corinthian pilasters, a foliated frieze, and a molded hood; non-historic overhead lamp; historic wrought-iron gate under the stoop; projecting sills and non-historic wrought-iron grilles at the basement windows; projecting water table; molded window sills in continuous bands above foliated panels (with a central cartouche at the second story); stained-glass transoms at the first-story windows, which are flanked by smooth piers with foliated caps; crown moldings above the first and second stories; synthetic replacement sash; roof cornice decorated with moldings, foliation, dentils, and scrolled modillions. Significant Alterations: Stoop sidewalls simplified or replaced (after c.1940). Site Features: Sandstone areaway walls, topped by a non-historic wrought-iron fence and matching gate; steel hatch to the cellar; greystone curb at the street.

417 Sterling Place Four bays, including the three bay angled projection; possibly painted façade; altered brownstone stoop with non-historic wrought-iron railings; historic paneled wood-and-glass double doors and transom at the main entryway, which is flanked by composite pilasters and topped by a foliated frieze and molded hood; historic wrought-iron gate under the stoop; projecting sills and historic wrought-iron window grilles at the basement; projecting water table; molded window sills in continuous bands above carved panels; stained-glass transoms at the first-story windows, which are flanked by smooth piers with foliated caps; crown moldings above the first and second stories; synthetic replacement sash; roof cornice decorated with a vermiculated molding, swags, dentils, and scrolled modillions. Significant Alterations: Stoop alterations and original brownstone areaway wall removed (after c.1940). Site Features: Non-historic wrought-iron fence and matching gate at the areaway; steel hatch to the cellar; greystone curb at the street.

419 Sterling Place Four bays, including the three bay curved projection; non-original, but historic (prior to c.1940), basement-level entryway, consisting of non-historic metal door flanked by flat pilasters supporting a molded hood; non-historic wall lamps attached to the pilasters and a large mailbox attached to the jamb; historic double-hung sash and stained-glass transom at the former main entryway, which is flanked by Corinthian pilasters, a foliated frieze, and a molded hood; projecting sills and historic wrought-iron grilles at the basement windows; projecting water table; molded window sills in continuous bands above foliated panels (with a central cartouche at

the second story); stained-glass transoms at the first-story windows, which are flanked by smooth piers with foliated caps; crown moldings above the first and second stories; historic one-over-one wood sash; roof cornice decorated with moldings, foliation, dentils, and scrolled modillions. Significant Alterations: Stoop removal and relocation of the main entryway (prior to c.1940). Site Features: Sandstone areaway walls, topped by a non-historic wrought-iron fence and matching gate; metal hatch to the cellar.

421 Sterling Place Four bays, including the three bay angled projection; possibly painted façade; rough-faced brownstone stoop and smooth sidewalls (painted) with non-historic wrought-iron railings; historic paneled wood-and-glass double doors and transom at the main entryway, which is flanked by composite pilasters and topped by a foliated frieze and molded hood; historic wrought-iron gate under the stoop; projecting sills and historic wrought-iron window grilles at the basement; projecting water table; molded window sills in continuous bands above carved panels; stained-glass transoms at the first-story windows, which are flanked by smooth piers with foliated caps; crown moldings above the first and second stories; synthetic replacement sash; roof cornice decorated with a vermiculated molding, swags, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Sandstone areaway walls (painted), topped by a non-historic wrought-iron fence and matching gate.

423 Sterling Place Four bays, including the three bay curved projection; rough-faced brownstone stoop and smooth sidewalls; historic wrought-iron and glass double doors and transom at the main entryway, which is flanked by Corinthian pilasters, a foliated frieze, and a molded hood; non-historic overhead lamp; non-historic wrought-iron gate under the stoop; projecting sills and non-historic wrought-iron grilles at the basement windows; projecting water table; molded window sills in continuous bands above foliated panels (with a central cartouche at the second story); stained-glass transoms at the first-story windows, which are flanked by smooth piers with foliated caps; crown moldings above the first and second stories; synthetic replacement sash; roof cornice decorated with moldings, foliation, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Sandstone areaway walls, topped by a historic wrought-iron fence and matching gate; steel hatch to the cellar.

Significant References

New York Department of Building, Borough of Manhattan, block/lot file; New York City Division of Taxation photographs, c.1940.

425, 427, 429 and 431 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1166/66, 65, 64 and 63

Date: c.1903-1908

Architect: Not determined

Original Owner/Developer: Not determined

Type: Flats

Style/Ornament: Renaissance Revival

Material: Limestone base, brick upper façade with and terra cotta trim

Stories: Four and basement

History

These four, similar Renaissance Revival-style flats buildings were constructed between c.1903 and c.1908 at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. The architect and original owner have not been determined. The buildings display a variety of interesting and creative Renaissance-inspired detailing, including rustication, bracketed hoods at the main entryways, eared window surrounds, scrolled keystones, and iron cornices decorated with festoons, dentils,

and scrolled modillions. The facades are remarkably intact and survive as significant examples of flats building design in early twentieth-century Brooklyn.

Description

425 Sterling Place Five bays at the basement and first stories and six bays at the second, third, and fourth stories, including the two-bay-wide curved projections at the façade ends; brownstone stoop and with limestone sidewall (painted), topped by non-historic wrought-iron railings; historic paneled wood-and-glass double doors and transom at the main entryway, which features a molded surround and a bracketed hood with scrolls, foliation and dentils; non-historic metal security gate to basement entryway under the stoop; projecting sills and historic wrought-iron window grilles at the basement; projecting water table, incorporating the basement lintels; projecting window sills in continuous bands above rectangular panels at the first story; rusticated first story, topped by a molded crown, incorporating the second-story projecting-bay window sills (shared, projecting sills decorated with guttae and a rosette at the two center windows of the second story); eared window surrounds at the second, third, and fourth stories (with molded hoods at the second story and scrolled keystones at the third and fourth stories); brick coursing at the upper stories; synthetic replacement sash; pressed-metal cornice, decorated with festoons, dentils, and scrolled modillions. West Elevation: Brick and stucco, light well with projecting sills and segmental fenestration. Significant Alterations: None. Site Features: Brownstone steps to the basement with historic wrought-iron railings and cast-iron newel post; non-historic wrought-iron fence; greystone curb at the street.

427 Sterling Place Similar to No. 425 Sterling Place; non-historic wall lamps flanking the main entryway; non-historic wrought-iron window grilles at the basement and first story. Significant Alterations: None. Site Features: Similar to No. 425; concrete steps to the basement.

429 Sterling Place Similar to No. 425 Sterling Place; non-historic paneled wood-and-glass door, side panel, and transom at the main entryway, which is flanked by non-historic wall lamps; painted upper façade; non-historic wrought-iron window grilles at the basement and first story. Significant Alterations: None. Site Features: Similar to No. 425; concrete steps to the basement.

431 Sterling Place Similar to No. 425 Sterling Place; non-historic aluminum and glass door and sidelight at the main entryway, which retains its historic glass transom and is flanked by non-historic wall lamps; non-historic wrought-iron window grilles at the basement, first, second, and third stories. East Elevation: Stucco-covered brick, painted; light well with projecting sills and segmental lintels. Significant Alterations: None. Site Features: Similar to No. 425; concrete steps to the basement.

Significant References

E.B. Hyde & Company, *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903); George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G.W. Bromley & Company, 1908); New York City Division of Taxation photographs, c.1940.

**346 TO 446 STERLING PLACE (SOUTH SIDE)
Between Underhill Avenue and Washington Avenue**

346 Sterling Street (aka 185 Underhill Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1173/10
“Duryea Presbyterian Church”
See: 185 Underhill Avenue

364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, and 396 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1173/12, 13, 14, 15, 115, 16, 17, 18, 19, 20, 120, 21, 22, 23, 24, 25, and 26

Date: c.1901

Architect: Benjamin Driesler

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Renaissance Revival/Romanesque Revival

Material: Brownstone facades; galvanized iron cornices

Stories: Three and basement

History

These seventeen, three-story and basement, brownstone-fronted residences were designed in the Renaissance and Romanesque Revival styles by architect Benjamin Driesler, and were built in c.1901 by developer William H. Reynolds at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Each facade in this row is an individual design, unified with the others through the use of matching proportions and a consistent roofline, consisting of similarly-detailed metal cornices. By employing alternating flat, round, and angled fronts, as well as both straight-run and box stoops, a variety of arches, and a plethora of Renaissance- and Romanesque-inspired ornament, such as foliation, bundled columns, molded labels, pedimented hoods, and beveled jambs, Driesler was able to produce intense visual interest among otherwise similar facades. Over time, the removal of a number of original stoops, the painting of several of the facades, the replacement of most of the original sash, and the addition of new ironwork in the form of fences, gates, railings, and window grilles has introduced some alterations to the row, but on the strength of Driesler's original design, this fine ensemble has survived as a remarkably intact and significant example of row house architecture in turn-of-the-century Brooklyn.

Description

364 Sterling Place Three bays, including two bays in a full-height, rectilinear projection with an additional, matching bay facing east; brownstone stoop and sidewalls with curved coping and paneled newel posts with molded caps; inset, paneled wood-and-glass double doors and transom light (with historic wrought-iron grilles), a molded enframement, and an carved surround with bead and egg-and-dart moldings and a surmounting crown; non-historic wall lamps flanking the entryway; below-grade, basement entryway with non-historic metal gate and non-historic security lamp; historic wrought-iron grills at the basement windows; vent pipe; projecting water table; first-story window sills (above carved panels) in a continuous molded band; transoms at the first story windows, which are outlined with egg-and-dart moldings; projecting crown molding at the first story; second- and third-story window sills in continuous molded bands above carved panels; flat lintels with inset ogee arches springing from foliated bands at the second-story windows; flat lintels and scrolled bands at the third-story windows; non-historic metal sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. West Elevation: Common bond brick, painted, above a cement-stucco-covered foundation; lot-line windows at the basement and first story with a projecting sills, synthetic replacement sash (with transom at the first story and historic wrought-iron security bars at the basement), and segmental brick lintels. Significant Alterations: None. Site Features: Brownstone step up to the areaway, which is enclosed by a low brownstone wall topped by a low, non-historic wrought-iron fence with matching gate; wood hatch to the sub-basement; bluestone curb at the street.

366 Sterling Place Four bays, including the full-height, three bay angular projection; painted basement façade and stoop; upper façade possibly painted; brownstone, box stoop with banding and steps made of slabs with rough-faced ends and historic wrought-iron gate at the basement; altered or replacement sidewalls at the stoop, topped by non-historic wrought-iron hand rails; original rectangular grille at the base of the stoop now sealed and has iron vent pipe; deeply inset, historic paneled wood-and-glass double doors and transom at the main entryway with a bracketed hood featuring egg-and-dart molding and dentils; non-historic overhead lamp; rough-faced bands and chamfered window lintels at the basement façade; historic wrought-iron window grills at the basement; non-historic wall lamp; projecting water table; window sills in continuous molded bands above carved panels; first-story fenestration with flanking flat pilasters with foliated bases, scrolled capitals, and flat, smooth lintels; denticulated crown above the first story; second-story window (above the main entryway) features a molded surround and hood; chamfered lintels decorated with bead moldings, flat pilasters with foliated caps, and a molded crown at the second-story windows at the projecting bays; label molding at the easternmost third-story bay; flat lintels, round pilasters with scrolled bases and banding, and a molded crown at the third-story windows at the projecting bay; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Brownstone step up to the areaway, which is enclosed by a low brownstone wall topped by a low, non-historic wrought-iron fence and mesh gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

368 Sterling Place Four bays, including the full-height, three bay curved projection; rough-faced brownstone, box stoop with and sidewalls with foliated ends and non-historic metal grille in the base; historic, paneled wood-and-glass double doors and transom light at the main entryway with a beaded surround, foliated keystone, and a bracketed hood; non-historic wall lamps flank the entryway; historic wrought-iron gate and non-historic overhead lamp and buzzer panel under the stoop; rough-faced brownstone ashlar at the foundation; basement window sills in a continuous projecting smooth brownstone band; smooth lintels with beveled heads and historic wrought-iron grilles at the basement windows; projecting water table; first-story window sills in a continuous molded band above carved panels and supporting additional carved panels that flank the windows and entryway; beaded window molding, transoms, and molded crown at the first-story; molded second-and-third-story window sills in continuous bands above foliated fasciae; beveled window lintels at the second and third stories (beaded at the second story); molded crowns above the second and third stories; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Brownstone step up to the areaway, which is enclosed by a low brownstone wall; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

370 Sterling Place Three bays; brownstone stoop and sidewalls with rosettes and rough-faced slabs at the steps and the landings; historic wrought-iron gate under the stoop; round-arch main entryway with deep reveals, historic paneled wood-and-glass double doors, and transom light; basement window sills in a continuous projecting smooth brownstone band; smooth lintels with beveled heads and historic wrought-iron grilles at the basement windows; projecting water table; first-story window sills in a continuous molded band above carved panels; round-arch fenestration at the first story in a three-bay composition (including the entryway) featuring flanking attached foliated half-columns on common bases that support voussoirs topped by curved labels with foliated ends; molded crown above and carved, triangular panels above the first story; second-and-third-story window sills in continuous molded bands with foliated ends; second-story fenestration grouped with a molded surround with scrolls at the outer bases, and flanked by rough-faced brownstone ashlar surfaces; a wide, rectangular carved panel flanked by similar circular panels adorns the spandrel between the second and third stories; round-arch third-story fenestration grouped beneath matching labels and flanked by scrolled panels; synthetic

replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Brownstone step up to the areaway, which is enclosed by a low brownstone wall with a curved top; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

372 Sterling Place Four bays, including the full-height, three bay curved projection; partially painted façade (basement and stoop); box brownstone stoop with a banded base, sidewalls with curved tops and scrolled ends, balusters at the lower landing, eyebrow window in the base, and non-historic wrought-iron hand rails; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors and transom at the main entryway, which is flanked by flat pilasters with foliated caps and topped by a bracketed hood with a beaded lintel; banding at the basement façade; non-original central entryway with paneled wood-and-glass door covered with non-historic wrought-iron security gate; historic wrought-iron grilles at the basement windows; projecting water table; molded window sills in continuous bands above carved panels; beaded window surrounds, stained-glass transoms, and molded crown at the first story; non-historic wrought-iron security grilles at the first story windows; smooth piers topped by foliated caps and molded crown at the second story; rough-faced brownstone ashlar and prominent window keystones at the third story; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: Central basement window replaced by secondary entryway (prior to c.1940); original brownstone areaway wall removed (after c.1940). Site Features: Non-historic wrought-iron fence and gate at the areaway; non-historic wrought-iron lantern in the areaway; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

374 Sterling Place Four bays, including the full-height, three bay angular projection; non-original main entryway at ground level featuring historic paneled metal-and-glass door and transom flanked by flat pilasters and topped by a molded hood; non-historic wall lamps, buzzer panel and postal release box at the pilasters; beaded lintels and historic wrought-iron window grilles at the basement windows; projecting water table; Ionic pilasters and prominent hood featuring foliation and dentils at window in the original main entryway; continuous, molded sills above carved panels, egg-and-dart jamb moldings, and foliated crown at the angled first-story windows; molded window sills at the second and third stories (above carved panels at the third story); molded window surround at the easternmost second-story window, topped by an entablature with a carved frieze featuring foliation and a central shell motif; beaded lintels and surmounting denticulated crown above carved panels (with similar foliation/shells as the easternmost window) at the second story; banded façade, round-arch fenestration, and foliated keystones at the third story; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: The stoop and original entryway were removed and replaced with a ground-level entrance before c.1940. Site Features: Non-historic, paneled masonry wall at the areaway, topped by a low, non-historic wrought-iron fence; matching non-historic wrought-iron fence; non-historic wrought-iron lantern in the areaway; diamond plate hatch doors to the sub-basement; bluestone curb at the street..

376 Sterling Place Three bays, including the two-bay-wide curved projection; brownstone box stoop and sidewalls with curved coping, foliation, carved panel, non-historic wrought-iron hand rail, and semi-circular opening in the base filled with an historic wrought-iron grill covered with metal mesh; historic wrought-iron gate under the stoop; historic, paneled wood-and-glass double doors and transom at the main entryway with historic metal grilles, and a prominent hood with twisted cylindrically-shaped brackets on foliated bases; historic, wrought-iron overhead lamp; rusticated basement façade; projecting sills and historic wrought-iron grilles at the basement windows; ogee arch lintels with incised decoration at the basement; projecting water table; window sills in continuous moldings above carved panels; first-story fenestration flanked by brownstone piers on molded bases and topped by foliated caps; stained-glass transoms and

chamfered lintels at the first-story windows, which are topped by molded crown; banded stonework at the second-story façade above the main entryway; beaded window lintel above the main entryway; beaded window surrounds at the second-story bay projection; molded crown above the second story; flat lintels on foliated bands and rough-faced keystone at the third story fenestration; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall and a non-historic wrought-iron fence and gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

378 Sterling Place Three bays, including the two-bay-wide angled projection; possibly painted façade; rusticated brownstone box stoop, possibly resurfaced, and sidewalls with curved coping, scrolls and foliation; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors (with wrought-iron grilles) and transom at the main entryway, flanked by paired pilasters with foliated caps and topped by a molded hood on scrolled brackets; banded basement façade; non-historic synthetic casements at the basement; projecting water table; first-and-third-story window sills in continuous molded bands above carved panels; first-story windows flanked by flat pilasters with scrolled and foliated caps supporting flat lintels; prominent crown molding above the first story featuring elaborately-carved panels with cartouches, fleur-de-lis, medallions, foliation, and dentils; round-arch window at the bay above the main entryway with a molded sill above a carved cartouche and topped by a label molding and keystone; second-story sills at the projecting bays incorporated into the crown molding above the first story; third-story window sills in a continuous molding above carved panels; label moldings and molded hoods at the third story; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: Single pane and pivoted sash synthetic replacement windows at upper stories. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall and has bluestone-slab paving; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

380 Sterling Place Four bays, including the three-bay-wide angled bay; rough-faced brownstone, box stoop (with a rectangular opening in the base filled with a non-historic metal grille) and sidewalls with arched openings; historic wrought-iron gate under the stoop; round-arch main entryway with a chamfered jamb, historic paneled wood-and-glass double doors, curved transom, label molding with foliated ends and a scrolled keystone; non-historic wrought-iron wall lamps flanking the doorway; rough-faced brownstone ashlar at the basement façade; basement window sills in a continuous projecting band; non-historic wall lamp at the basement; molded crown at the basement; continuous, molded first-story window sills above convex panels with elaborate carvings; paired, attenuated columns with molded bases and foliated caps flank the first-story windows; non-historic wrought-iron window grilles at the basement and the first story; second-and-third-story window sills in continuous molded bands above carved panels; flat lintels above foliated panels at the second-and the third stories; molded crown above the second story; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Diamond plate hatch doors to the sub-basement; bluestone curb at the street.

382 Sterling Place Three bays; resurfaced and scored rough-faced stucco-covered brownstone stoop and sidewalls with curved copings and carved newel posts; historic, paneled wood-and-glass double doors and transom at the main entryway with historic metal grilles; historic wrought-iron gate under the stoop; resurfaced and scored rough-faced stucco-covered brownstone basement and projecting water table; historic wrought-iron grilles at the basement windows; first-story façade features wide piers, topped by elaborately-carved caps, flanking the entryway and windows and beveled lintels; molded sills above carved panels, transom lights, and non-historic

wrought-iron security grilles at the first story windows; elaborately carved crown moldings, featuring foliation and a central cartouches, above the first and second stories; molded second-and-third-story window sills in continuous bands; second-and-third-story fenestration grouped between attached half-columns; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Shallow, brownstone step-up to the areaway, which is enclosed by a low brownstone wall; wood hatch cover; bluestone curb at the street.

384 Sterling Place Four bays, including the three-bay-wide angular projection; possibly painted façade; rusticated, rough-faced brownstone box stoop with curved copings, foliation, and a semi-circular vent with a non-historic metal grille in the base; non-historic metal gate and non-historic overhead lamp under the stoop; historic, paneled wood-and-glass double doors and transom, chamfered jambs and lintel, and a molded hood at the main entryway; rough-faced brownstone ashlar at the basement; projecting water table; molded first-story window sills in a continuous band above a carved convex panel and below foliated panels that flank the entryway and fenestration; beveled jambs and lintels, and transom lights at the first story windows; second-and-third-story windows sills in continuous moldings (above carved panels at the easternmost bay at the second story and at the projecting bays at the third story); two-story, attached half columns on foliated brackets flank the projecting bays at the second and third stories; carved keystone featuring fleurs-de-lis at the second story windows; round-arch window with a surmounting label molding at the easternmost bay of the third story; molded crown above the projecting bays of the third story; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by low brownstone walls stopped by curved coping; bluestone curb at the street; bluestone slab paving in the areaway.

386 Sterling Place Three bays; brownstone stoop and sidewalls with curved copings, foliated ends, and non-original wrought-iron hand railings; non-historic metal gate and non-historic overhead lamp under the stoop; deeply-inset, historic paneled wood-and-glass doors and transom at the main entryway, which sits in a beaded and molded surround topped by a hood; historic wrought-iron window grilles at the basement; projecting water table; window sills in continuous moldings (with brackets at the first story) above foliated panels; beaded window moldings topped by molded hoods at the first story; transom lights and non-historic wrought-iron security grilles at the first story windows; bracketed hoods topped by gables and a molded crown at the second story; round-arch third-story fenestration topped by molded labels (springing from incised banding) and keystones at the third story; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall, topped by a non-historic wrought-iron fence and a matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

388 Sterling Place Three bays, including the two-bay-wide curved projection; brownstone box stoop and sidewalls with curved copings, low newel posts, rectangular base opening with an metal grill; and an open landing; non-historic wrought-iron railings at the stoop; historic paneled wood-and-glass double doors and transom at the main entryway, which is flanked by Ionic pilasters supporting a beaded lintel and banded and segmental gable filled with foliation; banded brownstone, beaded lintels, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills in continuous bands (above foliated panels at the first and third stories); rusticated piers topped by foliated caps at the first story; non-historic wrought-iron security grilles at the first story; foliated crown molding, incorporating the window lintels, at the first story; brownstone banding and a foliated keystone at the round-arch window in the

easternmost second-story bay; beaded window molding topped by foliated hoods at the projecting second-story bays; molded window surrounds and hoods at the third story; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by curved coping and a non-historic, wrought-iron fence and matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

390 Sterling Place Three bays; possibly painted façade; rough-faced brownstone ashlar stoop with curved copings, paneled newel posts, and non-historic wrought-iron railings; historic wrought-iron gate under the stoop; historic paneled wood and glass doors and round-arch transom at the main entryway; non-historic overhead lamp; rusticated, brownstone ashlar and historic wrought-iron window grilles at the basement; projecting water table; first-story window sills in a continuous molding above foliated panels; attached half-columns with foliated caps flank the main entryway and the first-story windows, which are grouped beneath label lintels with foliated brackets; round-arch, stained-glass transoms and non-historic wrought-iron security grilles at the first story windows; molded crown and triangular panels filled with foliation at the first story; second-and-third-story window sills in continuous molded bands with foliated ends; second-story fenestration grouped within a wide surround decorated with foliation; round-arch, third-story fenestration with rough-faced voussoirs and label moldings; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

392 Sterling Place Four bays, including the three-bay-wide angled projection; rough-faced brownstone ashlar box stoop and sidewalls with curving copings, foliation, non-historic wrought-iron grill in the base, and non-historic wrought-iron railings; deeply-inset, historic paneled wood-and-glass double doors and transom with a beaded surround and a foliated hood topped with finials; non-historic flanking wall lamps attached to the surround; rough-faced brownstone ashlar, ogee lintels with fleurs-de-lis, and historic wrought-iron window grilles at the basement; non-historic metal gate under the stoop; projecting water table; molded window sills in continuous bands above carved panels; rusticated piers with foliated bases and caps at the first story; transom lights and beaded lintels at the first story windows; molded crown at the first story; round-arch window with a label lintel on foliated panels and a prominent keystone at the easternmost second-story bay; beaded lintels on carved panels and a molded crown at the projecting second-story bays; piers with rough-faced bases and bands and foliated caps at the third story, which is topped by a molded crown; possibly historic one-over-one wood sash at the basement, first, and second stories; synthetic replacement sash at the third story; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

394 Sterling Place Three bays; round-arch fenestration; brownstone box stoop and sidewalls with rough-faced banding, curved coping, foliation, paneled newel posts, and non-historic wrought-iron grille at the base; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors (with historic wrought-iron grilles over the glass) and transom light at the round-arch entryway, which features an elaborate hood with foliated brackets, a rope molding, a bead molding, and a scrolled keystone incorporated into the molded crown that surmounts the first story; brownstone banding and historic wrought-iron window grilles at the basement; projecting water table; molded window sills in continuous bands above carved panels; historic stained-glass transoms and non-historic wrought-iron security grilles at the first story windows,

which are surmounted by similar hoods as the main entryway (except the keystones are flat); voussoirs (springing from molded bands), label moldings, and projecting keystones at the second-story window heads, which sit in a brownstone ashlar field, topped by a molded crown; banded brownstone and alternating smooth and rough-faced voussoirs and keystones (in a brownstone ashlar field) at the third story; synthetic replacement sash and squared-off aluminum panning throughout; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

396 Sterling Place Four bays, including the three-bay-wide curved projection; possibly painted façade; brownstone box stoop and sidewalls with curved coping, foliated ends, foliated panel at the lower landing, and non-historic wrought-iron gate, grille (at the base), and candelabra; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors with historic wrought-iron grilles and transom light at the main entryway, which is flanked by paneled pilasters with scrolled caps supporting a molded hood with dentils and surmounting blank panel; projecting window sills and historic wrought-iron window grilles at the basement windows; molded window sills in continuous bands (denticulated at the second story) above elaborately-carved panels at the first story, and second-and-third-story projecting bays; transom lights, non-historic wrought-iron grilles, and beveled lintels incorporated into the crown molding at the first-story windows; molded hood above the easternmost second-story window; second-story fenestration flanked by flat piers topped with foliated caps supporting flat lintels below a molded crown; label molding with scrolled ends at the round-arch window at the easternmost third-story bay; flat lintels and molded crown at the third-story projecting bays; synthetic replacement sash throughout (with squared-off aluminum panning at the round-arch window at the third story; prominent, galvanized iron roof cornice decorated with wreaths and garlands at the frieze, and egg-and-dart moldings in the crown. Significant Alterations: The treads and risers on the stoop have been covered with ceramic tiles. Site Features: Brownstone step-up to the areaway, which has non-historic tile paving; low brownstone wall topped by a non-historic wrought-iron fence and matching gate; ceramic tile paving at the areaway.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (March 9, 1901), 442.

398, 400, 402, 404, and 406 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1173/27, 28, 29, 30, and 31

Date: c.1904

Architect: Axel S. Hedman

Original Owner/Developer: C.G. Reynolds

Type: Row houses

Style/Ornament: Romanesque Revival/Renaissance Revival

Material: Brownstone facades; galvanized iron cornices

Stories: Three and basement

History

These five, three-story and basement, brownstone-fronted residences were designed in the Romanesque and Renaissance Revival styles by architect Axel S. Hedman, and were built in c.1904 by developer C.G. Reynolds at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Hedman arranged the row in an A-B-A-B-A pattern, alternating between

rounded and angular projecting bays. He unified the row through the use of Romanesque- and Renaissance-inspired ornament, such as rough-faced stone, foliated panels, bracketed entablatures, and carved medallions, as well as box stoops (all of which are intact) and similar iron cornices, decorated with foliation, dentils, and scrolled modillions. Over time, the painting of several of the facades, the replacement of most of the original sash, and the addition of new ironwork in the form of fences, gates, railings, and window grilles has introduced some alterations to the row, but on the strength of Hedman's original design, this fine ensemble has survived as a remarkably intact and significant example of row house architecture in the early twentieth century.

Description

398 Sterling Place Four bays, including the three-bay-wide curved projection; painted façade; rough-faced brownstone ashlar box stoop and smooth sidewalls with scrolled ends; non-historic wrought-iron railings on the stoop; segmental opening in the base of the stoop with an historic wrought-iron grille; non-historic paneled metal door under the stoop; historic paneled wood-and-glass double doors and transom at the main entry with an elaborate surround consisting of geometrically-carved moldings, scrolled brackets, foliated frieze, and a molded hood topped with finials and a central panel supporting a window sill; rough-faced brownstone ashlar, projecting window sills, historic wrought-iron window grilles at the basement façade, and non-historic wall lamp; projecting water table; molded window sills in continuous molded bands above carved panels at the first and third stories; band moldings at the first-story window heads; non-historic wall lamp and wrought-iron window grilles at the first story; carved medallions above the first story; round-arch window with a molded hood and incised keystone at the easternmost second-story bay; molded crown above the second story; rough-faced band above the third story; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with foliated panels, and egg-and-dart moldings, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; bluestone curb at the street; diamond plate hatch doors to the sub-basement; non-historic wrought-iron lantern.

400 Sterling Place Four bays, including the three-bay-wide angular projection; painted façade; rough-faced brownstone ashlar box stoop and smooth sidewalls with scrolled ends; non-historic wrought-iron railings on the stoop; segmental opening in the base of the stoop with an historic wrought-iron grille; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors (with historic wrought-iron grilles) and transom at the main entry with an elaborate surround consisting of fluted pilasters with caps decorated with florettes and bead molding, supporting a foliated entablature topped by a raised panel with decorative scrolls and a diamond-shaped central panel with a carved mask; non-historic overhead security lamp; rough-faced brownstone ashlar, projecting window sills, smooth lintels, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills in continuous bands, above carved panels at the first and the third stories; flat piers with molded caps flank the first-story windows, which have non-historic wrought-iron grilles; diamond-shaped panel with a florette and foliation above the central projecting first-story bay; gabled hood above the easternmost second-story bay; rough-faced band above the third story; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with foliated panels, and egg-and-dart moldings, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; bluestone curb at the street; diamond plate hatch doors to the sub-basement; non-historic wrought-iron lantern.

402 Sterling Place Four bays, including the three-bay-wide curved projection; possibly painted façade; rough-faced brownstone ashlar box stoop and smooth sidewalls with scrolled ends; historic wrought-iron hand rails on the stoop; segmental opening in the base of the stoop with an

historic wrought-iron grille; historic wrought-iron grille under the stoop; historic paneled wood-and-glass double doors with wrought-iron grilles and transom at the main entry with an elaborate surround consisting of geometrically-carved moldings, scrolled brackets, foliated frieze with a central florette, and a molded hood topped with finials and a central panel supporting a window sill; rough-faced brownstone ashlar, projecting window sills, and historic wrought-iron window grilles at the basement façade; projecting water table; molded window sills in continuous molded bands above carved panels at the first and third stories; band moldings at the first-story window heads; non-historic wrought-iron window grilles at the first story; carved medallions above the first story; round-arch window with a molded hood and incised keystone at the easternmost second-story bay; molded crown above the second story; rough-faced band above the third story; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with foliated panels, and egg-and-dart moldings, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Brownstone step-up to the areaway, which is enclosed by a low brownstone wall topped by a non-historic wrought-iron fence and matching gate; bluestone curb at the street; diamond plate hatch doors to the sub-basement; non-historic wrought-iron lantern.

404 Sterling Place Four bays, including the three-bay-wide angular projection; re-surfaced façade; rough-faced brownstone ashlar box stoop and smooth sidewalls with scrolled ends; non-historic wrought-iron railings on the stoop; segmental opening in the base of the stoop with an historic wrought-iron grille; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors (with historic wrought-iron grilles) and transom at the main entry with an elaborate surround consisting of fluted pilasters with caps decorated with florettes and bead molding, supporting a foliated entablature topped by a raised panel with decorative scrolls and a diamond-shaped central panel with foliated decoration; non-historic overhead lamps at the main and basement entryways; rough-faced brownstone ashlar, projecting window sills, smooth lintels, and historic wrought-iron window grilles at the basement; projecting water table; molded window sills in continuous bands, above carved panels at the first and the third stories; flat piers with molded caps flank the first-story windows; diamond-shaped panel with a florette and foliation above the central projecting first-story bay; gabled hood above the easternmost second-story bay; rough-faced band above the third story; non-original, but appropriate, wood windows with transoms and dentil molding at the first story; prominent, galvanized iron roof cornice decorated with foliated panels, and egg-and-dart moldings, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Non-original concrete step-up to the areaway, which is enclosed by a low non-historic concrete wall r pigmented to resemble brownstone topped by a non-historic wrought-iron fence and matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

406 Sterling Place Four bays, including the three-bay-wide curved projection; possibly painted façade; rough-faced brownstone ashlar box stoop and smooth sidewalls with scrolled ends; non-historic wrought-iron hand rails on the stoop; segmental opening in the base of the stoop with an historic wrought-iron grille; historic wrought-iron grille under the stoop; historic paneled wood-and-glass double doors and transom at the main entry with an elaborate surround consisting of geometrically-carved moldings, scrolled brackets, foliated frieze with a central florette, and a molded hood topped with finials and a central panel supporting a window sill; non-historic wall lamps flanking the doors; rough-faced brownstone ashlar, projecting window sills, and historic wrought-iron window grilles at the basement façade; projecting water table; molded window sills in continuous molded bands above carved panels at the first and third stories; band moldings at the first-story window heads; historic stained-glass transoms and non-historic wrought-iron window grilles at the first story; carved medallions above the first story; round-arch window with a molded hood and incised keystone at the easternmost second-story bay; molded crown above the second story; rough-faced band above the third story; synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with foliated panels, and egg-and-dart moldings, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Non-

original concrete step-up to the areaway, which is enclosed by a low non-historic concrete wall painted or pigmented to resemble brownstone, topped by a non-historic wrought-iron fence and matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street; non-historic wrought-iron lantern.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (Sept. 17, 1904), 615.

408, 410, 412, 414, 416, 418, and 420 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1173/32, 33, 34, 134, 35, 36, and 37

Date: c.1904

Architect: Axel S. Hedman

Original Owner/Developer: C.G. Reynolds

Type: Row houses

Style/Ornament: Renaissance Revival

Material: Brownstone facades, galvanized iron cornices.

Stories: Two and basement

History

These seven, two-story and basement, brownstone-fronted residences were designed in the Renaissance Revival style by architect Axel S. Hedman, and were built in c.1904 by developer C.G. Reynolds at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Hedman arranged the row in an A-B-A-B-A-B-A pattern, alternating between rounded and angular projecting bays. He unified the row through the use of Renaissance-inspired ornament, such as joined columns, molded entablatures, carved panels and bracketed cornices. Over time, the painting of some of the facades, the replacement of most of the original sash, the removal of one of the stoops (No. 414) and the addition of new ironwork in the form of fences, gates, railings, and window grilles, has introduced some alterations to the row. Nevertheless, most of Hedman's original design survives and is a remarkably intact and significant example of row house architecture of early twentieth century Brooklyn.

Description

408 Sterling Place Four bays, including the three-bay-wide curved projection; façade painted; rough-faced brownstone ashlar stoop and smooth sidewalls topped by non-historic wrought-iron railings; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors and transom, flanked by Corinthian columns on high bases and topped by an entablature with a carved panel featuring foliation, rosettes, and ribbons; non-historic overhead lamp; continuous, projecting window sills and non-historic wrought-iron window grilles at the basement; projecting water table; projecting window sills in continuous moldings and carved panels at the first and second stories; historic stained-glass transoms and non-historic wrought-iron window grilles at the first-story windows, which are flanked by smooth piers topped by carved caps decorated with foliation and shells; molded crowns above the first and second stories; flat window lintels and synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with egg-and-dart moldings, foliation, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Non-original concrete step-up to the areaway, which is enclosed by a low non-historic concrete wall painted or pigmented to resemble brownstone, topped by a non-historic wrought-iron fence and matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

410 Sterling Place Four bays, including the three-bay-wide angular projection; façade painted; rough-faced brownstone ashlar stoop and smooth sidewalls topped by non-historic wrought-iron railings; historic wrought-iron gate and non-historic overhead lamp under the stoop; historic paneled wood-and-glass double doors and transom, flanked by flat pilasters with Corinthian capitals on high bases and topped by an entablature with a carved panel featuring foliation, rosettes, and ribbons; non-historic overhead lamp; continuous, projecting window sills and non-historic wrought-iron window grilles at the basement; projecting water table; projecting window sills in continuous moldings and carved panels at the first and second stories; historic stained-glass transoms at the first-story windows, which are flanked by smooth piers topped by carved caps decorated with foliation; molded crowns above the first and second stories; flat window lintels and synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with egg-and-dart moldings, swags, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Non-original concrete step-up to the areaway, which is enclosed by a low non-historic concrete wall painted or pigmented to resemble brownstone, topped by a non-historic wrought-iron fence and matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street; non-historic wrought-iron lantern.

412 Sterling Place Four bays, including the three-bay-wide curved projection; façade painted; rough-faced brownstone ashlar stoop and smooth sidewalls topped by non-historic wrought-iron railings; non-historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors and transom, flanked by Corinthian columns on high bases and topped by an entablature with a carved panel featuring foliation, rosettes, and ribbons; continuous, projecting window sills and non-historic wrought-iron window grilles at the basement; projecting water table; projecting window sills in continuous moldings and carved panels at the first and second stories; historic stained-glass transoms at the first-story windows, which are flanked by smooth piers topped by carved caps decorated with foliation and shells; molded crowns above the first and second stories; flat window lintels and synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with egg-and-dart moldings, foliation, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Non-original concrete step-up to the areaway, which is enclosed by a low non-historic concrete wall painted or pigmented to resemble brownstone, topped by a non-historic wrought-iron fence and matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street; non-historic wrought-iron lantern.

414 Sterling Place Four bays, including the three-bay-wide angular projection; façade painted; non-original ground-level entryway with multi-pane wood-and-glass doors flanked by paneled jambs and flat pilasters supporting a molded hood that incorporates the window sill above; non-historic wall lamps attached to the pilasters; continuous, projecting window sills and non-historic wrought-iron window grilles at the basement; projecting water table; flat pilasters with Corinthian capitals on bases and surmounting entablature with a carved panel featuring foliation, rosettes, and ribbons at the first-story window at the location of the original entryway; projecting window sills in continuous moldings and carved panels at the first and second stories; historic stained-glass transoms at the first-story windows, including the window that replaced the original main entryway; first-story projecting bays flanked by smooth piers topped by carved caps decorated with foliation; molded crowns above the first and second stories; flat window lintels and synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with egg-and-dart moldings, swags, dentils, and scrolled modillions. Significant Alterations: The original stoop was removed and the main entryway relocated to ground level; the original brownstone areaway was also removed. Site Features: Non-historic wrought-iron fence and matching gate at the areaway; bluestone curb at the street; diamond plate hatch doors to the sub-basement.

416 Sterling Place Four bays, including the three-bay-wide curved projection; façade painted; rough-faced brownstone ashlar stoop and smooth sidewalls; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors and transom, flanked by Corinthian columns on high bases and topped by an entablature with a carved panel featuring foliation; non-historic

flanking lamps; continuous, projecting window sills and non-historic wrought-iron window grilles at the basement; projecting water table; projecting window sills in continuous moldings and carved panels at the first and second stories; historic stained-glass transoms at the first-story windows, which are flanked by smooth piers topped by carved caps decorated with foliation; molded crowns above the first and second stories; flat window lintels and synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with egg-and-dart moldings, foliation, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Non-original concrete step-up to the areaway, which is enclosed by a low non-historic concrete wall painted or pigmented to resemble brownstone, topped by a non-historic wrought-iron fence and matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street; non-historic wrought-iron lantern.

418 Sterling Place Four bays, including the three-bay-wide angular, projection rough-faced brownstone ashlar stoop and smooth sidewalls topped by non-historic wrought-iron hand railings; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors and transom, flanked by flat pilasters with Corinthian capitals on high bases and topped by an entablature with a carved panel featuring foliation; continuous, projecting window sills and non-historic wrought-iron window grilles at the basement; projecting water table; projecting window sills in continuous moldings and carved panels at the first and second stories; historic stained-glass transoms at the first-story windows, which are flanked by smooth piers topped by carved caps decorated with foliation; non-historic wrought-iron window grilles at the first story; molded crowns above the first and second stories; flat window lintels and synthetic replacement sash throughout; prominent, galvanized iron roof cornice decorated with egg-and-dart moldings, swags, dentils, and scrolled modillions. Significant Alterations: None. Site Features: Non-original concrete step-up to the areaway, which is enclosed by a low non-historic concrete wall painted or pigmented to resemble brownstone, topped by a non-historic wrought-iron fence and matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street; non-historic wrought-iron lantern.

420 Sterling Place Four bays, including the three-bay-wide curved projection; façade painted; rough-faced brownstone ashlar stoop and smooth sidewalls; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors and transom, flanked by Corinthian columns on high bases and topped by an entablature with a carved panel featuring foliation; non-historic wall lamp attached to the west jamb; continuous, projecting window sills and non-historic wrought-iron window grilles at the basement; projecting water table; projecting window sills in continuous moldings and carved panels at the first and second stories; historic stained-glass transoms and possibly historic one-over-one wood sash (covered with aluminum storm windows) at the first-story fenestration, which is flanked by smooth piers topped by carved caps decorated with foliation and shells; molded crowns above the first and second stories; flat window lintels throughout; synthetic replacement sash at the basement and second story; prominent, galvanized iron roof cornice decorated with egg-and-dart moldings, foliation, dentils, and scrolled modillions. Significant Alterations: Original areaway wall removed. Site Features: Concrete step-up to the areaway, which is enclosed by non-historic wrought-iron gates; bluestone curb at the street; wooden hatch.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (Sept. 17, 1904), 615.

426-428 and 430-434 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1173/38 and 40

Date: c.1908-1911

Architect: Not determined
Original Owner/Developer: Not determined
Type: Flats
Style/Ornament: Renaissance Revival
Material: Limestone at the basements; rusticated brick at the upper facades.
Stories: Four and basement

History

This pair of Renaissance Revival-style flats buildings was constructed between c.1908 and c.1911 at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. The architect and original owner have not been determined. The buildings display a variety of interesting and creative Renaissance-inspired detailing, including panels at the entryways with elaborately-carved urns, radiating window surrounds, brick quoins and, originally, molded terra-cotta cornices below open parapets (removed after c.1940). The facades, which remain largely intact, survive as significant examples of flats building design in early twentieth-century Brooklyn.

Description

426-428 and 430-434 Sterling Place (identical) Five bays at the basements and first stories; six bays at the upper stories; bays grouped in a shallow projection; paired fenestration in the end bays (round-arch at the third stories); wood-and-glass hoppers covered with non-historic wrought-iron grilles at the basement windows; recessed, non-historic metal doors at the basement; molded water tables; brownstone steps (with foliated decoration and non-historic wrought-iron railings) to the recessed main entryways, which have non-historic paneled wood-and-glass doors, transoms and sidelights, flanked by angled panels featuring elaborately-carved urns; projecting window sills, non-historic wrought-iron window grilles, and flat lintels incorporated into vertically-grooved moldings at the first stories, which are topped by crown moldings featuring blocks and incorporating the second-story window sills; angled panels with elaborately-carved urns (similar to those at the main entryways) at the end bays of the second and third stories, which have splayed keystones (and voussoirs at the third stories only); historic wrought-iron fire escapes; synthetic replacement sash throughout; stuccoed roof parapets. Significant Alterations: Replacement doors at the main entryways and original roof parapets altered (after c.1940). Site Features: Non-historic fences at the areaways; bluestone curbs at the street.

Significant References

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G.W. Bromley & Company, 1908); Hugo Ullitz, *Atlas of the Borough of Brooklyn, City of New York* (New York: E. Belcher Hyde & Company, 1911); New York City Division of Taxation photographs, c.1940.

436-440 and 442-446 Sterling Place

Borough of Brooklyn Tax Map Block/Lots: 1173/41, and 43

Date: c.1908-1911
Architect: Not determined
Original Owner/Developer: Not determined
Type: Flats
Style/Ornament: Renaissance Revival
Material: Rusticated limestone at the basements; rusticated brick at the upper facades.
Stories: Four and basement

History

This pair of Renaissance Revival-style flats buildings was constructed between c.1908 and c.1911 at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. The architect and original owner have not been determined. The buildings display a variety of interesting and creative Renaissance-inspired detailing, including panels at the entryways with elaborately-carved urns, wave moldings above the first stories, radiating window surrounds, brick quoins, stepped roof parapets with central cartouches, and, originally, bracketed cornices with clay-tile-covered roofs (removed after c.1940). The facades, which remain largely intact, survive as significant examples of flats building design in early twentieth-century Brooklyn.

Description

436-440 Sterling Place Five bays at the basement and first story; six bays at the upper stories; bays grouped in a shallow projection; paired fenestration in the inner bays of the first story and the end bays (segmentally-arched at the third story); basement fenestration sealed with concrete blocks; molded water table; non-historic wrought-iron gate to the basement passageway; non-historic pigmented cement steps (with non-historic wrought-iron railings) to the recessed main entryway, which has non-historic paneled wood-and-glass double doors and transom, flanked by angled panels featuring elaborately-carved urns; projecting window sills, non-historic wrought-iron window grilles, and flat lintels incorporated into a vertically-grooved molding, at the first story, which is topped by a crown molding featuring blocks and a wave molding, and incorporating the second-story window sills; angled panels with elaborately-carved urns (similar to those at the main entryway) at the end bays of the second and third stories, which have splayed keystones (and voussoirs at the third story only); historic wrought-iron fire escape; synthetic replacement sash throughout; stuccoed fascia below the battlemented roof parapet with a central shield of arms. Significant Alterations: Replacement door at the main entryway and original bracketed cornice removed and replaced by a stucco-covered fascia (after c.1940). Site Features: Non-historic fence at the areaway; bluestone curb at the street.

442-446 Sterling Place Similar to 436-440 Sterling Place; historic brownstone steps with non-historic wrought-iron railings to the main entryway, which has historic wrought-iron and glass double doors, transom, and non-historic overhead lamp; security grilles at the east bays of the first and second story only; synthetic replacement sash throughout. East Elevation: Irregular bay arrangement; cement stucco over the brickwork; segmental fenestration with projecting windows sills; synthetic replacement sash throughout; non-historic wrought-iron grilles at some of the windows; brick parapet with cast-iron coping. Significant Alterations: None. Site Features: Same as No. 436-440.

Significant References

George W. and Walter S. Bromley, *Atlas of the Borough of Brooklyn, City of New York* (Philadelphia: G.W. Bromley & Company, 1908); Hugo Ullitz, *Atlas of the Borough of Brooklyn, City of New York* (New York: E. Belcher Hyde & Company, 1911); New York City Division of Taxation photographs, c.1940.

118 TO 144 UNDERHILL AVENUE (WEST SIDE) Between Prospect Place and Park Place

118 Underhill Avenue (aka 310-318 Prospect Place)
Borough of Brooklyn Tax Map Block/Lot: 1159/43

Date: c.1892
Architect: William H. Reynolds
Original Owner/Developer: William H. Reynolds
Type: Flats
Style/Ornament: Renaissance Revival
Material: Brick, cast stone, brownstone
Stories: Four and basement

History

This Renaissance Revival style flats building was designed and built by William H. Reynolds c. 1892 at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in greater New York. The entrance surround with columns and rectangular pediment and the cornice with dentils, scroll leaf design and scroll brackets are characteristic of the Renaissance Revival style. The building is mostly intact, alterations include the replacement of windows and the entrance door.

Description

Underhill Avenue Façade: four bays at first through fourth stories including a full-height three-bay-wide curved bay; brownstone stoop with stone walls and wrought-iron railings; wood-and-glass transom above entrance door; door surround with engaged columns with stylized floral capitals and rectangular pediment with molded cornice; brownstone band below first story windows; stone lintels and sills incorporated into continuous bands; cornice with dentils, scroll leaf design and a scroll bracket at southern end; two brick chimneys. Alterations: stoop resurfaced; entrance door replaced by single wood-and-glass door; aluminum sash and panning; metal window grilles at first story; intercom and postal release box by door; light fixture above door; wire projecting through façade at northern-most first story window; southern chimney resurfaced with stucco; an antennae, four satellites dishes and a stair bulkhead at roof. Prospect Place Façade: six bays at basement; seven bays at first through fourth stories; rusticated brick; wrought-iron window grilles at basement; two-pane sash at eastern basement window; stone lintels and sills; second and third eastern windows at first through fourth stories with continuous lintels; fire escape; cornice with dentils, scroll leaf design and scroll bracket at western end. Alterations: aluminum sash and panning; second eastern-most basement window with plywood infill; three western basement windows with wire mesh; metal window grilles at four first-story windows; pipe at basement façade; light fixture and metal box with exposed conduit above first story windows. South Façade: fourth story partially visible over neighboring building; brick. Alterations: metal rooftop railing. West (rear) Façade: three bays at first through fourth stories; arch-headed lintel at basement; arch-headed window openings with brick header lintels and stone sills; two-over-two square-headed sash at first story (except the top sash of the northern window); corbelled cornice. Alterations: façade parged; aluminum sash and panning; pipe at basement façade; light fixtures and metal box and exposed conduit; leader; metal rooftop railing. Site Features: bluestone sidewalk curb except at corner and curb cut near rear yard; concrete front walkway; front and side areaway with planting areas; historic wrought-iron areaway fence and gate on concrete curb; concrete rear yard with concrete platform next to the building; metal hatch to basement at concrete platform; non-historic metal gate; chain link fence at southern rear lot line.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) file.

120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142 Underhill Avenue

Borough of Brooklyn Tax Map Block/Lots: 1159/44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55

Date: c.1896

Architect: William H. Reynolds

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Romanesque/Renaissance Revival

Material: Brownstone

Stories: Three and basement

History

These twelve Romanesque/Renaissance Revival style row houses were designed and built c. 1896 by William H. Reynolds at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row is unified by similar rough-faced stone stoops, third story enframements and cornices and feature Romanesque- and Renaissance-inspired ornament, such as rough-faced stone, foliated panels, round-arched fenestration and cornices decorated with scroll floral design. The row is mostly intact, alterations including painting of some of the facades and replacement of some of the windows and doors.

Description

120 Underhill Avenue Three bays including a full-height two-window-wide angled bay; rough-faced stone stoop with stone walls, southern wall is shared with No. 122; wrought-iron gate under the stoop; molded door surround with carved leaf design in spandrel and cornice incorporated into a continuous molded band; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; rough-faced stone lintels and window sills incorporated into a continuous band at basement; smooth stone band between the basement and first story; molded surrounds, molded sills with carved panels below and stained-glass transoms at first story windows; thin rough-faced stone banding at second story; keystone lintels with rough-faced outer voussoirs connected to the banding and molded sills with carved panels below at second story windows; third story with metal window enframingent with continuous molded lintel and sill, rectangular panels on either sides of the windows with circular designs, and a rectangular panel between the southern two windows with circular design; window enframingent attached to metal molded cornice with scroll floral design. Alterations: stoop resurfaced; façade painted; metal railings at stoop; main entrance doors replaced with double doors and arch-headed transom; window grilles at basement altered by the addition of two horizontal metal straps; storm windows at first story stained-glass transoms; metal window grilles at first story; aluminum sash and panning; remote utility meter with exposed conduit attached to basement façade; doorbell and light fixture with exposed conduit by door underneath the stoop; two light fixtures by main entrance door; sensor or camera above main entrance door; alarm by center second story window . West (rear) Façade: partially visible; three bays; arch-headed window openings with brick header lintels and stone sills; corbelled cornice. Alterations: parging; aluminum sash and panning; leader. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall and curb with non-historic metal fence and gate in areaway at front lot line; wood fence in rear yard.

122 Underhill Avenue Three bays; rough-faced stone stoop with stone walls, northern wall is shared with No. 120; wrought-iron gate under the stoop; door and windows at first story with chamfered corners, rough-faced splayed lintels and decorative carved panels with molding in between the top of the door and windows; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; rough-faced stone lintels and window sills

incorporated into a continuous band at basement; smooth stone band between the basement and first story; molded sills at first and second story windows with carved panels below first story windows; stained-glass transoms at first story; thin rough-faced banding and smooth stone splayed lintels at second story; third story with metal window enframingent with continuous molded lintel and sill, rectangular panels on either sides of the windows and between the windows with circular designs; window enframingent attached to metal molded cornice with scroll floral design. Alterations: stoop and façade painted; main entrance doors and transom replaced; window grilles at basement altered by the addition of two horizontal metal straps; storm windows at first story stained-glass transoms; aluminum sash and panning; doorbell by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; intercom, doorbells, plaque with house number, and security camera by main entrance; camera or sensor installed at cornice; antennae on roof. West (rear) Façade: partially visible; three bays; arch-headed window openings with brick header lintels and stone sills; corbelled cornice. Alterations: parging; aluminum sash and panning; wood-and-glass door at center bay of second story; leader. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; two poles and non-historic lamppost in areaway; low painted brownstone wall and curb with non-historic metal fence and gate in areaway at front lot line

124 Underhill Avenue Three bays with paired fenestration at the first story; rough-faced stone stoop with stone walls; wrought-iron gate under the stoop; first story door and paired window with carved keystone and tooled voussoirs connected to tooled banding; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; rough-faced stone lintels and window sills incorporated into a continuous band at basement; smooth stone band between the basement and first story; stained-glass transoms and continuous molded sill with carved panel below at first story; rough-faced banding at second story; arch-headed window openings at second story with rough-faced lintels incorporated into the banding and molded sills; third story with metal window enframingent with continuous molded lintel and sill, rectangular panels on either sides of the windows and between the windows with circular designs; window enframingent attached to metal molded cornice with scroll floral design. Alterations: stoop and façade painted; main entrance doors and transom replaced; aluminum sash and panning (including mullion at first story window); window grilles at basement altered by the addition of two horizontal metal straps; storm windows at first story stained-glass transoms; mailbox attached to door underneath the stoop; small metal plate by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; two flagpole holders by main entrance. West (rear) Façade: (partially visible) three bays; arch-headed window openings with brick header lintels and stone sills; one-story rear yard extension; corbelled cornice. Alterations: parging; aluminum sash and panning; leader. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low painted brownstone wall and curb in areaway at front lot line.

126 Underhill Avenue Three bays; rough-faced stone stoop with stone walls; wrought-iron gate under the stoop; first story door and windows with keystone with cornice incorporated into a molded band and rough-faced stone voussoirs with egg-and-dart enframingent supported by a carved band at top of the door and windows; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; rough-faced stone lintels and window sills incorporated into a continuous band at basement; smooth stone band between the basement and first story; arch-headed stained-glass transoms and molded sills with carved panels below at the first story; slightly recessed sills incorporated into a continuous molded band with slightly recessed carved panels below at second story windows; thin rough-faced banding between the second and third stories; third story with metal window enframingent with continuous molded lintel and sill, rectangular panels on either sides of the windows and between the windows with circular designs; window enframingent attached to metal molded cornice with scroll floral design. Alterations: painted stoop and façade; decorative carvings removed from first story keystones; metal stoop railings; main entrance doors replaced by door and arch-headed transom; aluminum

sash and panning; window grilles at basement altered by the addition of two horizontal metal straps; storm windows at first story stained-glass transoms; metal grilles at first story windows; remote utility meter with exposed conduit attached to basement façade; doorbell and mailbox by door underneath the stoop. West (rear) Façade: partially visible; three bays; arch-headed window openings with brick header lintels and stone sills; corbelled cornice. Alterations: parging; aluminum sash and panning; leader. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low painted brownstone wall and curb with non-historic metal fence and gate in areaway at front lot line.

128 Underhill Avenue Three bays; rough-faced stone stoop with stone walls; wrought-iron gate under the stoop; wood-and-glass double doors with transom; entrance door with articulated molding and lintel having a rectangular panel and carved triangular pediment; rough-faced stone basement with smooth stone banding; rough-faced stone lintels and window sills incorporated into a continuous band at basement; smooth stone band between the basement and first story; stained-glass transoms, articulated moldings, rectangular lintels with incised curls and molded cornices and continuous molded sill with carved panels below at first story windows; carved panel between first story windows; thin rough-faced banding at second story; carved keystones and rough-faced voussoirs connected to banding and molded sills with carved panels below (except at northern-most window) at second story; third story with metal window enframingent with continuous molded lintel and sill, rectangular panels on either sides of the windows and between the windows with circular designs; window enframingent attached to metal molded cornice with scroll floral design. Alterations: stoop and façade painted; stoop railings; metal window grilles at basement; storm windows at first story stained-glass transoms; aluminum sash and panning at first story; aluminum sash without panning at basement, second and third stories; remote utility meter with exposed conduit attached to basement façade; light fixture, intercom and mailbox by door underneath the stoop; intercom by main entrance; light fixture above main entrance; satellite dish on roof. West (rear) Façade: partially visible; three bays; arch-headed window openings with brick header lintels and stone sills; one-story rear yard extension; corbelled cornice. Alterations: parging; aluminum sash and panning; leader. Site Features: bluestone sidewalk curb; concrete areaway with planting area; metal hatch in areaway; low painted brownstone wall and curb in areaway at front lot line.

130 Underhill Avenue Three bays with paired fenestration at the first story; rough-faced stone stoop with stone walls; wrought-iron gate under the stoop; molded door surround with decorative carving in the spandrels and cornice incorporated into a continuous molded band; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; rough-faced stone lintels and window sills incorporated into a continuous band at basement; smooth stone band between the basement and first story; paired window with stone mullion, continuous lintel with rectangular pediment and paired engaged pendants with carved capitals and end pieces, and continuous sill incorporated into a band; thin rough-faced banding at second story; arch-headed window openings at second story with rough-stone voussoirs and continuous molded enframingent and molded sills with carved panel below; third story with metal window enframingent with continuous molded lintel and sill, rectangular panels on either sides of the windows and between the windows with circular designs; window enframingent attached to metal molded cornice with scroll floral design. Alterations: stoop and façade painted; metal railings at stoop; entrance doors replaced by metal gate, double doors and arch-headed transom; stained-glass transoms at first story removed and sealed by cement infill; mailbox, doorbell and metal awning by door underneath the stoop; remote utility meter and three meters all with exposed conduit attached to basement façade; aluminum sash and panning; intercom and doorbells by main entrance; window grilles at basement altered by the addition of two horizontal metal straps; metal grilles at first story windows. West (rear) Façade: partially visible; three bays; arch-headed window openings with brick header lintels and stone sills; corbelled cornice. Alterations: parging; aluminum sash and panning; leader. Site Features: bluestone sidewalk curb; painted

concrete areaway with metal hatch; pole in areaway; low painted brownstone wall and curb with non-historic metal fence and gate in areaway at front lot line.

132 Underhill Avenue Similar to No. 122. Alterations: stoop and façade painted; metal railings at stoop; metal vent installed at stoop wall; stained-glass transoms at first story windows appear to have been removed; entrance doors and transom replaced with new and transom and wood side panel with intercom; two light fixture by main entrance; aluminum sash and panning (except no panning at third story); remote utility meter and spigot attached to basement façade; intercom and meter by door underneath the stoop. West (rear) Façade: (partially visible) three bays; arch-headed window openings with brick header lintels and stone sills; corbelled cornice. Alterations: parging; aluminum sash and panning; leader. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low painted brownstone wall and curb with non-historic metal fence and gate in areaway at front lot line.

134 Underhill Avenue Similar to No. 126; decorative carving at first story keystones remains; thin rough-faced stone banding at second story; keystone lintels with rough-faced outer voussoirs connected to the banding and molded sills at second story windows; no rough-faced stone band between the second and third stories. Alterations: stoop and façade painted; entrance doors replaced by double doors and arch-headed transom; aluminum sash and panning (except first story stained-glass transoms remain and no panning at third story); storm windows at first story transoms; metal windows grilles at first story; metal railing at stoop; two remote utility meters with exposed conduit attached to basement façade; intercom, postal release box and two light fixtures by main entrance. West (rear) Façade: partially visible; three bays; arch-headed window openings with brick header lintels and stone sills; corbelled cornice. Alterations: parging; aluminum sash and panning; leader. Site Features: bluestone sidewalk curb; concrete areaway with planter; metal hatch in areaway; low painted brownstone wall and curb with non-historic metal fence and gate in areaway at front lot line.

136 Underhill Avenue Three bays; rough-faced stone stoop with stone walls; wrought-iron gate under the stoop; door lintel with rectangular pediment and paired engaged pendants with carved capitals and end pieces, and continuous molded lintel incorporated into a band; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; rough-faced stone lintels and window sills incorporated into a continuous band at basement; smooth stone band between the basement and first story; molded window surrounds with molded sills and carved panels below at first story; thin rough-faced banding at second story; arch-headed window openings at second story with rough-stone voussoirs and continuous molded enframing and molded sills with carved panel below; third story with metal window enframing with continuous molded lintel and sill, rectangular panels on either sides of the windows and between the windows with circular designs; window enframing attached to metal molded cornice with scroll floral design. Alterations: entrance doors and transom replaced; stained-glass transoms at first story appear to have been removed; aluminum sash; aluminum panning at basement and first story; doorbell by door underneath the stoop; three doorbells by main entrance. West (rear) Façade: partially visible; three bays; arch-headed window openings with brick header lintels and stone sills; corbelled cornice. Alterations: parging; aluminum sash and panning; leader. Site Features: bluestone sidewalk curb; concrete areaway with planting area; low painted brownstone wall and curb with non-historic metal fence and gate in areaway at front lot line.

138 Underhill Avenue Similar to No. 124; first story paired window has wood engaged column mullion. Alterations: entrance doors replaced; aluminum sash and panning (first story stained-glass transoms remain); storm windows at first story transoms; metal railings at stoop; metal windows grilles at first story; northern window grille at basement altered by the addition of three horizontal metal straps; southern window grille at basement altered by the addition of two horizontal metal straps and altered to accommodate an air conditioner; mailbox attached to door underneath the stoop; doorbell and light fixtures by door underneath the stoop; doorbells by main entrance. West (rear) Façade: partially visible; three bays; arch-headed window openings with

brick header lintels and stone sills; corbelled cornice. Alterations: parging; aluminum sash and panning; leader. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low brownstone wall and curb at front lot line; non-historic metal fence and gate in areaway.

140 Underhill Avenue Similar to No. 122; decorative carved keystones at first story; arch-headed window openings at the second story with carved keystone and rough-faced outer voussoirs connected to the banding. Alterations: stoop and façade painted; aluminum sash and panning (except no panning at basement) stained-glass transoms at first story removed; entrance doors replaced (historic wood-and-glass transom remains); mailbox attached to door underneath the stoop; doorbells by door underneath the stoop and main entrance; metal windows grilles at first story; remote utility meter and metal box with exposed conduit attached to basement façade; window grilles at basement altered by the addition of two horizontal metal straps. West (rear) Façade: partially visible; three bays; arch-headed window openings with brick header lintels and stone sills; corbelled cornice. Alterations: parging; aluminum sash and panning; leader. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low painted brownstone wall and curb at front lot line.

142 Underhill Avenue Similar to No. 134. Alterations: stoop and façade painted; stained-glass transoms at first story removed; aluminum sash; storm windows; doorbell by door underneath the stoop; remote utility meter with exposed conduit attached to basement façade; exposed conduit at basement; entrance doors replaced by doors and transom; intercom and two light fixtures by main entrance; decorative carving removed from northern window keystone at first story; some spalling; air conditioner unit and three satellites dishes at roof. West (rear) Façade: partially visible; three bays; arch-headed window openings with brick header lintels and stone sills; corbelled cornice. Alterations: parging; aluminum sash and panning; leader. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low painted brownstone wall and curb at front lot line.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (April 11, 1896), 647.

144 Underhill Avenue (aka 337-347 Park Place)

Borough of Brooklyn Tax Map Block/Lot: 1159/56

Date: c. 1896

Architect: William H. Reynolds

Original Owner/Developer: William H. Reynolds

Type: Row house

Style/Ornament: Renaissance Revival

Material: Brownstone and brick

Stories: Three and basement

History

This Renaissance Revival style row house was designed and built c. 1896 by William H. Reynolds at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. This imposing house features Renaissance-inspired ornament, such as rough-faced stone banding, foliated panels, fluted columns and a cornice decorated with dentils, scroll floral design and scroll brackets. The house is remarkably intact, alterations include the replacement of windows. A free-standing two-car garage was built in the southwest corner of the

lot c. 1927. The Kurdish Library, founded by Vera Beaudin Saeedpour, has been located on the first story of this house since it opened in 1986.

Description

Underhill Avenue Façade: three bays; L-shaped rough-faced stone stoop with stone walls, carved leaf design, rectangular opening at front lot line wall and wrought-iron fence at north wall; wrought-iron gate under the stoop; wood-and-glass double doors with transom; molded door surround with cornice incorporated into a into a continuous molded band; wrought-iron window grilles at basement; rough-faced stone basement with smooth stone banding; rough-faced stone lintels and window sills incorporated into a continuous band at basement; smooth stone band between the basement and first story; thin rough-faced banding at first, second and third stories; stained-glass transoms and molded window surrounds at first story with lintels and sills incorporated into continuous molded bands and carved panels below; second story windows with incised dentils above, lintels with rough-faced stone, sunburst design and molded cornice and molded sills with carved panels below; arch-headed window openings at third story with carved keystones and rough-faced voussoirs connected to the banding and molded sills; cornice with dentils, scroll design and scroll console at northern end. Alterations: rectangular opening at stoop sealed by cement infill; metal grilles attached to outside of glass panels of main entrance doors; aluminum sash and panning (except no panning at third story); storm windows at first story transoms; remote utility meter with exposed conduit attached to basement façade; doorbells and bronze plaque (“The Kurdish Library”) by main entrance; some spalling at stoop and façade.

Park Place Façade: two visible bays at basement; four bays at first story; two bays at second and third stories; red brick with brownstone details; wrought-iron window grilles at basement; rough-faced stone lintels at basement; brownstone band between basement and first story; two eastern-most first story window with stained-glass transoms; eastern-most and two western first story window with molded sills; brownstone surround at second eastern-most first story window with fluted pilasters and carved capitals and incised bracketed molded sill with carved panel; all lintels at first story similar to second story windows of the Underhill Avenue façade; two brick pilasters at the second and third stories framing the windows with a brownstone band between the two stories, channeling and a brownstone end piece at the second story; second story windows with incised bracketed rough-faced rectangular lintel and triangular pediment and molded sills; rough-faced banding at second story sills between the brick pilasters; smooth stone banding at second story lintels between the brick pilasters; thin rough-faced banding between the brick pilasters; arch-headed windows at the third story with carved keystone and thin rough-faced stone voussoirs connected to the banding with brick headers in between and molded sills; cornice with dentils, scroll design and scroll console at western end; brick rear yard extension at basement and first story with two visible first story arch-headed window openings with brick header lintels, and a molded cornice. Alterations: aluminum sash and panning (except no panning at third story); satellite dish at roof.

North Façade: fourth story partially visible over neighboring building; brick.

West (rear) Façade: partially visible; three bays; red brick; arch-headed window openings with brick header lintels and stone sills; three-window-wide bay at rear yard extension; rear wall lower than side parapet wall; corbelled cornice. Alterations: aluminum sash and panning; leader.

Garage: free-standing one story, two-car painted brick garage facing Park Place; shed roof with asphalt tiles above doors; modern garage doors.

Site Features: bluestone sidewalk curb except at corner; areaway and eastern part of side yard with low brownstone wall and non-historic metal fence and gate; historic wrought-iron fence on concrete curb at western part of the side yard; concrete walkway and planting area in areaway; metal hatch in areaway; planting area at side yard; wood fence at rear yard and side yard at rear yard extension.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (April 18, 1896), 691; Marvine Howe, "Kurdish Culture Finds Brooklyn Home," *New York Times* (March 23, 1986), 42; Douglas Martin, "About New York: A Brooklyn Woman Shares a Certain Sadness with the Kurds," *New York Times* (April 27, 1991), 29; Tara Bahrapour, "On This Ordinary Block in Brooklyn, the Kurds are Always in the News," *New York Times* (November 2, 2003), CY5; Deborah Baldwin, "The Home as Cultural Refuge," *New York Times* (April 12, 2009), RE 7.

146 TO 174 UNDERHILL AVENUE (WEST SIDE)

Between Park Place and Sterling Place

146 Underhill Avenue (aka 344 Park Place)

Borough of Brooklyn Tax Map Block/Lot: 1165/47

See: 344 Park Place

152, 154 Underhill Avenue

Borough of Brooklyn Tax Map Block/Lot: 1165/48, 49

Date: c.1906

Architect: Benjamin Driesler

Original Owner/Developer: Wilfred Burn

Type: Row houses

Style/Ornament: Renaissance Revival

Material: Limestone, brownstone, metal cornice

Stories: Two and basement

History

These Renaissance Revival style two-family row houses were designed by architect Benjamin Driesler and built c. 1906 by Wilfred Burn at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The row and the adjoining houses at 156-164 Underhill Avenue are comprised of two repeating designs, one with a curved bay and the other with an angled bay, that were also used around the corner at 336-344 Park Place. The basement and stoop are brownstone and the upper stories are limestone. The row is unified with the other houses on Underhill Avenue and around the corner on Park Place by their high stoops and restrained Renaissance-inspired style ornament, such as door surrounds with columns and dentils at the houses with the curved bays, incised scroll and leaf designs at the houses with the angled bay, and cornices with modillions, dentils and leaf scroll design. The houses are mostly intact, alterations include the replacement of windows and alterations at the entrance underneath the stoop at No. 152.

Description

152 Underhill Avenue Four bays including a full-height three-window-wide angled bay; rough-faced stone stoop with stone walls; wrought-iron gate under the stoop; wood-and-glass double doors with transom; door surround with pilasters with carved capitals, incised dentils at the lintel and a molded cornice; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; band between the basement and first story; window sills incorporated into a continuous molded band at first and second stories; incised lines at top of the

first story windows; continuous molded band above the first and second story windows; cornice with modillions, dentils and scroll leaf design. Alterations: stoop and façade painted; stoop partially resurfaced; metal railings installed on stoop prior to 1939; aluminum sash and panning; remote utility meter with exposed conduit attached to basement façade; light fixture by door underneath the stoop; mailbox attached to door underneath the stoop; two light fixtures and doorbells by the main entrance; metal grilles attached to inside of glass panels of main entrance doors; metal windows grilles at first story; antennae on roof. North Façade: brick facade; one small arch-headed window opening at first and second stories; square-headed one-over-one double-hung sash at the first story; metal ties between basement and first story and first and second stories. Alterations: parging; aluminum sash at second story; exposed conduit near stoop. Site Features: bluestone sidewalk curb; concrete areaway; metal cover over hatch; low painted brownstone wall in areaway at front lot line; non-historic areaway fence and gate.

154 Underhill Avenue Four bays including a full-height three-window-wide curved bay; rough-faced stone stoop with stone walls; wrought-iron gate under the stoop; wood-and-glass double doors with transom; molded door surround with cornice and scroll pediment with carved design; wrought-iron window grilles at basement; basement window sills incorporated into a continuous band; band between the basement and first story; window sills incorporated into a continuous molded band; incised lines at top of the first story windows with semi-circular carved leaf design above the windows; window sills incorporated into a continuous molded band at first and second stories; continuous molded band above the first and second story windows; cornice with modillions, dentils and leaf scroll design. Alterations: stoop and façade painted; metal railings installed on stoop prior to 1939; aluminum sash and panning; two remote utility meters with exposed conduit attached to basement façade; doorbell by door underneath the stoop; doorbell and intercom by main entrance; metal grilles attached to inside of glass panels of main entrance doors and transom. Site Features: bluestone sidewalk curb; concrete areaway with metal hatch; low painted brownstone wall in areaway at front lot line; non-historic areaway fence and gate.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files.

156, 158, 160, 162, 164 Underhill Avenue

Borough of Brooklyn Tax Map Block/Lot: 1165/50, 51, 151, 52, 53

Date: c. 1906

Architect: probably Benjamin Driesler

Original Owner/Developer: probably Wilfred Burn

Type: Row houses

Style/Ornament: Renaissance Revival

Material: Limestone, brownstone, metal cornice

Stories: Two and basement

History

These Renaissance Revival style row houses were probably designed by architect Benjamin Driesler and built c. 1906 by Wilfred Burn at a time when the development of Prospect Park and improvements in transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. No NB has been found. The row and the adjoining houses at 152-154 Underhill Avenue are comprised of two repeating designs, one with a curved bay and the other with an angled bay, that were also used around the corner at 336-344 Park Place. The basement and stoop are brownstone and the upper stories are limestone. The row is unified with the other houses on Underhill Avenue and around the corner on Park Place by

their high stoops and restrained Renaissance-inspired style ornament, such as door surrounds with columns and dentils at the houses with the curved bays, incised scroll and leaf designs at the houses with the angled bay, and cornices with modillions, dentils and leaf scroll design. No. 164 has two rather than three bays. The houses are mostly intact, alterations include the replacement of windows and the removal of the stoop at No. 164.

Description

156 Underhill Avenue Similar to 152 Underhill Avenue. Alterations: stoop resurfaced; metal railings installed on stoop prior to 1939; aluminum sash and panning; remote utility meter with exposed conduit attached to basement façade; metal awning, light fixture and doorbell by door underneath the stoop; intercom by main entrance; light fixture above main entrance; metal grilles attached to inside of glass panels of main entrance doors; metal windows grilles at first story; cement-covered chimney. Site Features: bluestone sidewalk curb; concrete areaway with planting area; metal hatch and pole in areaway; low brownstone wall in areaway at front lot line; non-historic areaway fence and gate.

158 Underhill Avenue Similar to 152 Underhill Avenue. Alterations: stoop resurfaced; metal railings installed on stoop; aluminum sash and panning; remote utility meter with exposed conduit attached to basement façade; light fixture by door underneath the stoop; doorbell by main entrance; metal grilles attached to inside of glass panels of main entrance doors; metal windows grilles at first story; satellite dish on roof. Site Features: bluestone sidewalk curb; concrete areaway with planting area; metal hatch in areaway; low brownstone wall in areaway at front lot line; non-historic areaway fence and gate; gooseneck pipe by stoop.

160 Underhill Avenue Similar to 154 Underhill Avenue. Alterations: stoop resurfaced and tinted or painted; metal railings at stoop; aluminum sash and panning; remote utility meter with exposed conduit attached to basement façade; light fixture above main entrance; doorbells by main entrance; metal grilles attached to inside of glass panels of main entrance doors. Site Features: bluestone sidewalk curb; tinted or painted concrete areaway with planting area; metal hatch with pipe in areaway; low brownstone wall in areaway at front lot line; non-historic areaway fence and gate; gooseneck pipe by stoop.

162 Underhill Avenue Similar to 152 Underhill Avenue. Alterations: stoop resurfaced; stoop and façade painted; metal railings at stoop; aluminum sash and panning; storm windows at basement; remote utility meter with exposed conduit attached to basement façade; doorbell by door underneath the stoop and main entrance; light fixture above main entrance. Site Features: bluestone sidewalk curb; concrete areaway; metal cover over hatch in areaway; pole in areaway; low painted brownstone wall in areaway at front lot line; non-historic areaway fence and gate; gooseneck pipe by stoop.

164 Underhill Avenue Similar to 152 Underhill Avenue; three bays with two-window-wide angled bay; door surround similar to 154 Underhill Avenue. Alterations: stoop removed; basement entry with wood-and-glass door, rough-faced stone surround, concrete steps and metal railing; door opening at first story altered to accommodate a window; base painted; aluminum sash and panning; antennae on roof. Site Features: bluestone sidewalk curb; concrete areaway; metal cover over hatch in areaway; metal pole in areaway; non-historic areaway fence and gate; gooseneck pipe by basement entrance.

Significant References

New York City Department of Taxes, photographic record c. 1939.

172-174 Underhill Avenue (aka 333-343 Sterling Place and 357 Sterling Place (display address))

Borough of Brooklyn Tax Map Block/Lot: 1165/54
See: 333-343 Sterling Place

**147 TO 151 UNDERHILL AVENUE (EAST SIDE)
Between Prospect Place and Park Place**

147-151 Underhill Avenue (aka 349-355 Park Place)

Borough of Brooklyn Tax Map Block/Lot: 1160/1
Building Name: former Mount Prospect Laboratory, now Community School District 13,
New York City Department of Education
See: 349-355 Park Place

**153 TO 179 UNDERHILL AVENUE (EAST SIDE)
Between Park Place and Sterling Place**

153 Underhill Avenue (aka 350 Park Place)

Borough of Brooklyn Tax Map Block/Lot: 1166/14

Date: c.1897

Architect: William H. Reynolds

Original Owner/Developer: William H. Reynolds

Type: Row house

Style/Ornament: Renaissance Revival/Romanesque Revival

Material: Brownstone (facing Underhill Avenue); brick (facing Park Place) and at the rear (including the extension).

Stories: Three and basement.

History

The three-story and basement, brownstone-fronted row house was designed in the Renaissance Revival/Romanesque Revival styles by William H. Reynolds, who was also listed as the developer, in c.1897 at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The main façade is distinguished by Renaissance-inspired elements such as wide moldings around the door and windows and bracketed hoods, as well as Romanesque-style details as foliage and rough-faced stone. The Park Place façade displays stained-glass transoms, beveled lintels topped by curved pediments featuring sunbursts, and projecting second-story lintels on scrolled brackets and topped by pediments with sunbursts. The building is remarkably intact, and is a significant example of row house architecture in late-nineteenth-century Brooklyn.

Description

Underhill Avenue Façade: Three bays; rough-faced brownstone bands at the basement and first story; rough-faced brownstone box stoop with scrolled sidewalls and surmounting, non-historic railings and fencing; historic paneled wood-and-glass double doors and transom at the main entryway with a molded surround and hood, supported on foliated brackets; historic wrought-iron gate under the stoop; projecting sills in a continuous band, rough-faced brownstone lintels, and historic wrought-iron grilles at the basement windows; projecting water table; molded first-story window sills above foliated reliefs; molded first-story window surrounds with hoods on foliated brackets; historic stained-glass transoms and non-historic wrought-iron security grilles at the first-story windows; second-story window sills in a continuous molded band above curved panels decorated with swags; molded window surrounds at the second story topped by hoods on scrolled

brackets; molded third-story window sills (in a continuous band above carved panels) on shallow brackets; molded window surrounds and lintels at the third story; synthetic replacement sash throughout; metal roof cornice with scrolled brackets, a foliated frieze, and a dentil course. Park Place Façade: Unknown number of bays at the basement, which is almost completely obscured by a high wood fence; four bays at the first story; two bays at the second and third stories; non-original and altered projecting former entryway to the basement, characterized by brick construction topped by a gabled roof, non-historic glass-block infill at the original doorway (which is flanked by flat pilasters with attached lamps) and windows, and non-historic wrought-iron security grilles; projecting water table; altered or inserted first-story window at the second bay from the west; historic fenestration at the other first story bays with molded sills, stained-glass transoms, and beveled lintels topped by curved pediments featuring sunbursts; non-historic wrought-iron windows grilles at the two western bays; second-story window sills in a continuous band; brownstone band at the second story; beveled and projecting second-story lintels on scrolled brackets and topped by pediments with sunbursts; round-arch third-story fenestration with molded window sills in a continuous band and prominent keystones decorated with foliation; rough-faced brownstone banding at the third story; synthetic replacement sash throughout; projecting chimney flues (with vertical paneling) on scrolled brackets; metal roof cornice with scrolled brackets, a foliated frieze, and a dentil course. Rear Extension: One story and basement with angular rear projection; one bay facing Park Place, featuring a window that matches those at the first story of the main Park Place façade; molded water table; projecting window sills and stained-glass transom at the angled bay of the rear extension facing Park Place; smaller window at the bay facing east; molded metal cornice; brick chimney; non-historic wrought-iron fire escape; electrical conduits. Rear Elevation: Three bays; painted brick; segmental fenestration with projecting sills, synthetic replacement sash, and non-historic wrought-iron grilles; diagonally set dentils below a simple molded metal cornice. Significant Alterations: Non-original basement entryway on Park Place, with later alterations. Site Features: Brownstone step-up to the areaway; which is enclosed by a non-original concrete wall (painted) topped by non-historic wrought-iron fence with matching gate; high, non-historic wood stockade fence on Park Place; brick posts facing Park Place; bluestone curb on Park Place. Related Structure: One-bay, brick garage (facing Park Place and painted) with non-historic metal paneled roll-up door, header course lintel, and checkerboard parapet.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (Aug. 28, 1897), 315.

155, 157, 159, 161, 163, 165, 167, 169, 171, 173 and 175 Underhill Avenue

Borough of Brooklyn Tax Map Block/Lost: 1166/13, 12, 11, 10, 9, 8, 7, 6, 5, 4, and 3

Date: c.1897

Architect: William H. Reynolds

Original Owner/Developer: William H. Reynolds

Type: Row houses

Style/Ornament: Renaissance Revival/Romanesque Revival

Material: Brownstone

Stories: Three and basement

History

These eleven, three-story and basement, brownstone-fronted residences were designed in the Renaissance and Romanesque Revival styles by William H. Reynolds, who was also listed as the developer, in c.1897 at a time when improvements in the area's transportation hastened the

construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. Each facade in this row is an individual design, unified with the others through the use of matching proportions and a consistent roofline, including similarly-detailed metal cornices. By employing a variety of arches and a plethora of Renaissance- and Romanesque-inspired ornament, such as pediments, wide moldings, bracketed hoods, vousoirs, foliated panels and rough-faced stone, Reynolds was able to produce intense visual interest among otherwise similar facades. Over time, the painting of several of the buildings, the replacement of most of the original sash, and the addition of new ironwork in the form of fences, gates, railings, and window grilles have introduced some alterations to the row, but on the strength of Reynolds' original design, this fine ensemble has survived as a remarkably intact and significant example of row house architecture in turn-of-the-century Brooklyn.

Description

155 Underhill Avenue Three bays; painted façade; rough-faced brownstone stoop with brownstone sidewalls topped by non-historic wrought-iron railings; historic wrought-iron gate under the stoop; round-arch main entryway, featuring inset historic paneled wood-and-glass double doors, molded label on short colonettes, and scrolled keystone; brownstone ashlar basement façade with continuous projecting window sills, historic wrought-iron window grilles, and rough-faced brownstone lintels; projecting water table; first-story window sills in a continuous molded bands above foliated panels; round-arch first-story fenestration, featuring historic stained-glass transoms, short colonettes, molded labels, scrolled keystones, and non-historic wrought-iron window grilles; molded crown at the first story; molded second-story window sills above foliated panels; round-arch second-story fenestration with foliated keystones and molded hoods; third-story windows with sills in a continuous molded band, flanking paneled pilasters with molded caps, and molded lintels incorporated into the bottom molding of the metal cornice, which is decorated with foliation, scrolled brackets, and an egg-and-dart molding; synthetic replacement sash throughout. **Rear Elevation (partially visible from Park Place):** Three bays; segmental fenestration with projecting sills and synthetic replacement sash; diagonally set dentils below a simple molded metal cornice. **Significant Alterations:** None. **Site Features:** Brownstone step-up to the areaway, which is enclosed by a low masonry wall, painted and topped by a non-historic wrought-iron fence which extends to include a matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street;

157 Underhill Avenue Three bays at the basement (including the stoop), and at the second and third stories; two bays at the first story with paired fenestration; painted façade; rough-faced brownstone stoop with brownstone sidewalls topped by non-historic wrought-iron railings; historic wrought-iron gate under the stoop, topped by a non-historic metal awning; historic paneled wood-and-glass double doors and transom at the main entryway, which is topped by an elaborately-carved gabled lintel supported by squat Corinthian pilasters on foliated bases; rusticated brownstone basement with projecting sills, rough-faced lintels, and historic wrought-iron grilles at the windows; projecting water table; molded window sills at the first and second stories (above a foliated panel with central shield at the first story); molded window surround with foliated bases and surmounting, elaborately-carved gable; non-historic wrought-iron window grille at the first story; rough-faced banding at the second story; projecting window sills and molded window surrounds at the second story; third-story windows with sills in a continuous molded band, flanking paneled pilasters with molded caps, and molded lintels incorporated into the bottom molding of the metal cornice, which is decorated with foliation, scrolled brackets, and an egg-and-dart molding; synthetic replacement sash throughout. **Rear Elevation (partially visible from Park Place):** Three bays; segmental fenestration with projecting sills and synthetic replacement sash; diagonally set dentils below a simple molded metal cornice. **Significant Alterations:** None. **Site Features:** Brownstone step-up to the areaway, which is enclosed by a low masonry wall, painted and topped by a non-historic wrought-iron fence which extends to include

a matching gate; non-historic wrought-iron lantern; metal hatch to the sub-basement; bluestone curb at the street.

159 Underhill Avenue Three bays; rough-faced brownstone stoop with brownstone sidewalls topped by non-historic wrought-iron railings; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors and transom at the main entryway, which has a molded surround with ears, foliation, and surmounting ogee arch; non-historic overhead lamps at the main entryway; rough-faced brownstone ashlar at the basement; projecting sills in a continuous band and historic wrought-iron grilles at the basement windows; projecting water table; molded window sills (above foliated panels at the first story; on convex foliated bases at the second story; in a continuous band at the third story); molded window surrounds with ears, rosettes, and ogee arches at the first story, which also have replacement transoms; rough-faced bands and ogee window lintels at the second story; third-story windows with flanked by paneled pilasters with molded caps, and molded lintels incorporated into the bottom molding of the metal cornice, which is decorated with foliation, scrolled brackets, and an egg-and-dart molding; synthetic replacement sash throughout. Significant Alterations: Original stained-glass transoms at the first-story windows replaced. Site Features: Brownstone step-up to the areaway, which is enclosed by a low masonry wall, painted and topped by a non-historic wrought-iron fence which extends to include a matching gate; non-historic wrought-iron lantern; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

161 Underhill Avenue Three bays; rough-faced brownstone stoop with brownstone sidewalls topped by non-historic wrought-iron railings; historic wrought-iron gate under the stoop; round-arch main entryway with inset historic paneled wood-and-glass double doors and projecting frontispiece, consisting of paneled pilasters with molded caps, scrolled keystone flanked by foliation, and surmounting molded crown; non-historic overhead lamp; brownstone banding, projecting window sills in a continuous molding, rough-faced lintels, historic wrought-iron grilles, and non-historic wall lamp at the basement; projecting water table; molded window sills in a continuous band above foliated panels at the first story; molded, round-arch lintels on foliated bases at the first story windows, which have historic stained-glass transoms, scrolled keystones, and non-historic wrought-iron security grilles; molded crown, incorporating the tops of the keystones, at the first and second stories; molded sills above foliated panels and scrolled keystones at the round-arch, second-story fenestration; third-story windows with sills in a continuous molded band, flanking paneled pilasters with molded caps, and molded lintels incorporated into the bottom molding of the metal cornice, which is decorated with foliation, scrolled brackets, and an egg-and-dart molding; synthetic replacement sash throughout (with squared-off panning at the second story). Significant Alterations: None. Site Features: Brownstone step-up to the areaway; which is enclosed by a low masonry wall, painted and topped by a non-historic wrought-iron fence which extends to include a matching gate; areaway paved with brick; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

163 Underhill Avenue Three bays; painted façade and stoop; rough-faced brownstone stoop with smooth brownstone sidewalls topped by non-historic wrought-iron railings; non-historic fixed awning and historic wrought-iron gate under the stoop; inset, historic paneled-wood-and-glass double doors and transom at the main entryway, which features fluted pilasters with composite capitals, a molded lintels, and surmounting foliated gable (on foliated brackets); non-historic overhead lamps; brownstone banding, projecting window sills in a continuous molding, rough-faced lintels, and non-historic wrought-iron grilles; projecting water table; first-story window sills in a continuous molded band above foliated panels flanked by square panels; historic stained-glass transoms at the first story windows, which are flanked by paneled pilasters with fluted caps, supporting foliated brackets and a molded hood topped by scrolls and anthemion; molded sills and eared surround at the second-story fenestration; third-story windows with sills in a continuous molded band, flanking paneled pilasters with molded caps, and molded lintels incorporated into the bottom molding of the metal cornice, which is decorated with foliation,

scrolled brackets, and an egg-and-dart molding; synthetic replacement sash throughout. Significant Alterations: None. Site Features: Non-original, painted cement step-up the areaway, which is enclosed by a low masonry wall, painted and topped by a non-historic wrought-iron fence which extends to include a matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

165 Underhill Avenue Three bays at the basement, second and third stories; two bays at the first story; painted façade; rough-faced brownstone stoop with smooth brownstone sidewalls; historic wrought-iron gate under the stoop with a large attached mailbox; historic paneled wood-and-glass double doors, multi-pane transom, and deep reveals at the main entryway, which features a molded surround with ears, a foliated lintel, and a molded hood; non-historic overhead lamp; rusticated brownstone basement with window sills in a continuous projecting band, rough-faced lintels, historic wrought-iron window grilles, and non-historic wall lamp; projecting water table; molded window sills above foliated panels at the first and second stories; first-story window surround similar to the main entryway; molded window surrounds at the second story, surmounted by bracketed hoods; third-story windows with sills in a continuous molded band, flanking paneled pilasters with molded caps, and molded lintels incorporated into the bottom molding of the metal cornice, which is decorated with foliation, scrolled brackets, and an egg-and-dart molding; synthetic replacement sash throughout. Significant Alterations: Reconfigured first-story sash. Site Features: Brownstone step-up to the areaway, which is enclosed by a low masonry wall, painted and topped by a non-historic wrought-iron fence which extends to include a matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

167 Underhill Avenue Three bays; painted façade; partially re-surfaced brownstone stoop with smooth brownstone sidewalls topped by non-original wrought-iron railings; non-historic metal gate under the stoop; large attached mailbox next to the gate; historic paneled wood-and-glass double doors, transom, and deep reveals at the main entryway, which has a molded surround, foliated lintel, and molded hood; non-historic overhead lamp; rusticated, rough-faced brownstone, projecting sills in a continuous band, and historic wrought-iron window grilles at the basement, which also has a non-historic wall lamp and annunciator panel; projecting water table; molded window sills above carved panels at the first and second stories (with flanking scrolls at the bay above the main entryway); historic stained-glass transoms at the first story, painted; molded window surrounds with geometrically-carved lintels and molded hoods at the first and second stories; non-historic wrought-iron window grilles at the first story; third-story windows with sills in a continuous molded band, flanking paneled pilasters with molded caps, and molded lintels incorporated into the bottom molding of the metal cornice, which is decorated with foliation, scrolled brackets, and an egg-and-dart molding; synthetic replacement sash throughout. Significant Alterations: Painted first-story window transoms. Site Features: Non-original, painted cement step-up to the areaway; which is enclosed by a low masonry wall, painted and topped by a non-historic wrought-iron fence with extends to include a matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

169 Underhill Avenue Three bays; brownstone stoop and sidewalls; non-historic metal gate under the stoop; historic paneled wood-and-glass double doors, transom, and deep reveals at the main entryway, which features a molded surround with ears and a surmounting gable decorated with foliation; rough-faced banding, continuous window sills, historic wrought-iron window grilles, and rough-faced lintels at the basement; non-historic wall lamp and attached mailbox at the basement; projecting water table; molded window sills at the first and second stories (above foliated panels at the first story); historic stained-glass window transoms and eared surrounds, topped by gable decorated with foliation and cartouches; gabled hoods (with foliation and shells) on incised brackets at the second story; third-story windows with sills in a continuous molded band, flanking paneled pilasters with molded caps, and molded lintels incorporated into the bottom molding of the metal cornice, which is decorated with foliation, scrolled brackets, and an egg-and-dart molding; synthetic replacement sash throughout. Significant Alterations: None. Site

Features: Brownstone step-up to the areaway, which is enclosed by a low masonry areaway wall and topped by a non-historic wrought-iron fence which extends to include a matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

171 Underhill Avenue Three bays; rough-faced brownstone stoop with smooth sidewalls and non-historic wrought-iron railings; historic wrought-iron gate under the stoop; historic paneled wood-and-glass double doors, transom, and deep reveals at the main entryway, which is flanked by fluted pilasters with composite capitals supporting a carved hood and foliated frieze; non-historic overhead lamp; rough-faced ashlar, continuous sills, and historic wrought-iron window grilles at the basement; non-historic security lamp and electrical conduit at the basement; projecting water table; continuous first-story window sill on projecting bases that flank foliated panels; historic transoms and non-historic wrought-iron grilles at the first story windows, which are flanked by fluted pilasters with composite capitals supporting a continuous molded hood above incised lintels; molded second-story window surrounds featuring projecting sills and hoods; third-story windows with sills in a continuous molded band, flanking paneled pilasters with molded caps, and molded lintels incorporated into the bottom molding of the metal cornice, which is decorated with foliation, scrolled brackets, and an egg-and-dart molding; synthetic replacement sash throughout. **Significant Alterations:** None. **Site Features:** Brownstone step-up to the areaway, which is enclosed by a low masonry areaway wall topped by a non-historic wrought-iron fence extending to include a matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

173 Underhill Avenue Three bays; rough-faced brownstone stoop and sidewalls (one of which is shared with No. 175) with curved coping and non-historic wrought-iron hand rails; historic wrought-iron understoop gate with non-historic overhead lamp; large attached mailbox; round-arch main entryway with historic paneled wood-and-glass double doors, paneled jambs, and a molded surround with flanking attached semi-circular columns with Corinthian capitals and scrolled keystones; non-historic wall lamps; rough-faced banding and lintels at the basement; historic wrought-iron window grilles and non-historic annunciator panel at the basement; projecting water table; projecting window sills in continuous moldings (above carved panels at the first story); round-arch first-story fenestration with flanking attached columns (with molded bases and Corinthian capitals) on pedestals, historic stained-glass transoms, molded labels, and scrolled keystones; carved swags above the first story; coursed brownstone at the second story; second-story fenestration grouped with a common surround, featuring a molded sill, flat pilasters with molded bases and Ionic capitals, a molded lintel, foliated frieze, and molded crown; third-story windows with sills in a continuous molded band, flanking paneled pilasters with molded caps, and molded lintels incorporated into the bottom molding of the metal cornice, which is decorated with foliation, scrolled brackets, and an egg-and-dart molding; synthetic replacement sash throughout. **Significant Alterations:** None. **Site Features:** Brownstone step-up to the areaway, which is enclosed by a low masonry areaway wall topped by a non-historic wrought-iron fence extending to include a matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

175 Underhill Avenue Three angled bays; painted façade and stoop; rough-faced brownstone stoop and sidewalls (one of which is shared with No. 173) with curved coping and non-historic wrought-iron hand rails; non-historic wrought-iron gate under the stoop; non-historic paneled wood door and transom at the main entryway, which has a molded surround, foliated lintels, and projecting hood; non-historic lamps attached to the surround; rough-faced brownstone ashlar, projecting window sills, historic wrought-iron window grilles, and smooth lintels at the basement; projecting water table; rough-faced brownstone bands and molded window sills (above carved panels at the first story) at the first and second stories; replacement transoms and beveled lintels with carved foliation and flowers at the first story; non-historic wrought-iron window grilles at the first story; flat lintels and geometrically-carved keystones at the second story; third-story windows with sills in a continuous molded band, flanking paneled pilasters with molded caps,

and molded lintels incorporated into the bottom molding of the metal cornice, which is decorated with foliation, scrolled brackets, and an egg-and-dart molding; synthetic replacement sash throughout. Significant Alterations: Replacement transoms at the first-story windows. Site Features: Painted, brownstone step-up to the areaway, which is enclosed by a low masonry areaway wall (painted) topped by a non-historic wrought-iron fence extending to include a matching gate; diamond plate hatch doors to the sub-basement; bluestone curb at the street.

Significant References

New York City Division of Taxation photographs, c.1940; *Real Estate Record and Builders Guide* (August 14, 1897), 256.

177-179 Underhill Avenue (aka 361 Sterling Place)

Borough of Brooklyn Tax Map Block/Lot: 1166/1
See: 361 Sterling Place

176 TO 200 UNDERHILL AVENUE (WEST SIDE) Between Sterling Place and St. John's Place

176 Underhill Avenue (aka 340-344 Sterling Place)

Borough of Brooklyn Tax Map Block/Lot: 1171/52

Date: c.1899

Architect: Frank S. Lowe

Original Owner/Developer: Margaret Mowbray

Type: Store and flats

Style/Ornament: Renaissance Revival

Material: Flemish bond brick

Stories: Four and basement

History

This four-story, brick-fronted store and flats building was designed in the Renaissance Revival style by architect Frank S. Lowe, and was built in c.1899 for Margaret Mowbray at a time when improvements in the area's transportation hastened the construction of hundreds of exceptionally fine brick and stone row houses in the Prospect Heights area. The building's limestone entry portico, which features over-sized scrolled and foliated brackets and an overdoor cartouche set in a rectangular panel, link it to the Renaissance Revival style, as the building's upper-story brick paneling and banding and bracketed cornice. Although the storefront has been changed from the original and signs have been attached to the facades, the building remains largely intact and survives as a significant example of mixed-use commercial/residential architecture in turn-of-the-century Brooklyn.

Description

Main Façade (Underhill Avenue): Two bays above the storefront; non-historic aluminum- and-glass storefront with recessed entryway, divided display windows, and plastic box awning; window sills in continuous limestone bands; header brick lintels; stacked bond window surrounds and soldier coursing; historic, wrought-iron fire escape; synthetic replacement sash; galvanized-iron roof cornice with a paneled frieze and scrolled brackets. Sterling Place Façade: Nine bays, including five blind bays on the east side of the main entryway; similar to the Underhill Avenue façade; limestone foundation, painted, with projecting water table; metal mesh at the basement fenestration; prominent limestone main entryway (painted) with granite steps, paneled pilasters,

large brackets with foliation and scrolls, overhead panel with cartouche, egg-and-dart molding, molded cornice, historic steel-and-glass doors and transom, and non-historic wall lamps; through-the-wall air conditioner with wrought-iron security grill and wall sign at the first story. West Elevation: Two bays at the basement and first story, one bay at the second, third, and fourth stories; running bond brick, painted; below grade entryway to the basement with non-historic metal-and-glass doors; segmental fenestration and projecting stone sills; synthetic replacement sash throughout; wrought-iron fire escape; electrical conduits; metal gutter and drainpipe. South Elevation: Running bond brick, painted. Roof: Brick chimneys. Significant Alterations: Replacement storefront. Site Features: Non-historic, metal areaway fence and gates.

Significant References

Real Estate Record and Builders Guide (Oct. 28. 1899), 669.

180, 182, 184, 186,188, 190, 192, 194, 196, 198 Underhill Avenue and 200 Underhill Avenue (aka 323 St. John's Place)

Borough of Brooklyn Tax Map Block/Lots: 1171/53, 54, 55, 56, 57, 58, 59, 60, 61, 160, and 1

Date: c.1915

Architect: Not determined

Original Owner/Developer: Not determined

Type: Stores and flats

Style/Ornament: Renaissance Revival

Material: Brick with terra-cotta trim

Stories: Three

History

These eleven, three-story, brick-fronted store and flats buildings, for which the architects and developers remain undetermined, were built in c.1915 at a time when multiple dwellings were gaining favor among developers due to increases in the population and property values in greater New York. The row, which consists of three alternating façade designs (A,B,C) and one unique corner building (D) at St. John's Place, were designed in the Renaissance Revival style. The four A-design buildings (Nos. 180, 184, 192, and 196) feature English bond brickwork, grouped fenestration, a double set of quoins and, originally, terra-cotta cornices decorated with blocks, metopes, and guttae, topped by paneled parapets. (All of the A-buildings have lost their cornices, but the parapets remain.) The three B-design buildings (Nos. 182, 188, and 194) feature English bond brickwork, terra-cotta panels above the first stories, round-arch windows at the second story topped by lunettes decorated with cartouches and garlands, splayed lintels with keystones at the third story, and bracketed cornices with pent roofs, flanked by end walls with decorative cartouches and stepped copings. The three C-design buildings (Nos. 186, 190, and 198) display a variety of brick bonds and patterns, as well as two-story, flat-pilasters with molded bases and Ionic capitals, recessed fenestration at the second and third stories with elaborate limestone panels and vertical brickwork at the spandrels, molded entablatures at the rooflines with herringbone brick and limestone panels at the friezes, and a denticulated, pressed-metal cornices. The D-design building at 200 Underhill Avenue has English bond brickwork, second-and third-story fenestration grouped within a limestone molding topped by a cartouche and festoons, header brick lintels, and a paneled brick roof parapet topped by stone coping. All of the original storefronts and doors to the upper stories have been replaced with replacement units, but the facades remain largely intact. The row survives as a significant example of mixed-use commercial/residential architecture in early-twentieth-century Brooklyn.

Description

180 Underhill Avenue One bay (above the first story) with grouped fenestration; non-historic entryway to the upper stories with metal door and surround and overhead transom; non-historic aluminum-and-glass storefront with recessed doorway, louvered vent, and attached sign band; molded window sills and lintels; brick panels at the spandrel between the second and third stories; synthetic replacement sash; quoins; brick parapet with stone coping at the roofline; satellite dish on the parapet. Significant Alterations: Replacement storefront; cornice removed and replaced with a smooth, pigmented (or painted) stucco band. Site Features: Diamond-plate hatch to the basement; bluestone curb at the street.

182 Underhill Avenue Two bays with grouped fenestration at the first story; three bays at the second and third stories; non-historic, brick first-story façade topped by a flat stone band; metal door, overhead transom and lamp at the entryway; picture window with wrought-iron security bars at the first story; second-story window sills in a continuous molded band above terra-cotta panels; molded, round-arch window surrounds at the second story with lunettes decorated with cartouches and garlands; projecting sills and splayed lintels with keystones at the third story; synthetic replacement sash throughout; bracketed cornice with a pent roof, clay tile coping, and flanking end walls with decorative cartouches and stepped copings. Significant Alterations: Original storefront replaced by residential infill. Site Features: Diamond plate hatch to the basement; bluestone curb at the street.

184 Underhill One bay (above the first story) with grouped fenestration; partially painted façade; non-historic entryway to the upper stories with metal door and surround and overhead transom and lamp; storefront covered with steel roll-down gate and topped by a non-historic, vertically-slatted band with a through-the wall air-conditioner; first-story window sills in a continuous molding above panels filled with English-bond brickwork and terra-cotta diamonds; molded window sill at the second story; molded lintels at the second and third stories; brick panels at the spandrel between the second and third stories; synthetic replacement sash (picture windows); quoins; brick parapet with stone coping at the roofline. Significant Alterations: Possibly replacement storefront (beneath roll-down gate); cornice removed and replaced by smooth stuccoed fascia window configuration changed; cornice removed and replaced with a smooth, stucco band. Site Features: Vent pipe; bluestone curb at the street.

186 Underhill Avenue Three bays above the first story; non-historic aluminum and glass storefront at the first story with metal roll-down security gate and bracketed sign; non-historic metal and glass door and transom at the entryway to the upper floors; limestone band crowning the first story; first-story window sills in a continuous, projecting limestone band above recessed, geometrical brick panels; two-story, flat-pilasters with molded bases and Ionic capitals; recessed fenestration at the second and third stories with elaborate limestone panels and vertical brickwork at the spandrels; projecting window sills at the third story; synthetic replacement sash throughout; molded entablature at the roofline with herringbone brick and limestone panels at the frieze and a denticulated, pressed-metal cornice. Significant Alterations: Replacement storefront. Site Features: Diamond-plate hatch to the basement; bluestone curb at the street.

188 Underhill Avenue Three bays at the second and third stories; non-historic metal gate at the entryway to the upper stories; storefront covered with steel roll-down gate and topped by a historic limestone band; alarm box; second-story window sills in a continuous molded band above terra-cotta panels; molded, round-arch window surrounds at the first story with lunettes decorated with cartouches and garlands; projecting sills and splayed lintels with keystones at the third story; synthetic replacement sash throughout; bracketed cornice with a pent roof, asphalt shingles, and flanking end walls with decorative cartouches and stepped copings. Significant Alterations: Possibly replacement storefront (beneath roll-down gate). Site Features: Diamond plate hatch to the basement; bluestone curb at the street.

190 Underhill Avenue Three bays above the first story; non-historic wood façade at the first story with synthetic sash, metal door, metal roll-down security gate and smooth fascia above; non-historic metal-and-glass door at the entryway to the upper floors; second-story window sills in a continuous, projecting limestone band; two-story, flat-pilasters with molded bases and Ionic capitals; recessed fenestration at the second and third stories with elaborate limestone panels and vertical brickwork at the spandrels; projecting window sills at the third story; synthetic replacement sash throughout; molded entablature at the roofline with herringbone brick and limestone panels at the frieze and a denticulated, pressed-metal cornice. Significant Alterations: Rebuilt first-story facade. Site Features: Diamond plate hatch to the basement; bluestone curb at the street.

192 Underhill Avenue One bay (above the first story) with grouped fenestration; non-historic aluminum-and-glass storefront and plastic box awning; non-historic entryway to the upper stories with metal door and surround and overhead transom; second-story window sills in a continuous molding (above panels filled with English-bond brickwork and terra-cotta diamonds, presently obscured by the box awning); molded window sill at the second story; molded lintels at the second and third stories; brick panels at the spandrel between the second and third stories; synthetic replacement sash; quoins; brick parapet with stone coping at the roofline. Significant Alterations: Replacement storefront; cornice removed and replaced by smooth stuccoed fascia. Site Features: Diamond plate hatch to the basement; bluestone curb at the street.

194 Underhill Avenue Two bays with grouped fenestration at the first story; three bays at the second and third stories; brick first-story façade with grouped fenestration, projecting stone window sill, and wrought-iron security gate; first story topped by a flat stone band; non-historic aluminum-and-glass door, overhead transom and lamp at the entryway to the upper floors; picture window with wrought-iron security bars at the first story; first-story window sills in a continuous molded band above terra-cotta panels; molded, round-arch window surrounds at the second story with lunettes decorated with cartouches and garlands; projecting sills and splayed lintels with keystones at the third story; synthetic replacement sash throughout; bracketed cornice with a pent roof, asphalt tile roofing, and flanking end walls with decorative cartouches and stepped copings; antenna on the roof. Significant Alterations: Original storefront replaced by residential infill. Site Features: Diamond plate hatch to the basement; vent pipe; partial bluestone curb at the street (a segment has been replaced with concrete).

196 Underhill Avenue One bay (above the first story) with grouped fenestration; non-historic entryway to the upper stories with tile step, a paneled metal door, and overhead transom; non-historic, brick first-story façade with grouped fenestration, header brick window sill, and wrought-iron security gate; first story topped by a flat stone band; second-story window sills in a continuous molding (above panels filled with English-bond brickwork and terra-cotta diamonds); molded window sill at the second story; molded lintels at the second and third stories; brick panels at the spandrel between the second and third stories; synthetic replacement sash; quoins; brick parapet with stone coping at the roofline. Significant Alterations: Replacement storefront; cornice removed and replaced by smooth stuccoed fascia. Site Features: Diamond plate hatch to the basement; vent pipe; bluestone curb at the street.

198 Underhill Avenue Three bays above the first story; possibly non-historic storefront covered by metal roll-down security gate; box awning; non-historic metal door at the entryway to the upper floors; second-story window sills in a continuous, projecting limestone band; two-story, flat-pilasters with molded bases and Ionic capitals; recessed fenestration at the second and third stories with elaborate limestone panels and vertical brickwork at the spandrels; projecting window sills at the third story; synthetic replacement sash throughout; molded entablature at the roofline with herringbone brick and limestone panels at the frieze and a denticulated, pressed-metal cornice topped by a low wall clad in metal. Significant Alterations: Replacement storefront and entryway to the upper stories. Site Features: Diamond plate hatch to the basement; bluestone curb at the street.

200 Underhill Avenue (aka 323 St. John's Place) Underhill Avenue Façade: Two bays at the first story, three bays at the second and third stories; non-historic aluminum-and-glass storefront and commercial entryway; non-historic aluminum-and-glass commercial entryway at the corner; brick bulkheads at the storefront (possibly non-historic); paneled brick band above the first story, now covered with a non-historic aluminum sign board with raised lettering and a non-historic plastic fixed awning; security lamps; second-and third-story fenestration grouped within a limestone molding topped by a cartouche and festoons; projecting window sills in continuous bands; header brick lintels; synthetic replacement sash throughout; original cornice removed and replaced by smooth cement fascia with some molded detailing; paneled brick roof parapet topped by stone coping. St. John's Place Façade: Two bays at the first story; four bays at the second and third stories; similar to the Underhill Avenue façade; non-historic aluminum-and-glass door and transom at the entryway to the upper stories; limestone, eared door surround with a molded hood; non-historic overhead lamp. Roof: Satellite dishes on the St. John's Place side. Significant Alterations: Replacement storefronts and entryway door; cornice removed. Site Features: Diamond plate hatch to the basement; bluestone curb at the street on the Underhill Avenue side only.

Significant References

New York City Department of Buildings, Buildings Information System (BIS); New York City Division of Taxation photographs, c.1940.

185 UNDERHILL AVENUE (EAST SIDE) Between Sterling Place and St. John's Place

Duryea Presbyterian Church

185 Underhill Avenue (aka 346 Sterling Place)

Borough of Brooklyn Tax Map Block/Lot: 1173/10

Date: c.1905

Architect: W.O. Weaver & Son

Original Owner: Duryea Presbyterian Church

Type: Church

Style/Ornament: Romanesque Revival

Materials: Rough-faced granite ashlar

Stories: One-story nave, possibly with interior balcony; multi-story towers.

History

This Romanesque Revival style church was designed by architects W.O. Weaver & Son and built in c.1905 as the Duryea Presbyterian Church at a time when the Prospect Heights neighborhood had become the residential center of its congregation. Founded earlier in the nineteenth century as the Duryea Presbyterian Mission, an offshoot of the Classon Avenue Presbyterian Church, the Duryea Presbyterian Church was founded in early 1887 by the Reverend Samuel P. Halsey. The church's first location was on Clermont Avenue, near Atlantic Avenue, where it remained until the present church was built in 1905. The congregation began to contemplate moving to the Prospect Heights area in 1902, noting that most worshipers had moved eastward to the Prospect Heights neighborhood. The architects W.O. Weaver & Son were employed to design a stunning new Romanesque Revival-style, rough-faced granite edifice with a tall, highly-visible corner tower topped by an open belfry and domed roof. Other Romanesque-inspired elements include the central rose window, blind arches containing lancets, and clerestory roof along the nave. The belfry and domed roof of the corner tower were later removed and replaced with a simpler roof,

but the church remains otherwise remarkably intact, and is a significant example of early-twentieth-century ecclesiastical architecture.

General Description: Generally symmetrical cruciform plan; rough-faced granite ashlar foundation topped by molded limestone water table; limestone cornerstone in the north tower; gabled roofs over the nave and crossing; pented roofs above the side aisles; corner towers at the front (Underhill Avenue), differing in height and topped by hipped roofs. Underhill Avenue Façade: Recessed nave façade with three-bay entryway below a prominent, stained-glass rose window (covered with a divided protective lens), surrounded a radiating limestone molding topped by a keystone; historic paneled wood-and-glass doors and transoms flanked by Doric orders on granite pedestals, topped by molded tympani with circles and keystones below a molded entablature; non-historic tract lighting above the doors and an additional non-historic wall lamp above the central bay; recessed lancet with a continuous limestone sill in the nave's raised gable, which is topped by molded limestone coping with flared and bracketed ends and topped by a finial; denticulated cornice and paneled parapet at the nave roofline flanking the gable. North Tower: Four stories; two bays in a multi-story, recessed, relieving arches with voussoirs, keystones, and alternating stained-glass fenestration (possibly corresponding to interior stair landings); molded entablature at the roofline. South Tower: Three stories; similar to the north tower. Sterling Place Façade: Irregular bay arrangement, including the side aisles, crossing, north tower, and apse extension; mesh window grilles at the basement; concrete steps with cast-iron tube railings to the basement entryway, which has non-historic metal doors and historic paneled reveals and transom, and a non-historic security lamp; stained-glass fenestration behind relieving arches at the side aisles and the crossing (covered with a divided protective lens); similar to the Underhill Avenue façade; secondary entryway at the easternmost bay with doors similar to main entryway; non-historic security lamps. East Façade: Obscured in alleyway next to 364 Sterling Place. Roof: Slate tiles with copper flashing; clerestories with alternating stained-glass fenestration and bank panels, and surmounting denticulated cornices; metal gutters and drainpipes; crucifix and metal ladder and hatch at the peak of the north tower; brick chimneys. Significant Alterations: None. Site Features: Granite steps to the main entryway; bluestone curbs; possibly historic freestanding sign at the corner; non-historic chain link fences; non-historic wrought-iron gates.

Significant References

Brooklyn Eagle (Jan. 26, 1887), 2; (Apr. 26, 1902), 2; New York City, Department of Buildings, Borough of Brooklyn, new building file.

552 TO 570 VANDERBILT AVENUE (WEST SIDE)

Between Dean Street and Bergen Street

552 Vanderbilt Avenue (aka 662 Dean Street, 664-670 Dean Street), 554, 556, 558 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lots: 1137/47, 48, 49, 50

Date: c.1879

Architect: Not determined

Original Owner and Builder: John H. Doherty

Type: Stores and Flats

Style/Ornament: Italianate (Nos. 552 and 558); none (No. 554); altered Italianate (No. 556)

Materials: Brick facades; brownstone trim; wood cornices

Stories: Three

History

Constructed c.1879, these four flats buildings with ground-floor stores were built by John H. Doherty during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' most important commercial thoroughfares. Sparely ornamented with running-bond brick facades, plain stone sills and lintels, and simple wood cornices with modillions and dentils, they were completed in a vernacular form of the Italianate style. Although Nos. 552 and 558 remain largely intact above their ground floors, No. 556 has lost its cornice, and No. 554 has been altered almost beyond recognition, retaining only its historic fenestration pattern and main-entrance location. Interestingly, No. 556 appears to retain ground-floor metal paneling and other storefront elements that were probably installed in the 1930s.

Description

552 Vanderbilt Avenue Three bays; running-bond face brick at second and third floors; plain, projecting stone sills and plain, flush stone lintels at second and third floors; wood cornice with dentils and modillions. Alterations: Ground-floor storefront, wrapping around to north façade, probably replaced, or possibly altered by covering bulkhead with white tile and replacing sashes and door; roll-down metal security gate; waterfall awning with covered underside, wrapping around to north façade; brick at second-floor sill level covered with stucco and/or painted; vertical box sign ("Vanderbilt Restaurant") at second floor; replacement one-over-one, double-hung window sashes with panning at second and third floors; sills and lintels resurfaced and/or painted; cornice molding covered with sheet metal; rooftop solar panel. North Façade: Irregular bay arrangement; running-bond face brick; stone steps and landing at door opening with plain, flush stone lintel at western end of façade; plain, projecting stone sills at second and third floors; plain, flush, stone sills at easternmost second-floor and third-floor openings; wood cornice continued from main façade; two brick chimneys; double-rowlock brick arch at basement. Alterations: Two ground-floor window openings with projecting stone sills and flush stone lintels filled with brick; non-historic metal door, door frame, wood transom, and intercom panel within door opening; two metal mailboxes adjacent to door opening; metal louver within metal plate above second-westernmost ground-floor lintel; billboards at first and third floors; replacement one-over-one, double-hung sashes with panning at second and third floors; chimneys coated with stucco and/or painted; rooftop camera and cellular antenna. Rear Façade: Three bays; common-bond brick; segmental-arch-headed window openings with plain, projecting stone sills at second and third floors; double-rowlock arches above second-floor windows; single header-course arches at third floor; fascia below gutter. Alterations: Ground-floor openings filled; ground floor coated with stucco and/or painted; conduit above ground floor; window grilles at two northernmost second-floor openings; replacement one-over-one, double-hung sashes with panning; likely non-historic gutter; replacement metal downspout. Site Features: Concrete and bluestone north areaway with metal basement doors; metal picket and chain-link fences; brick curb coated with concrete in front of rear façade; concrete rear parking area.

554 Vanderbilt Avenue Three bays; main-entrance opening at northern end of façade; possibly historic main-entrance door and transom. Alterations: Building raised to seven stories with terraced setbacks above fourth floor; façade coated with stucco; replacement wood-and-glass storefront with sign band and metal roll-down security gate; window openings reduced in size, filled with one-over-one, double-hung sashes, and crowned by splayed lintels with keystones; cornice removed; balustraded parapets at fifth and sixth floors. North Façade: Coated with stucco. South Façade: Door opening at seventh floor; coated with stucco; chimney at rear. Rear Façade: Coated with stucco; two window openings at second through sixth floors; doors opening onto balconies with metal railings; vertical metal flue. Rear Addition: No openings on north face, which has painted masonry base and is coated with stucco; door opening, light fixture, and two window openings covered with grilles on rear face of addition; metal protruding from rear face;

metal structure at rear of addition supporting HVAC equipment. Site Features: Metal basement hatch in front of main façade; concrete steps and landing at door to rear addition; wall between rear addition landing and yard of No. 556.

556 Vanderbilt Avenue Similar to No. 552; appears to retain historic main-entrance opening and metal paneling, bulkhead, window, and door opening of storefront installed prior to 1939; brick chimney. Alterations: Ground-floor metal paneling painted green, with panel outlined in white below window opening; replacement door and transom, and metal security gate within main-entrance opening at north end of ground floor; replacement multi-sash storefront door; roll-down security gate boxes over storefront door and window openings; row of light fixtures at gate box over storefront window; metal louver over storefront entrance; retractable green storefront awning with scalloped skirt; continuous metal strip below second-floor sills; replacement one-over-one, double-hung sashes with panning at second and third floors; cornice removed; parapet coated with stucco; rooftop television antenna installed; chimney coated with stucco and/or painted. Rear Façade: Segmental-arch-headed window openings; metal fire escape shared with No. 558; molded cornice. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung window sashes with panning installed. Site Feature: Metal basement hatch in front of main façade.

558 Vanderbilt Avenue Similar to No. 552; appears to retain portion of ground-floor metal paneling installed prior to 1939 north of main-entrance opening. Alterations: Façade painted; replacement main-entrance door; two intercom panels adjacent to main-entrance opening; replacement storefront and storefront door; metal roll-down security gate; waterfall awning with covered underside; replacement one-over-one, double-hung sashes with panning at second and third floors. Rear Façade: Segmental-arch-headed window openings; metal fire escape shared with No. 556; molded cornice. Alterations: Two large metal flues. Site Feature: Metal basement hatch in front of main façade.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (December 20, 1879), 1,044.

560, 564 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lots: 1137/51, 53

Date: c.1889

Owner, Architect, and Builder: Francis Halsted

Type: Stores and flats

Style/Ornament: Altered Italianate

Materials: Brick facades; brownstone trim

Stories: Four

History

Constructed c.1889, these two flats buildings with ground-floor stores were built by Francis Halsted during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' most important commercial thoroughfares. Designed and completed in a vernacular form of the Italianate style, they originally featured impressive bracketed wood cornices. Although their cornices have been removed, both buildings retain other historic features, including running-bond brick facades, and upper-story window openings with rough-faced stone sills and lintels. In addition, No. 564 retains its historic cast-iron main-entrance pilasters, which are fluted and decorated with foliate ornament. Although it appears that both buildings' storefronts have been replaced, it is possible that No. 560 retains historic storefronts behind its ground-floor metal veneer.

Description

560 Vanderbilt Avenue Four bays; central main-entrance opening, flanked by historic storefront locations; possible remnant of historic ground-floor cornice; brick at the ground floor, south of south storefront; continuous brownstone sill at second floor, projecting below window openings; running-bond face brick at second through fourth floors; rough-faced stone sills and lintels at second through fourth floors. Alterations: Historic storefronts replaced with modern storefronts, or covered, along with boxed-out main entrance, with ribbed metal paneling; roll-down security gate box over north storefront entrance and display window; replacement steel main-entrance door with intercom panel and postal release box on reveal, and metal numerals and internally illuminated address box above; historic ground-floor cornice replaced, or altered with removal of brackets and projecting molding; second-through-fourth-floor sills and lintels resurfaced and/or painted; replacement one-over-one, double-hung window sashes with panning at second through fourth floors; cornice removed; parapet covered with stucco and/or painted; rooftop antenna. North Façade: Segmental-arch-headed window openings; brick chimney. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning; window grilles; rooftop antenna and satellite dish. Rear Façade: Brick; projecting stone sills; flush stone lintels; metal fire escape, bracketed cornice. Alterations: Façade coated with stucco and/or painted. Site Feature: Metal basement hatch in front of main façade.

564 Vanderbilt Avenue Similar to No. 560; high, square-headed main-entrance opening flanked by fluted cast-iron pilasters crowned by foliate ornament; brick at ground floor, south of south storefront; historic ground-floor metal sign band with molded cornice. Alterations: Replacement main-entrance door, transom, and side panel with intercom panel and postal release box; security-gate control box at north main-entrance pilaster; light fixture at main-entrance soffit; replacement storefronts; two bracket signs, metal louver, and gooseneck light fixtures at south storefront; ground-floor brick south of south storefront painted; roll-down metal security gate and box awning at north storefront; sills and lintels painted; replacement one-over-one, double-hung sashes with panning at second through fourth floors; cornice removed; vertical projection at center of parapet. Rear Façade: Similar to No. 560. Alteration: Façade coated with stucco and/or painted. Site Feature: Metal basement hatch in front of main façade.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (November 23, 1889), 1,591.

566, 568 Vanderbilt Avenue, 570 Vanderbilt Avenue (aka 635 Bergen Street)

Borough of Brooklyn Tax Map Block/Lots: 1137/54, 55, 56

Date: c.1887

Architect: Isaac D. Reynolds

Original Owner: Henry H. Mahland

Builder: Brown & Byrns

Type: Stores and flats

Style/Ornament: Neo-Grec (Nos. 566 and 570); neo-Grec with alterations (No. 568)

Materials: Brick facades; brownstone trim; wood cornices

Stories: Four

History

Designed by Isaac D. Reynolds and constructed c.1887, these flats houses with ground-floor stores were constructed during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' major commercial thoroughfares. All three buildings feature running-bond

brick facades, bracketed sills, and continuous brownstone courses; Nos. 566 and 570 also retain their historic wood cornices. No. 570 is the most intact of the three, retaining, along with No. 568, characteristic neo-Grec-style incised ornament within its upper-story lintels. Also surviving are the building's historic cast-iron main-entrance pilasters, which are labeled, on their bases, with the name of their Brooklyn foundry. The rear extension of 570 Vanderbilt Avenue appears to have been constructed between 1922 and 1929.

Description

566 Vanderbilt Avenue Four bays, with running-bond face brick at second through fourth floors; continuous brownstone sillcourses at second through fourth floors; projecting brownstone sills at second through fourth floors, with brackets at third and fourth floors; continuous brownstone courses, wrapping window heads at second through fourth floors; bracketed wood cornice with rectangular panels, denticulation, bead-and-reel molding, and molded crown; metal fire escape. Alterations: Apparent alteration of ground floor prior to 1939, with installation of scored masonry façade with two square-headed window openings and round-arch-headed door opening containing wood-and-glass door, wood reveal, molded wood transom bar, and wood fanlight transom; ground floor painted; intercom panel and postal release box at main-entrance reveal; light fixture over main entrance; brownstone trim at second through fourth floors resurfaced, resulting in loss of incised foliate detail on lintels; replacement one-over-one, double-hung sashes with panning at all floors; rooftop satellite dish. Rear Façade: Brick; four bays; projecting stone windowsills and flush stone lintels; metal fire escape; brick flue at northern end of façade; bracketed cornice. Alterations: Efflorescence or stucco patches on portions of façade; satellite dish on flue; rooftop antenna. Site Features: Concrete areaway with non-historic metal fence; metal basement hatch.

568 Vanderbilt Avenue Similar to No. 566; fluted cast-iron pilasters with foliate ornament flanking main entrance; wood main-entrance transom bar, window, and paneled reveal; metal storefront sign bands dating from before 1939; incised rosettes and ivy within second-through-fourth-floor window lintels. Alterations: Replacement and boxing out of main-entrance door, partially concealing or altering reveal; intercom panel and postal release box on main-entrance frame; light fixture on main-entrance surround; storefront covered by roll-down security gate with gate box, partially covering south main-entrance pilaster; some variation in incised lintel ornament, possibly resulting from resurfacing; replacement one-over-one, double-hung sashes with panning at second through fourth floors; cornice removed prior to 1939; parapet raised with brick. Rear Façade: Similar to rear façade of No. 566, but without flue. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning. Site Features: Metal basement hatch and gooseneck pipe in front of building.

570 Vanderbilt Avenue Similar to No. 566; fluted cast-iron pilasters with foliate ornament flanking main entrance; foundry mark on base of south main-entrance pilaster; possibly historic single-pane wood main-entrance transom; paneled wood main-entrance reveal; ground-floor sign band with diamond ornament, wrapping around to south façade; blue-and-white enameled metal sign ("VANDERBILT AVE") between southernmost first-floor window and building corner; incised rosettes and ivy within second-through-fourth-floor lintels; bracketed wood cornice with rectangular panels, denticulation, bead-and-reel molding, and molded crown wrapping around and extending across south façade. Alterations: Replacement main-entrance door, frame, and transom bar; main-entrance reveal partially concealed or altered; intercom panel, postal release box, and light fixtures at main-entrance frame and reveal; storefront under construction and covered by wood enclosure; replacement one-over-one, double-hung sashes with panning at second through fourth floors; panels missing from cornice fascia. South Façade: Five bays, with projecting, three-bay-wide central portion; running-bond face brick; storefront opening at eastern end of façade; blind window at ground floor, within second-easternmost bay; continuous brownstone band joining three central ground-floor window lintels and extending eastward across façade; continuous brownstone sillcourses at second through fourth floors; projecting, bracketed

brownstone sills at second through fourth floors; continuous brownstone courses at second-through-fourth-floor window heads; incised rosettes and ivy within lintels; brick chimney. Alterations: Ground floor painted; storefront opening and westernmost portion of façade covered with wood enclosure; window surround removed from location adjacent to storefront opening; ground-floor sills damaged and partially resurfaced and/or painted; two ground-floor window openings covered with plywood; some variation in incised lintel ornament, possibly resulting from resurfacing; replacement one-over-one, double hung sashes with panning at second through fourth floors; chimney coated with stucco and/or painted; satellite dish attached to chimney. Rear Façade: Five bays; small window opening within central bay of each visible floor; projecting stone sills at second through fourth floors; metal fire escape; bracketed cornice. Alterations: Façade coated with stucco and/or painted; light fixture at second floor; replacement one-over-one, double hung sashes with panning at all floors; replacement metal downspout. Rear Extension: Brick, crowned by two pedimented parapets and stone coping; ground floor covered with wood enclosure. Alterations: Storefront openings altered, with installation of stucco-coated masonry and three rectangular transom openings; non-historic wood door; roll-down metal security gate with box; metal sign; two light fixtures on parapets. Site Feature: Metal basement hatch in front of main façade.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (August 27, 1887), 1,119; *Desk Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1920-1922); E.B. Hyde & Company, *Desk Atlas, Borough of Brooklyn, City of New York* (New York: E. Belcher Hyde, 1929).

565 TO 583 VANDERBILT AVENUE (EAST SIDE) Between Pacific Street and Dean Street

565 Vanderbilt Avenue (aka 820-826 Pacific Street)

Borough of Brooklyn Tax Map Block/Lot: 1130/10

Date: c.1869-1880

Architect: Not determined

Original Owner: Not determined

Type: Store and flats

Style/Ornament: Italianate

Materials: Brick façade; brownstone trim

Stories: Three

History

Although this vernacular Italianate-style building constructed in the 1870s is sparsely decorated, it retains much of its original ornament, including its molded eyebrow lintels, bracketed sills, and cornice with paneled fascia and foliate brackets, which extends the length of the main and north facades. The building has a rear addition, which may be an altered one-story brick stable for which its owner filed with the Buildings Department in 1886. It is unclear whether the building was constructed with storefront space at its ground floor; the current storefront space was present by 1939, when it was occupied by a cafeteria.

Description

Main Façade: Three bays at second and third floors; running-bond face brick; cast-iron column at storefront corner; paneled cast-iron pilaster, shared with 567 Vanderbilt Avenue, adjacent to main

entrance; sign band with molded cornice crowning ground floor and wrapping around to western portion of north façade; continuous brownstone sill at second floor, wrapping around to western portion of north façade; molded bracketed sills at third floor; molded eyebrow lintels at second and third floors; cornice with large foliate brackets, paneled fascia, denticulated band, and modillions, wrapping around to extend across entire north façade. Alterations: Main-entrance opening filled with a door and wide ribbed frame with attached mailbox, intercom panel, postal release box, and two light fixtures; replacement storefront with integral metal roll-down security gate; light fixtures with conduit above storefront; sills and lintels painted; satellite dish and internally illuminated blade sign at second floor; one-over-one, double-hung sashes with panning replace two-over-two, double-hung sashes. North Façade: Four bays at second and third floors; running-bond face brick; basement door opening; continuous stone ground-floor sill; storefront opening at western end of façade; first-floor door opening with molded eyebrow lintel; window openings with molded bracketed sills and molded eyebrow lintels at first, second, and third floors; brick chimneys. Alterations: Modern glass door; ground-floor sill resurfaced adjacent to and west of basement stairs; metal security gates with gate boxes over storefront opening, and first-floor door and window; light fixture at eastern end of first floor; small wiring box below first-floor window; metal brackets at first floor; sills and lintels painted; one-over-one, double-hung sashes with panning replace two-over-two, double-hung sashes; west chimney coated with stucco and/or painted; large flue extending vertically along eastern end of façade to rooftop HVAC equipment. Rear Façade: Three bays at second and third floors; projecting stone windowsills. Alterations: Façade coated with stucco; window grilles at second floor; replacement one-over-one, double-hung sashes with panning; flue and satellite dish attached to chimney. Rear Addition: Door opening with molded stone lintel on north façade; blank east facade. Alterations: North and east facades coated with stucco; replacement door, metal brackets, and projecting metal vents on north façade. Site Features: Basement staircase with masonry cheek wall and metal pipe railing adjacent to north façade; gooseneck pipe adjacent to north façade.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (October 16, 1886), 1,288; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

567 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1130/9

Date: c.1889

Architect: John W. Bailey

Original Owner: Nils Pearson

Type: Store and flats

Style/Ornament: Neo-Grec

Materials: Brick façade; stone trim; wood cornice

Stories: Four

History

Completed c.1889 and designed by John W. Bailey, this four-story building was constructed with a ground-floor storefront during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' major commercial thoroughfares. Although the rosettes and ivy ornamentation of its ground-floor pilasters and upper-story lintels are characteristic of the neo-Grec style, the building's corbelled sill aprons appear to have been influenced by the Queen Anne style. Despite alterations to its ground floor, the building remains largely intact, retaining

elements of its historic cast-iron ground-floor framing, as well as its running-bond face brick, eared window lintels, and stone trim.

Description

Main Façade: Four bays at second through fourth floors; running-bond face brick; two bluestone steps at main entrance; cast-iron pilaster shared with No. 565, adjacent to main entrance; cast-iron framing elements, including pilasters with rosettes and ivy decoration adjacent to main entrance on the south, and at southern end of ground floor; continuous stone sills, projecting below window openings, at the second through fourth floors; window heads wrapped by continuous stone bands at second through fourth floors; eared lintels with incised ivy decoration at second through fourth floors; corbelled sill aprons at third and fourth floors; tall bracketed cornice with panels containing rosettes, crowned by denticulated molding. **Alterations:** Metal-and-glass door, sidelights, intercom panel, and single-pane transom within main-entrance opening; light fixture at soffit of main-entrance recess; two roll-down security gates with gate boxes covering storefront and portions of ground-floor pilasters; ground-floor cornice removed; stucco at ground floor above main-entrance and storefront openings; replacement one-over-one, double-hung window sashes with panning at second through fourth floors; rooftop satellite dish. **North Façade:** Small chimney. **Alterations:** Façade and chimney coated with stucco and/or painted. **South Façade:** Brick; small chimney. **Alterations:** Facade and chimney coated with stucco and/or painted. **Rear Façade:** Four bays; metal fire escape; projecting windowsills. **Alterations:** Façade coated with stucco and/or painted; metal flue; replacement one-over-one, double-hung window sashes with panning. **Site Features:** Metal basement hatch and concrete landing in front of building.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (February 9, 1889), 198.

569-571 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1130/7

Date: c.1869-1880

Architect: Not determined

Original owner: Not determined

Type: Store and flats

Style/Ornament: Altered Italianate

Materials: Stucco-coated brick façade

Stories: Three

History

A vernacular Italianate-style building constructed between 1869 and 1880, this building retained much of its original appearance through the late 1980s, after which its main façade was coated with stucco that was scored to give the appearance of stone blocks. Nevertheless, it retains its historic upper-floor openings and original cornice with paneled fascia and foliate brackets and modillions. By 1939, 569 Vanderbilt had a ground-floor storefront, which has since been removed; it is unclear whether the building was originally constructed with a ground-floor store, or whether it was added later.

Description

Main Façade: Three bays; window openings at second and third floors; bracketed cornice with paneled fascia and foliate brackets and modillions. **Alterations:** Two window openings replace storefront present in 1939; stucco coating with scored finish and projecting entrance and window

surrounds applied to entire façade; replacement main-entrance door and metal security gate; doorbell adjacent to main entrance; light fixture above main entrance; metal security grilles over first- and second-floor windows; replacement one-over-one, double-hung window sashes at all floors. South Façade: Brick; ground-floor door opening; window openings at second and third floors; short chimney. Alterations: Most of façade coated with stucco and/or painted. Rear Façade: Square-headed window openings. Alterations: Façade coated with stucco and/or painted; metal grilles and replacement one-over-one, double-hung window sashes; metal downspout. Site Features: Bluestone areaway, fill pipe, metal basement hatch, and non-historic metal areaway fence in front of building; non-historic metal gate at entrance to south areaway; concrete south areaway; concrete and bluestone sidewalk.

Significant References

New York City Department of Taxes, photographic record c.1939; New York City Department of Taxes, photographic record, c.1988; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

573 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1130/6

Date: c.1869-1880

Architect: Not determined

Original owner: Not determined

Type: Store and flats

Style/Ornament: Queen Anne

Materials: Brick façade; stone trim; wood cornice

Stories: Four

History

A vernacular Queen Anne-style building probably constructed in the late 1870s, this building has a handful of features that are characteristic of the style, including patterned brickwork between its third- and fourth-floor windows, and a high wood cornice with raised center and small rectangular panels. By 1939, 573 Vanderbilt had a ground-floor storefront, which has since been removed, although the building appears to retain the door openings present at that time. Although it was constructed along an avenue that was becoming one of Prospect Heights' major commercial thoroughfares, it is unclear whether 573 Vanderbilt was constructed with a storefront, or whether ground-floor commercial space was added later.

Description

Main Façade: Three bays at second through fourth floors; two ground-floor door openings; wood window brickmolds, plain projecting stone sills, and plain flush stone lintels at second through fourth floors; denticulated brick band between third- and fourth-floor windows; bracketed wood cornice with raised central portion, frillwork, square panels, and denticulation. Alterations: Façade painted; storefront present in 1939 removed; storefront opening filled with masonry infill and one window covered by metal mesh; replacement doors; panel replacing or covering north transom; brick infill replacing south transom; light fixture and camera over south door; ground-floor cornice removed; replacement one-over-one, double-hung window sashes at second through fourth floors. North Façade: Brick laid in common bond; door opening; short brick chimney. Alterations: Façade and chimney coated with stucco and/or painted. Rear Façade: Two bays; two-over-two, double-hung wood sashes within some openings; plain projecting stone windowsills; metal fire escape; molded cornice. Alterations: Façade coated with stucco and/or painted;

replacement sashes within southernmost top-floor opening. Site Features: Raised painted concrete landing in front of main façade; metal basement hatch; gooseneck and straight metal pipes installed in front of building.

Significant References

New York City Department of Taxes, photographic record c.1939; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

575 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1130/5

Date: c.1912-1922

Architect: Not determined

Original Owner: Not determined

Type: Store and flats

Style/Ornament: Colonial Revival

Materials: Brick façade; stone or cast-stone trim; iron cornice

Stories: Four

History

By the late 1930s, this building, which was constructed between 1912 and 1922, had a storefront occupied by a food market. Its ground floor was altered to its present appearance in 1948 by architect John J. Tricario for the Stefano Funeral Home. Above its ground floor, 575 Vanderbilt Avenue retains nearly all of its historic Colonial Revival-style detailing, including its stone or cast-stone windowsills and splayed lintels with keystones, patterned-brick pendants, and deep cornice with pendants, modillions, denticulated fascia, and paneled soffit.

Description

Main Façade: Two asymmetrical bays at second and third floors; running-bond face brick; projecting header-brick sill at second floor; recessed central portion of façade with corbelled brick head at second and third floors, framed by pilasters with patterned-brick bands and pendants; one large and one small window opening at each of second and third floors, with large opening containing bowed, tripartite window; plain stone or cast-stone windowsills, and splayed lintels with scrolled keystones at second and third floors; heavy bracketed cornice with pendants, denticulated fascia, modillions, and paneled soffit. Alterations: Stone-veneered ground-floor façade installed in 1948, with recessed central bay with landing paved with brick and tile, double doors set within Colonial-style enframing with swan's-neck pediment, two multipane wood doors facing onto recess, one-over-one, double-hung stained-glass windows, and Tuscan columns supporting classical Greek frieze and denticulated cornice; two signs at ground floor adjacent to main-entrance recess; fabric signage panels attached to projecting metal frames at ground and second floors; light fixtures at soffit of main-entrance recess, within ground-floor signage framework, and on top of ground-floor cornice; fluorescent light fixtures with conduit above second-floor lintels; replacement one-over-one, double-hung sashes with panning at second and third floors. Rear Façade: Three bays, segmental-arch-headed openings; plain projecting windowsills; rooftop gutter. Alterations: Façade coated with stucco; replacement one-over-one, double-hung window sashes. Site Feature: Metal basement hatch.

Significant References

Department of Buildings, Borough of Brooklyn, alterations file; New York City Department of Taxes, photographic record c.1939; E.B. Hyde & Company, *Atlas of the Borough of Brooklyn*,

City of New York (Brooklyn: E. Belcher Hyde, 1911-12); *Desk Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1920-1922).

577 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1130/4

Date: c.1877

Architect: Thomas F. Houghton

Original Owner: M. Fitzgerald

Type: Flats

Style/Ornament: Neo-Grec

Materials: Brick façade; stone trim; wood cornice

Stories: Three

History

Designed by Thomas F. Houghton for M. Fitzgerald and completed c.1877, this three-story flats building appears to be one of the earliest multiple dwellings in the Prospect Heights Historic District. Modestly ornamented, its most characteristic neo-Grec style details are the incised ornament within its main-entrance entablature and its bracketed wood cornice, which is decorated with rosettes. The building remains largely intact today. Although they appear historic, the building's wood main-entrance doors and rectangular transom replaced a pair of full-height paneled doors present in 1939.

Description

Main Façade: Three bays at ground floor; four bays at second and third floors; running-bond face brick; stone landing and main-entrance step; square-headed main-entrance opening with paneled wood reveal, crowned by bracketed, eared door hood; incised foliate ornament within main-entrance entablature; small rectangular basement openings, fully below grade; continuous stone ground-floor sill, interrupted by main entrance; projecting plain stone sills and flush stone lintels at first-, second-, and third-floor windows; wood cornice with carved rosettes, panels, brackets, and molded crown. Alterations: Stone trim, main-entrance landing, and door sill painted; replacement metal main-entrance railings; pair of paneled wood main-entrance doors with elliptical panes and single-pane wood transom; intercom panel and small wiring box adjacent to main entrance; light fixture, camera, and postal release box at main-entrance reveal; door hood partially resurfaced, resulting in loss of incised ornament; metal mesh over ground-floor windows; replacement sashes at basement; one-over-one, double-hung windows with panning replace two-over-two, double-hung windows at first, second, and third floors. Rear Façade: Four bays; brick; plain projecting sills and flush stone lintels. Site Features: Metal grates set within bluestone at basement openings; planting beds; gooseneck pipe; replacement metal areaway fence installed on historic but painted stone curb; bluestone and concrete sidewalk.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (February 24, 1877), 149.

579 Vanderbilt Avenue

Brooklyn Tax Map Block/Lot: 1130/3

Date: c.1889

Architect: L.R. Holske

Original Owner and Mason: Philip Sullivan

Type: Flats
Style/Ornament: Neo-Grec
Materials: Brick façade; brownstone trim; wood cornice
Stories: Four

History

Designed by L.R. Holske and constructed by Philip Sullivan, this vernacular neo-Grec-style building's most characteristic feature is its wood cornice, which is decorated with stylized, angular classical detailing that is representative of the style. With its main façade faced with Philadelphia brick laid in running bond, the building is otherwise sparsely ornamented, except for stone sillcourses and banding at its upper-story window heads. Although 579 Vanderbilt Avenue appears to have been constructed solely as a multiple dwelling, by 1939, it had ground-floor storefronts flanking its main entrance. These storefronts were converted to residential space by 1986.

Description

Main Façade: Three bays at first floor; four bays at second through fourth floors; running-bond face brick at second through fourth floors; paneled wood reveal, molded wood transom bar, and single-pane transom window within main-entrance opening; main entrance flanked by paneled metal pilasters; continuous brownstone sills, projecting below the window openings, at second through fourth floors; continuous rough-faced brownstone bands at second-, third-, and fourth-floor window heads; metal fire escape; bracketed wood cornice with paneled fascia, modillions, and molded crown. **Alterations:** Replacement wood main-entrance door with diamond-shaped panes and additional transom window; light fixture at soffit of main-entrance reveal; storefront present in 1939 replaced with new infill, or faced with brick veneer; paired double-hung windows and metal door at ground floor; portion of ground-floor façade above main entrance stripped, resurfaced, and/or painted; brownstone features at second through fourth floors resurfaced and/or painted; replacement one-over-one, double-hung sashes with panning at second through fourth floors; portion of brownstone band at southern end of façade between first- and second-floor windows removed and replaced with brick; portions of lower cornice molding missing. **Rear Façade:** Brick; three bays, with smaller window openings in central bay; projecting windowsills; denticulated brick cornice. **Alterations:** Replacement window sashes; metal louver at top of central bay below cornice. **Site Features:** Non-historic concrete areaway pavement; planting beds; metal basement hatch; non-historic metal fences and gate on non-historic concrete curbs.

Significant References

New York City Department of Buildings Certificate of Occupancy No. 225223 (January 6, 1986); New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (June 22, 1889), 898.

581 Vanderbilt Avenue, 583 Vanderbilt Avenue (aka 671 Dean Street)

Borough of Brooklyn Tax Map Block/Lots: 1130/2, 1

Date: c.1869-1880
Architect: Not determined
Original Owner: Not determined
Type: Store with Flats
Style/Ornament: Italianate
Materials: Brick facades; brownstone trim
Stories: Four

History

Constructed in an austere, vernacular interpretation of the Italianate style, these two buildings completed between 1869 and 1880 are modestly ornamented, featuring running-bond brick facades and plain stone sills and lintels on their main facades. Their historic cornices with foliate brackets and modillions are their most characteristic Italianate features; their original two-over-two double-hung windows have been replaced. It is unclear whether these buildings were constructed with storefronts, but by 1939, both buildings had them, and the brick storefront bulkhead with diamond-shaped ornament at No. 581 probably dates from the early twentieth century. Although no documentation has been found to confirm that these buildings were constructed by a single owner, their identical main facades support this conclusion.

Description

581 Vanderbilt Avenue Three bays at second through fourth floors; running-bond face brick; square-headed main-entrance opening, with wood soffit and four-pane wood transom window; cast-iron paneled pilasters with foundry imprints on their bases (“JOSEPH TAYLOR EAGLE FOUNDRY 315 WEST 41ST ST NEW YORK”) flanking main entrance, and at storefront’s southern end; Arts-and-Crafts-style brick storefront bulkhead with diamond ornament; ground-floor cornice with molded crown; continuous plain, projecting second-floor stone sill; plain, projecting stone sills and flush stone lintels at second through fourth floors; metal fire escape; cornice with foliate brackets and modillions, paneled fascia, and molded crown. Alterations: Façade, including brick storefront bulkhead, painted; replacement main-entrance door; doorbell at main-entrance frame; light fixtures and postal release box at main-entrance reveal; metal security gate with gate box covering nearly all of storefront; non-historic metal storefront sign band; portion of second-floor sill missing south of southernmost window; one-over-one, double-hung sashes replace two-over-two, double-hung sashes at second through fourth floors; some details missing from cornice brackets. Rear Façade: Three bays; brick; projecting stone windowsills and flush stone lintels. Alterations: Façade coated with stucco and/or painted; metal balconies at top two floors; rooftop antenna and satellite dishes. Site Features: Metal basement hatch; gooseneck pipe.

583 Vanderbilt Avenue Similar to No. 581; cast-iron columns at ground floor, in front of storefront; stone at first-floor corner of building inscribed with “VANDERBILT AV”; building cornice extending across entire main and south façades; brick chimney. Alterations: Sills and lintels painted; ground-floor metal roll-down security gate with gate box; replacement metal-and-glass storefront with tiled bulkhead; hanging chain at second floor, at south end of façade; one-over-one, double-hung sashes replace two-over-two, double-hung sashes at second through fourth floors; rooftop antenna. South Façade: Three bays at first floor; running-bond face brick; four bays at second through fourth floors; storefront opening at western end of façade; plain projecting stone sills and plain flush stone lintels at second through fourth floors; brick chimney. Alterations: Sills and lintels painted at second through fourth floors; central ground-floor opening reduced in size with installation of brick infill, window covered by metal mesh, and plain, projecting stone sill; east ground-floor opening reduced in size, possibly prior to 1939, with installation of brick infill, multipane wood-and-glass door, paneled wood reveal, molded wood transom bar, single-pane wood transom window, and molded door hood. Rear Façade: Three bays; brick; plain, projecting stone windowsills and plain, flush stone lintels; denticulated cornice. Alterations: Addition at second floor, serving as vestibule for roof terrace on adjoining garage; sills and lintels painted; metal balconies installed at third and fourth floors. Garage: One story; brick; header-brick courses and patterned tan-and-red-brick panel over door opening; no openings on east façade. Alterations: Replacement paneled roll-down garage door; large wood fascia panel at top of garage-door opening; east façade coated with stucco and/or painted; metal fence installed atop east façade of garage. Site Features: Metal basement hatch and concrete landing in front of main façade; gooseneck pipe adjacent to south façade entrance.

Significant References

New York City Department of Taxes, photographic record c.1939; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

574 TO 594 VANDERBILT AVENUE (WEST SIDE) Between Bergen Street and St. Mark's Avenue

574-76 Vanderbilt Avenue (aka 638 Bergen Street)

Borough of Brooklyn Tax Map Block/Lot: 1144/51

See: 638 Bergen Street

578, 580, 582, 584, 586, 588 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lots: 1144/52, 53, 54, 55, 56, 57

Date: c.1891

Architect and Builder: Timothy Remsen

Original Owner: Daniel O'Connell

Type: Flats

Style/Ornament: Romanesque Revival/Renaissance Revival

Materials: Brick and brownstone facades; wood cornices

Stories: Four

History

Designed and constructed by Timothy Remsen and completed c.1891, this row of six flats houses was built at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Drawing primarily upon the Romanesque Revival style, these six unusual buildings feature round-arch-headed main-entrance openings crowned by channeled and textured stone overdoors, curved brick main-entrance pilasters, and rough-faced stone lintels; the regularity of their upper-floor openings and strong geometric lines of their facades are more characteristic of the then-emerging Renaissance Revival style. Although the four northernmost buildings have lost their cornices, the six remain largely intact, with original cornices remaining in good condition at Nos. 586 and 588, and No. 584 retaining its historic paneled wood main-entrance reveal and cast-iron stoop balustrades with imposing newel posts. The pair of buildings to the south of this row appear to have been constructed by O'Connell and Remsen three years afterward, and are nearly identical to them.

Description

578 Vanderbilt Avenue Three bays, with slightly projecting north bay; low brownstone stoop with rough-faced sides and understoop opening; round-arch-headed main-entrance opening; plain brick pilasters flanking main entrance, with rounded corners, except at upper two brick courses which feature square outer edges, and Doric brownstone capitals; brownstone main-entrance overdoor comprising smooth round arch with incised channeling, rough-faced keystone, and bush-hammered spandrels, crowned by molded cornice; two basement openings, sandwiched between continuous, projecting brownstone sill and broad brownstone lintelcourse; continuous smooth brownstone sills at first through fourth floors, supported by single brick corbel courses at first, second, and fourth floors, and by denticulated brick course at third floor; rough-faced brownstone lintels at first through fourth floors. Alterations: Stoop, facade adjacent to basement steps, and brownstone portions of façade, including overdoor, sills, and lintels, resurfaced and/or

painted; Stoop newel posts removed; replacement metal stoop railings; metal stoop gate; recessed metal door within understoop opening; pair of main-entrance doors replaced with single paneled door with sidelights and fanlight transom; light fixture at soffit of main-entrance frame; intercom panel and postal release box at main-entrance reveal; first-floor window grilles; cornice removed; replacement yellow brick at cornice level; replacement sliding sashes at basement; replacement one-over-one, double-hung sashes with panning at first through fourth floors; rooftop satellite dishes. North Façade: Brick; window openings with plain, projecting sills. Alterations: Façade covered with stucco and/or painted; pipe railing over portion of north parapet. Rear façade: Brick; projecting stone sills; corbelled brick cornice; brick chimney; metal fire escape shared with No. 580. Alterations: Façade and chimney coated with stucco and/or painted. Site Features: Concrete areaway and basement steps; historic iron areaway fence and gate on painted stone curb.

580 Vanderbilt Avenue Similar to No. 578. Alterations: Stoop, façade adjacent to basement steps, and brownstone portions of façade, including overdoor, sills, and lintels, resurfaced and/or painted; stoop newel posts removed; replacement metal stoop railings; pair of main-entrance doors replaced with single metal-and-glass door with sidelight containing intercom box, and single-pane square-headed transom; light fixtures at overdoor spandrels; address plate adjacent to main entrance; metal louver and siamese connection within west basement opening; brick infill within east basement opening; alarm bell between first-floor windows; first-floor window grilles; cornice removed; replacement yellow brick at cornice level; replacement one-over-one, double-hung sashes with panning at first through fourth floors. Rear Façade: Similar to No. 578; fire escape shared with No. 578. Alteration: Façade coated with stucco and/or painted. Site Features: Concrete areaway and basement steps; non-historic areaway fence and gate.

582 Vanderbilt Avenue Similar to No. 578. Alterations: Stoop resurfaced; original stoop newel posts likely replaced with salvaged posts after 1939; replacement metal stoop railings; metal stoop gate; metal door within understoop opening; pair of main-entrance doors replaced with single paneled door with sidelights and four-pane transom; intercom panel and postal release box on main-entrance reveal; light fixture at soffit of main-entrance frame; sign at south main-entrance pilaster; façade adjacent to basement steps coated with stucco; filler pipe and light fixture at basement; wood panels within basement openings; first-floor window grilles; cornice removed; replacement yellow brick at cornice level; replacement one-over-one, double-hung sashes with panning at first through fourth floors; rooftop bulkhead. Rear Façade: Similar to No. 578; metal fire escape shared with No. 584. Alterations: Façade coated with stucco and/or painted; rooftop railing with ornate posts. Site Features: Concrete areaway; historic iron areaway fence and gate on painted stone curb; historic gate posts with pineapple finials.

584 Vanderbilt Avenue Similar to No. 578; iron stoop balustrades and newel posts with anthemion finials; upper portions of historic wood main-entrance doors retained as transom; paneled wood main-entrance reveal. Alterations: Stoop, basement lintelcourse, and first-floor sill painted; metal stoop gate; metal door within understoop opening; replacement paneled main-entrance door within molded frame and plain wood side panels; postal release box and doorbells on main-entrance reveal and frame; two light fixtures on arch of the main-entrance overdoor; metal conduit projecting diagonally from above main-entrance cornice; façade adjacent to basement steps coated with stucco and/or painted; wood panels and metal grilles within basement openings; hose extending from south basement opening to hole between southernmost second-floor windows; first-floor window grilles; replacement one-over-one, double-hung sashes with panning at first through fourth floors; cornice removed; replacement yellow brick at cornice level; rooftop satellite dish and antennas. Rear Façade: Similar to No. 578; metal fire escape shared with No. 582. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; painted basement steps; non-historic areaway fence.

586 Vanderbilt Avenue Similar to No. 578; bracketed wood cornice with round dentils, modillions, and molded crown. Alterations: Stoop and brownstone portions of façade, including overdoor, sills, and lintels, painted; stoop newel posts removed; high metal stoop railings and

gate; metal door within understoop opening; replacement metal main-entrance door with wire-glass sidelights and transom; façade adjacent to basement steps coated with stucco; wood panels within basement openings; light fixture at basement adjacent to understoop opening; first-floor window grilles; replacement one-over-one, double-hung sashes with panning at first through fourth floors. Rear Façade: Similar to No. 578; metal fire escape shared with No. 588. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete and bluestone areaway; bluestone basement steps with brick risers; non-historic metal fence and gate on bluestone curb.

588 Vanderbilt Avenue Similar to No. 578; anthemion newel-post finials at stoop-wall fronts; upper portions of historic main-entrance doors apparently stripped of moldings and retained as main-entrance transom; common-bond brick adjacent to basement stairs; bracketed wood cornice with round dentils, modillions, and molded crown. Alterations: Stoop, basement sills and lintelcourses, and first-through-fourth-floor sillcourses resurfaced; stoop newel posts and railings covered with concrete, or replaced with concrete walls with metal gate; replacement main-entrance door with diamond-shaped pane, set within plain wood frame; intercom panel and postal release box on main-entrance frame; light fixture attached to soffit of main-entrance recess; basement openings filled with glass block; metal security grilles installed over first-floor windows; replacement one-over-one, double-hung sashes with panning installed within all window openings at the first through fourth floors. Rear Façade: Similar to No. 578; metal fire escape shared with No. 586. Alterations: Façade coated with stucco and/or painted. Site Features: Bluestone and concrete areaway; bluestone basement steps; historic iron areaway fence and gate on bluestone curb; historic iron gate posts with pineapple finials; bluestone sidewalk with concrete patching.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (October 3, 1891), 420.

590, 592 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lots: 1144/58, 59

Date: c.1894

Architect: Timothy A. Remsen

Original Owner: Daniel O'Connell

Type: Flats

Style/Ornament: Romanesque Revival/Renaissance Revival

Materials: Brick and brownstone facades; wood cornices

Stories: Four

History

Designed by Timothy Remsen and completed c.1894, this pair of flats houses was built at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Drawing primarily upon the Romanesque Revival style, these buildings feature round-arch-headed main-entrance openings crowned by channeled and textured stone overdoors, curved brick main-entrance pilasters, and rough-faced stone lintels; the regularity of their upper-floor openings and strong geometric lines of their facades are more characteristic of the then-emerging Renaissance Revival style. These buildings remain largely intact, as No. 590 retains its historic cast-iron stoop balustrades and newel posts, and both retain their original cornices. The six buildings adjoining this pair to the north appear to have been constructed by O'Connell and Remsen three years prior, and are nearly identical, although No. 592 differs from the others in its wider, symmetrical main façade with central entrance.

Description

590 Vanderbilt Avenue Similar to 578 Vanderbilt Avenue; iron stoop balustrades and newel posts with anthemion finials; bracketed wood cornice with round dentils, modillions, and molded crown. Alterations: Stoop and brownstone portions of façade, including overdoor, sills, and lintels, resurfaced and/or painted; metal stoop gate; replacement paneled main-entrance door with wood frame and four-pane round-headed transom; intercom panel and postal release box on south main-entrance reveal; light fixture at soffit of main-entrance recess; concrete grilles and metal mesh within basement openings; small “no loitering” sign between first-floor windows; replacement two-over-two, double-hung sashes with panning at first floor; replacement one-over-one, double-hung sashes with panning at second through fourth floors; rooftop satellite dish. Site Features: Bluestone and concrete areaway; non-historic metal grillework bin adjacent to stoop; angled metal basement hatch replacing basement stairs; historic iron gate posts with pineapple finials; historic iron areaway fence south of gate; non-historic iron areaway fence between gate and stoop; bluestone areaway fence curb replaced, except beneath gate; bluestone sidewalk with concrete patching.

592 Vanderbilt Avenue Five bays, with slightly projecting central bay; low brownstone stoop with rough-faced sides and understoop opening; round-arch-headed main-entrance opening; plain brick pilasters flanking main entrance, with rounded corners, except at upper two brick courses which feature square outer edges, and Doric brownstone capitals; brownstone main-entrance overdoor comprising a smooth round arch with incised channeling, rough-faced keystone, and bush-hammered spandrels, crowned by a molded cornice; common-bond brick adjacent to basement stairs; four basement openings sandwiched between narrow brownstone sillcourse and broader brownstone lintelcourse; continuous brownstone sills at first through fourth floors, supported by single brick corbel courses at first, second, and fourth floors, and by denticulated brick course at third floor; rough-faced brownstone lintels at first through fourth floors; bracketed wood cornice with round dentils, modillions, and molded crown. Alterations: Stoop and brownstone portions of façade, including overdoor, sills, and lintels, resurfaced and/or painted; stoop newel posts removed; replacement metal stoop railings; replacement main-entrance door with wire-glass sidelights and four-pane round-headed transom; doorbells and postal release box on main-entrance reveal; light fixture at soffit of main-entrance recess; basement portion of façade painted; metal pipe railing adjacent to basement stairs; wood panels within basement openings; replacement one-over-one, double-hung sashes with panning at first through fourth floors; some dentils missing from cornice; rooftop antenna. Rear Façade: Brick, including rear extension; plain stone sills; flush stone lintels; metal fire escape; brick chimney. Alterations: Facades coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning; replacement metal downspout on west face of extension. Site Features: Bluestone and concrete south areaway with bluestone basement steps; non-historic fence and gate on historic bluestone curb fronting south areaway; bluestone north areaway; portion of historic iron areaway fence adjoining stoop on east; bluestone north areaway curb; bluestone and concrete sidewalk.

Significant References

New York City Department of Taxes, photographic record c.1939; *Real Estate Record and Builders Guide* (January 20, 1894), 124.

594 Vanderbilt Avenue (aka 211-217 St. Mark’s Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1144/60

Date: c.1869-1880

Architect: Not determined

Original Owner: Not determined

Type: Store and flats
Style/Ornament: Italianate
Materials: Brick facades; wood cornices
Stories: Three

History

Completed between 1869 and 1880, this modestly ornamented corner building features running-bond main and south facades, bracketed windowsills, eyebrow lintels, and cornices with foliate brackets, all of which are strongly evocative of the Italianate style. Although the ground floor of its main façade has been altered, and a large flue has been installed at the western end of the south façade, the building remains largely intact. It is unclear whether the building was constructed with a storefront, but a storefront with corner entrance was present by 1939.

Description

Main Façade: Three bays at second and third floors; running-bond face brick; stone step and square-headed main-entrance opening at northern end of façade; storefront opening wrapping around to eastern portion of south façade; molded sills at second and third floors, with third-floor brackets; eyebrow lintels with acanthus-leaf moldings at second and third floors; wood cornice with foliate brackets, denticulation, paneled fascia, and molded crown. Alterations: Ribbed metal paneling at ground floor; main-entrance step resurfaced and/or painted; replacement metal-and-glass main-entrance door, sidelights, and transom; intercom panel and light fixture at main-entrance reveal and soffit; replacement wood-and-glass storefront with metal security gates, gate boxes, fixed awnings, metal signs, and gooseneck light fixtures connected by conduit; replacement one-over-one, double-hung sashes at second and third floors, with single-pane transoms at second floor; some detail missing from cornice brackets; stucco-covered rooftop bulkhead; rooftop railing. South Façade: Four bays; running-bond face brick; continuous stone ground-floor sill; plain stone sill at westernmost first-floor window; molded sills at second and third floors, with brackets except at easternmost second-floor opening; eyebrow lintels with acanthus-leaf moldings at two central first-floor openings and at second and third floors; blind windows within second- and third-floor westernmost bays; continuation of main-façade cornice; brick chimney. Alterations: Central first-floor window openings filled with brick; window grille at westernmost first-floor opening; first-floor exhaust vent, light fixtures, and conduit; metal fire escape; large metal flue and vertical metal conduit at western end of façade; replacement one-over-one, double-hung sashes at all floors, with single-pane transoms at second floor; rooftop railing. Rear Façade: Four bays at second and third floors; projecting stone sills and flush lintels at second and third floors; denticulated wood cornice. Alterations: Rear facade coated with stucco and/or painted; stucco-coated ground-floor vestibule with door opening on west face; conduit, wiring box, and exhaust fans on racks below second-floor windows; replacement one-over-one, double-hung sashes with second-floor transoms; replacement metal downspout. Site Features: Concrete wheelchair ramp with metal railing in front of main façade; sidewalk automated teller machine at building corner; metal basement access doors and plastic trash enclosure in front of south façade; brick garden wall along south border of rear yard with round-arch-headed opening containing non-historic metal gate, two light fixtures, and stone coping; wood planting beds in front of garden wall; concrete rear yard with tree pit.

Significant References

New York City Department of Taxes, photographic record c.1939; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

**585 TO 601 VANDERBILT AVENUE (EAST SIDE)
Between Dean Street and Bergen Street**

585 Vanderbilt Avenue (aka 672 Dean Street)

Borough of Brooklyn Tax Map Block/Lot: 1138/11

Date: c.1869-1880

Architect: Not determined

Original Owner: Not determined

Type: Store and flats

Style/Ornament: Italianate

Materials: Brick facades; brownstone trim; wood cornice

Stories: Three

History

This building was completed between 1869 and 1880 in a vernacular form of the Italianate style. It is modestly ornamented, with plain stone windowsills and lintels on both its main and north facades. The building retains its original cornice—its most characteristic Italianate feature—decorated with foliate brackets and modillions and a denticulated band. Its rear addition appears to date from 1888, when owner Andrew Eddling and builder W. Laird filed for a one-story extension with the Department of Buildings. Although it is unclear whether 585 Vanderbilt originally had a ground-floor store, a storefront with brick bulkhead, apparently the same as the current storefront's, was present by 1939. At that time, a large billboard covered the entire first-floor portion of the north façade.

Description

Main Façade: Three bays; running-bond face brick at second and third floors; bluestone main-entrance step; brick flanking main entrance; square-headed main-entrance opening; recessed storefront entrance behind stone landing; brick storefront bulkhead with patterned-brick panels, each containing a diamond; molded metal ground-floor cornice, wrapping around to north façade; projecting brownstone sills and flush stone lintels at second and third floors; bracketed cornice with foliate brackets and modillions and denticulated band, wrapping main and north facades. **Alterations:** Main-entrance step partially resurfaced with cementitious coating and non-historic tile; main-entrance infill replaced with metal-and-glass door with sidelight, wide metal transom bar, and single-pane metal transom window; intercom panel and postal release box adjacent to main entrance; roll-down metal security gate with gate box largely covering storefront; non-historic tile at storefront entrance landing; replacement storefront entrance door with sidelight and transom panel pierced by air-conditioning unit; painted metal sign over storefront; painted second- and third-floor sills; replacement one-over-one, double-hung sashes with panning at second and third floors. **North Façade:** Three bays at second and third floors; running-bond face brick; storefront opening at western end of ground floor with brick bulkhead containing patterned-brick panel; door opening at eastern end of ground floor; blind window openings within central bay of the second and third floors; projecting brownstone sills and flush stone lintels at second and third floors; two chimneys. **Alterations:** Ground floor painted; roll-down metal security gate with gate box largely covering storefront opening; painted metal sign over storefront opening; storefront cornice sagging; metal roll-down security gate with gate box at door opening; painted sills and lintels; replacement one-over-one, double-hung sashes with panning at second and third floors; some patching of cornice brackets; chimneys coated with stucco and/or painted. **Rear Façade:** Three bays at second and third floors with openings varying in size; projecting stone windowsills at third floor; two fire escapes; molded cornice with small brackets. **Alterations:** Façade coated with stucco and possibly painted; replacement one-over-one, double-

hung window sashes with panning; metal grille at northernmost third-floor window. Rear Addition: One story; common-bond brick; small segmental-arch-headed opening with projecting brick course above; denticulated brick cornice. Alterations (Rear Addition): Painted; metal grille within opening; two former openings with lintels filled with brick and masonry units. Site Feature: Metal basement hatch in front of north façade.

Significant References

New York City Department of Taxes, photographic record c. 1939; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

587 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1138/10

Date: c.1869-1880

Architect: Not determined

Original Owner: Not determined

Type: Store and Flats

Style/Ornament: Italianate

Materials: Brick facade; brownstone trim; wood cornice

Stories: Three

History

Completed between 1869 and 1880, this building was constructed in a vernacular form of the Italianate style. It is modestly ornamented, with a common-bond brick façade and plain stone windowsills and lintels, but it retains its original cornice—the building's most characteristic Italianate feature—decorated with foliate brackets and modillions and a denticulated band. Although it is unclear whether 587 Vanderbilt Avenue originally had a ground-floor store, a storefront with central entrance, similar in configuration to the present storefront, had been installed by 1939. It is unclear whether the present storefront is the same as the historic one, or whether it has been replaced.

Description

Main Façade: Three bays; common-bond brick; stone main-entrance step; brick flanking main entrance; square-headed main-entrance opening containing possibly historic wood transom sash; possibly historic wood storefront with recessed central entrance and two display windows, crowned by metal sign band; projecting stone sills and flush stone lintels at second and third floors; bracketed cornice with foliate brackets and modillions and denticulated band. Alterations: Ground floor painted; replacement main-entrance door installed; doorbell at main-entrance door frame; light fixture at bottom rail of main-entrance transom; storefront replaced or altered, with bulkhead coated with stucco and/or painted; through-wall air-conditioning unit in storefront transom; metal scissor gates at display windows; waterfall awning with covered underside over storefront; sills and lintels painted; replacement one-over-one, double-hung window sashes with panning at second and third floors; metal bracket for hanging banner or sign at second floor; some metal patching of cornice brackets; large rooftop antenna. Rear Façade: Segmental-arch-headed window openings; plain projecting stone sills. Alterations: Façade coated with stucco; replacement one-over-one, double-hung sashes with panning; replacement gutter and downspout. Site Features: Metal basement hatch and automated teller machine in front of building.

Significant References

New York City Department of Taxes, photographic record c. 1939; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

589, 591 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lots: 1138/9, 8

Date: c.1869-1880

Architect: Not determined

Original Owner: Not determined

Type: Store and flats

Style/Ornament: Altered Italianate

Materials: Brick facades; brownstone trim

Stories: Four

History

Completed between 1869 and 1880, these modestly ornamented buildings were constructed in a vernacular form of the Italianate style. Sparsely ornamented, with running-bond brick facades and plain stone windowsills and lintels, they were originally crowned by Italianate-style cornices with foliate brackets, modillions, and denticulation. Both buildings retain their historic main-entrance openings, with a historic wood transom remaining at No. 589. Although it is unclear whether these buildings were constructed with storefronts, both had them by 1939, although the storefront of No. 589 was converted to residential or office space after the late 1980s. They retain their historic ground-floor cornices.

Description

589 Vanderbilt Avenue Three bays at second through fourth floors; running-bond face brick; bluestone step at main entrance; square-headed main-entrance opening with wood reveal; molded wood main-entrance transom bar and single-pane wood transom sash; stone base at former storefront location; metal sign band decorated with diamonds, with cornice at ground floor; projecting brownstone sills and flush brownstone lintels at second through fourth floors. Alterations: Main-entrance step resurfaced; replacement main-entrance door below non-historic wood infill panel; light fixture and postal release box at main-entrance reveal; stone base at former storefront location painted; storefront replaced with white tile façade with recessed multipane door, metal louver, roll-down gate box, and two window openings, each containing multipane sashes; windowsills and lintels painted; replacement one-over-one, double-hung sashes with panning installed at second through fourth floors; cornice removed; parapet coated with stucco and/or painted; rooftop antenna installed; gooseneck pipe installed adjacent to main entrance. Site Feature: Metal basement hatch in front of building.

591 Vanderbilt Avenue Similar to No. 589. Alterations: Main-entrance step resurfaced; replacement main-entrance door below non-historic wide transom bar and wire-glass transom sash; replacement storefront with recessed entrance; storefront entrance recess paved with beige tile; waterfall awning with covered underside partially covering ground-floor sign band; sills and lintels painted; internally illuminated bracket sign at second floor; replacement one-over-one, double-hung sashes with panning at second through fourth floors; cornice removed; parapet coated with stucco and/or painted; rooftop antenna and satellite dishes. Site Feature: Metal basement hatch in front of building.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Taxes, photographic record, c.1988; Matthew Dripps, *Map of the City of Brooklyn* (New York: Matthew Dripps, 1869); G.W. Bromley & Co., *Atlas of the Entire City of Brooklyn* (New York: G.W. Bromley & E. Robinson, 1880).

593, 593A Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lots: 1138/6, 5

Date: c.1879

Original Owner and Architect: John H. Doherty

Type: Stores and flats

Style/Ornament: Italianate

Materials: Brick facades; brownstone trim; wood cornices

Stories: Three

History

Constructed c.1879, these two buildings with ground-floor stores were built by John H. Doherty during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' most important commercial thoroughfares. Sparely ornamented with running-bond brick facades, irregularly spaced openings, and simple wood cornices with modillions and dentils, they were completed in a vernacular form of the Italianate style. The storefront of No. 593 may be the same storefront that was present in 1939, but the ground floor of No. 593A has been heavily altered. Above their ground floors, both of these buildings remain largely intact.

Description

593 Vanderbilt Avenue Three irregularly spaced bays at second and third floors; running-bond face brick; stone step at main entrance; stained-glass transom sash at main entrance reading "593"; storefront, featuring paneled wood columns behind storefront glass, possibly installed prior to 1939; storefront entrance recess covered with wood planks, and with a paneled wood soffit and plank-wood bulkhead and display window on its south side; bracketed metal ground-floor cornice; projecting stone sills at second and third floors; flush stone lintels at second and third floors; bracketed and denticulated wood cornice with molded crown. Alterations: Main-entrance door and transom bar replaced; roll-down security gate within waterfall awning, which conceals most of ground-floor cornice; additional awning projecting from waterfall awning, over storefront entrance; storefront bulkhead partially coated with stucco and/or painted; security-gate tracks installed in front of storefront framing; storefront door replaced; hanging light fixture attached to storefront entrance soffit; entrance steps, sills, and lintels resurfaced and/or painted; replacement one-over-one, double-hung window sashes with panning at second and third floors.

Site Feature: Metal basement hatch.

593A Vanderbilt Avenue Similar to No. 593; chimney. Alterations: Ground-floor portion of façade replaced with modern storefront with paneled bulkhead, two display windows, two entrances covered by security gates, and bracketed and denticulated wood cornice; sills and lintels painted; replacement one-over-one, double-hung sashes with panning at second and third floors.

Site Feature: Metal basement hatch and gooseneck pipe.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (March 22, 1879), 238.

595 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1138/4

Date: c.1879

Architect: Not determined

Original Owner and Builder: H.E. Wells

Type: Store and flats

Style/Ornament: Italianate

Materials: Brick façade; stone trim; wood cornice

Stories: Three

History

Constructed c.1879 by H.E. Wells, this flats building with ground-floor storefront was completed during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' major commercial thoroughfares. Modestly ornamented, it features a running-bond brick façade, plain stone windowsills and lintels, and wood cornice with modillions and dentils. Although its ground floor has been heavily altered, the building's upper floors remain largely intact.

Description

Three bays at second and third floors; running-bond face brick; brick pilaster at northern end of ground floor; projecting stone sills and flush stone lintels at the second and third floors; bracketed and denticulated wood cornice. Alterations: Ground-floor storefront, storefront entrance, and main entrance replaced with modern façade with two door openings, three display windows, and five transoms; metal box sign over storefront; sills and lintels painted; replacement one-over-one, double-hung window sashes at second and third floors; rooftop antenna. Rear façade: Brick; segmental-arch-headed window openings; molded cornice. Alterations: Portion of top floor around south window coated with stucco and/or painted. Site Feature: Metal basement hatch.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (August 2, 1879), 631.

597, 599 Vanderbilt Avenue, 601 Vanderbilt Avenue (aka 651 Bergen Street, 641-651 Bergen Street)

Borough of Brooklyn Tax Map Block/Lots: 1138/3, 2, 1

Date: c.1878

Architect: Not determined

Original Owner and Builder: John Doherty

Type: Stores and flats

Style/Ornament: Italianate

Materials: Brick facades; brownstone trim; wood cornices

Stories: Three

History

This group of three buildings with stores and upper-floor apartments was constructed c.1879, at a time when Vanderbilt Avenue was developing into one of Prospect Heights' major commercial thoroughfares. Although their ground floors have been altered, these buildings' upper floors remain largely intact, featuring running-bond face brick, plain stone sills and lintels, and wood cornices with modillions and dentils. To the rear of No. 601 are a one-story extension, formerly a

store, and an additional two-story extension, which appears to have been a stable. These appear to have been constructed between 1886 and 1893.

Description

597 Vanderbilt Avenue Three bays; running-bond face brick; square-headed main-entrance opening behind stone step, containing wood frame, molded wood transom bar, and single-pane wood transom sash; metal storefront veneer installed prior to 1939; wood window brickmolds, projecting stone sills, and flush stone lintels at second and third floors; bracketed and denticulated wood cornice. Alterations: Replacement main-entrance door; main-entrance step partially resurfaced; portion of pre-1939 ground-floor veneer removed from northernmost portion of façade, revealing wood framing and lintel over main entrance; roll-down metal security gate with gate box covering storefront entrance and window opening; retractable canvas awning; projecting metal awning with pitched roof, partially concealing painted metal sign installed above storefront window opening; molding above ground floor; replacement one-over-one, double-hung sashes installed at second and third floors. Rear Façade: Brick; segmental-arch-headed window openings; metal fire escape shared with No. 599; molded cornice. Site Feature: Metal basement hatch.

599 Vanderbilt Avenue Similar to No. 597. Alterations: Replacement main-entrance door; replacement metal-and-glass storefront with security gate and gate box; fluorescent light fixture behind large waterfall awning; horizontal metal strip below second-floor sills; sills and lintels painted; replacement one-over-one, double-hung sashes at second and third floors. Rear Façade: Brick; segmental-arch-headed window openings; metal fire escape shared with No. 597; molded cornice. Site Feature: Metal basement hatch; bluestone and concrete sidewalk.

601 Vanderbilt Avenue Similar to No. 597; possibly historic cast-iron columns and large wood storefront lintel. Alterations: Yellow mortar at ground floor; replacement storefront with central entrance; bracket sign at storefront lintel; light fixtures with conduit above storefront; sills and lintels painted; replacement one-over-one, double-hung sashes at second and third floors. South Façade: Running-bond face brick; two door openings with plain, flush stone lintels at eastern end of façade; two bays at second and third floors; wood brickmolds, projecting stone sills, and flush stone lintels at second and third floors; two brick chimneys; stone coping. Alterations: Some patching of ground-floor brick with cement; door opening, probably non-historic and with a metal security gate with gate box, at ground floor; replacement door and single-pane transom within easternmost door opening; brick infill, metal vent, and grille-covered window within the second-easternmost door opening; conduit, light fixtures, and gooseneck pipe at ground floor; sills and lintels painted; replacement one-over-one, double-hung sashes at second and third floors; antenna at west chimney. Rear Façade: Brick; segmental-arch-headed window openings; molded cornice. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning. Main Façade of Rear Addition: Running-bond face brick; single-story western portion, and two-story eastern portion; flush stone lintel over easternmost door opening; stone coping over first floor parapet; projecting stone sill and flush stone lintel at east second floor opening; wood lintel and wood brickmold at west second-floor opening; molded cornice at second floor. Alterations: Storefront removed from single-story portion of addition; paired stable doors removed from ground floor of two-story portion of addition; storefront opening altered, with installation of brick infill, small window opening, and door opening; stable-door opening partially filled with brick, and contains large rectangular opening covered by metal grille; conduit and light fixture at easternmost door opening; large, enclosed metal porch with awning roof extending length of ground floor; metal poles on top of first-floor parapet; air-conditioning equipment on first-floor roof; metal security grille over west second-floor window opening; east second-floor opening filled with wood panel and vent. East Façade of Rear Addition: Face brick laid in running bond; irregular bay arrangement; single-story pitched roof extension; ground-floor door and window openings; louver on extension; second-floor window openings with projecting

stone sill at south window. Alterations: Ground-floor portion of façade covered with stucco and/or painted; replacement doors and one-over-one, double-hung sashes; metal security grilles at southernmost second-floor window; conduit; second-floor windowsill painted. Site Features: Metal basement hatch in front of south façade.

Significant References

New York City Department of Taxes, photographic record c. 1939; *Real Estate Record and Builders Guide* (May 4, 1878), 398; Elisha Robinson, *Robinson's Atlas of the City of Brooklyn, New York* (New York: E. Robinson, 1886); George Washington Bromley, *Atlas of the City of Brooklyn, N.Y.* (Philadelphia: Bromley, 1893).

598 TO 620 VANDERBILT AVENUE (WEST SIDE)

Between St. Mark's Avenue and Prospect Place

598 (aka 220-228 St. Mark's Avenue), 600, 602, 604, 606, 608, 610, 612, 614 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1151/44, 45, 46, 47, 48, 49, 50, 51, 52

Date: c. 1871

Architect: Not determined

Original Owner/Developer: Not determined

Type: Flats with commercial ground floor

Style/Ornament: Italianate with alterations

Material: Brick and brownstone

Stories: Three

History

This row of nine Italianate-style mixed-use structures was built c. 1871 during the period in which Vanderbilt Avenue was developing into one of the area's most important commercial thoroughfares. Advertisements in the *Brooklyn Eagle* in 1873 describe Nos. 598 through 610 as having Philadelphia brick fronts and brownstone trim with "handsomely fitted up stores on ground floor; suits [sic] of apartments above on both floors." In 1923, architect Tobias Goldstone designed a one-story commercial extension with five stores at the rear of No. 598 for Hyman Rothstein.

Description

598 Vanderbilt Avenue (aka 220-228 St. Mark's Avenue) Vanderbilt Avenue Façade: Three bays; Philadelphia brick laid in stretcher bond; storefront extends one bay on St. Mark's Avenue; molded brownstone lintels and projecting brownstone sills at second and third stories; galvanized-iron or wood cornice with foliate brackets, scrolled modillions and paneled frieze; paneled cast-iron pilaster visible at left of storefront; fluted cast-iron column at corner visible through display window. Alterations: wood-and-glass storefront with double door, roll-down gates, fixed metal and plastic awning with colored lights supported by metal brackets; spotlights; shingle siding at cornice above storefront covered by signage and metal molding; metal replacement sash and panning; cornice brackets repaired with sheet metal. St. Mark's Avenue Façade: Similar to Vanderbilt Avenue façade; three bays; brownstone water table; possibly historic low brick stoop with sidewalls; molded stone lintel on scrolled and fluted brackets at entrance; marble threshold; two chimneys on roof. Alterations: brick patching at first story; pilasters removed from door surround; metal security gate and transom; single-leaf door and wood transom set in a wood enframingent; window openings at second bay on first story and first bay on the second and third

stories filled with brick; lintels at first bay on the second and third stories and sill on third story shaved; small windows at the second and third stories with brick sills; window opening at third bay of second story partially filled with brick to accommodate smaller sash; metal replacement sash and panning; metal window grilles at the second story; tympanum above cellar hatch resurfaced; chimneys painted with metallic paint; new clay and metal chimney cap; two television antennas and one dish antenna on roof; remote utility meter attached to water table; wires and utility junction box attached to façade above first story; light inside gate at entrance; doorbell in reveal. Rear Extension: one story; brick façade; parapet stepped at ends with frieze of alternating raised and basket-weave brick panels. Alterations: four bays; facade resurfaced and painted; entrance and fenestration pattern altered; door replaced; metal replacement sash and panning; metal window grilles; parapet altered and flowerbox incorporated into step on east end; metal conduit with spotlights. West Façade (partially visible): three bays; brick facade; flat brownstone lintels and projecting sills at second and third stories; denticulated frieze below gutter. Alterations: façade painted; window opening at second story reconfigured as entrance with metal security gate and transom; metal replacement sash and panning; metal grilles at second story; fire escape; two leaders; utility junction box and wires attached to façade at second story. Site Features: metal pipe, bluestone paving immediately in front of store and stone curb (except at corner) on Vanderbilt Avenue; two diamond plate hatches, two metal grilles, gooseneck pipe and predominantly bluestone paving on St. Mark's Avenue.

600 Vanderbilt Avenue Vanderbilt Avenue Façade: Similar to No. 598; main entrance to left of storefront; possibly historic black and white tile floor in vestibule of store; cast-iron pilaster partially visible to left of entry. Alterations: new storefront with center entrance, metal bulkhead and roll-down gates, residential entrance reconfigured; cornice above storefront removed, replaced with cement stucco; metal replacement sash and panning; lintels shaved; cornice removed, replaced with stepped parapet; façade, stonework and parapet painted; television and dish antennas on roof. West Façade (partially visible): Similar to No. 598. Alterations: façade parged; metal replacement sash and panning; through-wall air conditioner; fire escape; leader; television and dish antennas. Site Features: diamond plate hatch; stone curb.

602 Vanderbilt Avenue Vanderbilt Avenue Façade: Similar to No. 598; recessed main entrance; possibly historic black and white tile floor in vestibules of main and store entrances; cast-iron pilaster visible to left of entry. Alterations: façade painted; opening at main entrance altered to accommodate replacement door; transom replaced with corrugated metal panel; mailbox and intercom in reveal; light fixture above entrance; storefront reconfigured with entrance on the left; roll-down gate with electric motor and conduit; commercial signage above store including hanging sign on metal bracket; metal replacement sash and panning; lintels shaved and squared off; four light fixtures with conduit at second story; cornice brackets repaired; perforated vent in storefront bulkhead. West Façade (partially visible): Similar to No. 598. Alterations: façade parged; metal replacement sash and panning; fire escape; leader. Site Features: diamond plate hatch; stone curb.

604 Vanderbilt Avenue Similar to No. 598; recessed main entrance; paneled cast-iron pilaster to left of entry; possibly historic glass transom above door. Alterations: brick cleaned; decorative metal security gate with transom at main entrance; door replaced; storefront replaced with metal bulkheads, glass-and-metal door and roll-down gates (including storefront extension inside vestibule); cornice above storefront replaced with aluminum siding; electric barber pole above storefront; metal replacement sash and panning; lintels and sills resurfaced; some cornice details missing or replaced; dish antenna. West Façade (partially visible): Similar to No. 598. Alterations: brick repointed; metal replacement sash and panning; fire escape; leader. Site Features: diamond plate hatch; stone curb.

606 Vanderbilt Avenue Similar to No. 598; recessed main entrance with possibly historic wood-and-glass door and transom; paneled cast-iron pilaster partially visible to left of entry. Alterations: brick repointed; metal security gate with transom at main entrance; storefront

(partially visible through gate) with center entrance, wood-and-glass windows and door; fixed fabric awning and roll-down gates; metal replacement sash and panning; window lintels replaced; metal brackets for signs at second story; cornice brackets repaired; postal release box and intercom by gate. West Façade (partially visible): Similar to No. 598. Alterations: façade parged; replacement sash; fire escape; metal smokestack; leader. Site Features: diamond plate hatch; bluestone paving at entrances; stone curb.

608 Vanderbilt Avenue Similar to No. 598; recessed main entrance; paneled cast-iron pilaster visible to left of entry; metal cornice with plain frieze above first story. Alterations: façade and trim painted; metal security gate and transom at main entrance, right jamb covered with metal siding; four doorbells in jamb; transom altered and door replaced; storefront replaced with metal-and-glass door and windows, brick-faced bulkhead and roll-down gates; light above storefront; signage above storefront and at third story; metal replacement sash and panning; lintels shaved; fire escape; cornice brackets repaired or missing pieces; television and dish antennas; remote utility meter attached to storefront bulkhead. West Façade (partially visible): Similar to No. 598. Alterations: façade parged; replacement sash; fire escape; leader. Site Features: diamond plate hatch; stone curb.

610 Vanderbilt Avenue Similar to No. 598; recessed main entrance; cast-iron pilaster partially visible to left of entry; wood-and-glass transom; metal cornice with plain frieze above first story. Alterations: façade and trim painted; opening at main entrance altered to accommodate a replacement door; intercom in reveal; storefront configuration with full width transom altered prior to the late 1930s; bulkheads covered with vertical boards; roll-down gate with electric motor and conduit; metal replacement sash and panning; lintels shaved and painted; cornice brackets repaired with sheet metal; television antenna on roof; remote utility meter by entrance. West Façade (partially visible): Similar to No. 598. Alterations: façade parged; replacement sash; leader. Site Features: diamond plate hatch; stone curb.

612 Vanderbilt Avenue Similar to No. 598; main entrance with recessed door. Alterations: façade painted; lintels resurfaced and painted; metal-and-glass door with glass transom at main entrance; doorbell in reveal; light above entrance; storefront configuration with entrance on left altered prior to the late 1930s; metal bulkhead with glass-and-metal door and transom; roll-down gate; fixed fabric awning across width of building; metal replacement sash and panning; cornice brackets repaired with sheet metal; remote utility meters attached to storefront bulkhead. Site Features: metal pipe; diamond plate hatch; stone curb.

614 Vanderbilt Avenue Similar to No. 598. Alteration: façade (including sills) resurfaced with perma-stone; cornice and lintels removed; entrance with single-leaf door, glass transom and light in the soffit; intercom in reveal; storefront with roll-down gate. Site features: non-historic metal fence and gate; areaway with two diamond plate hatches and bluestone paving; stone curb.

Significant References

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; *Brooklyn Eagle* (February 11, 1873), 1; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files.

620 Vanderbilt Avenue (aka 616-620 Vanderbilt Avenue and 227 Prospect Place)

Borough of Brooklyn Tax Map Block/Lot: 1151/54

Date: c. 1872 with later alterations

Architect: Not determined; J. C. Niebel (1905 alteration); Brook & Rosenberg (1912 alteration)

Original Owner/Developer: Edward Livermore; Karl Nelson (1905 and 1912 alterations)

Type: Row house

Style/Ornament: Altered Italianate

Material: Brick

Stories: Three

History

This Italianate-style building was constructed c. 1872 by Edward Livermore as one of a row of five dwellings fronting Prospect Place. It still retains its brick façade with brownstone sills and lintels and bracketed cornice although it has twice been enlarged. Circa 1905, J. C. Niebel designed one-story, front and rear commercial extensions for owner Karl Nelson. The building was further enlarged c. 1912, when the architectural firm of Brook & Rosenberg added a second story with angled studio window along Vanderbilt Avenue to accommodate a photography studio and a porch over the extension on the Prospect Place frontage. Although altered and enlarged, the building's Italianate core remains and is clearly discernable.

Description

Vanderbilt Avenue Façade: Three bays; one window at first story and all windows at second and third stories with molded stone lintels and projecting sills; wood cornice with foliate brackets and scrolled modillions; two brick chimneys, one topped by clay chimney pot. Alterations: façade and stoop painted; stone stoop with sidewalls incorporating metal railings; entrance with paneled pilasters, foliate brackets and single-leaf, reinforced glass-and-wood door; galvanized-iron cornice with molded crown, dentils and plain frieze extending across entrance and adjacent display window; two windows at basement altered; display window replaced; metal gate at entrance under the stoop; metal replacement sash and panning; metal grilles at basement and first stories; through-wall air conditioner and vent at first story; wall lamps by entrance; large lamp attached to wall at first story; intercoms, door bells and postal release box in reveals; remote utility meter attached to basement wall. Vanderbilt Avenue Extension (Nos. 616 and 618): Two bays at first story, three bays at second story; storefronts with galvanized-iron cornice with molded crown, dentils and plain frieze at first story; angled studio window that interrupts the cornice flanked by windows with projecting sills at second story; bracketed cornices with returns surmounted by hipped roofs above second story windows. Alterations: modern metal-and-glass storefronts with cement stucco bulkheads, roll-down gate (No. 616 only) and fixed fabric awnings; second-story façade resurfaced; metal replacement sash and panning; lintels except for moldings incorporated into the facade; one-story brick bulkhead on roof abutting original structure; roof deck. Prospect Place Façade: Three bays; two-story extension; brick first story with chamfered corner and metal cornice with molded crown, dentils and plain frieze; metal-clad second story with chamfered corners defined by pilasters with paneled bases, seven windows with molded sill and lintel courses, molded cornice and hipped roof; third story similar to Vanderbilt Avenue facade. Alterations: façade (including extension) painted; storefront altered with cement stucco infill and bulkhead, trellises, wood-and-glass door (transom replaced), roll-down gates and retractable awnings; metal replacement sash and panning; first-story window on west with metal grille; fenestration on west side of second story of extension altered; metal pipe rail at second story; vent on roof; leader on extension. North Façade (partially visible): window with stone lintel at third story; molded cornice with dentils. Alterations: façade painted; metal replacement sash and panning; wrought-iron grille. Site Features: air-conditioning compressor on Prospect Place; non-historic wrought-iron railings and gates on both frontages; storage bin for trash receptacles; diamond plate hatch on Vanderbilt Avenue.

Significant References

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; Kings County, Office of the Register, Deed Liber 1035, p.368, 370 (February 24, 1872); New York City Department of Buildings, Borough of Brooklyn, alterations (ALT) files.

603 TO 623 VANDERBILT AVENUE (EAST SIDE)
Between Bergen Street and St. Mark's Avenue

603 Vanderbilt Avenue (aka 640 Bergen Street)

Borough of Brooklyn Tax Map Block/Lot: 1145/13

Date: c.1880

Architect: Robert Dixon

Original Owner: W.C. Donnellon

Type: Store and flats

Style/Ornament: Altered Italianate

Materials: Brownstone and brick facades

Stories: Three plus attic

History

Designed by Robert Dixon for W.C. Donnellon and completed c.1880, this store-and-flats building was constructed during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' major commercial thoroughfares. Originally three stories in height, 603 Vanderbilt retains its historic cornice with foliate modillions, which is among its most strongly characteristic Italianate features. Numerous changes have been made to the building in recent years, including the completion of a mansard roof with square dormers and rooftop metal railing, the construction of a new façade within the former main-façade storefront opening, and the addition of two stucco-coated stories to the former single-story structure at the building's rear. In addition, the second and third floors of the main façade have been resurfaced, painted, or both, after losing their historic sill brackets and molded lintel hoods. Despite these alterations, the building retains many historic features, including its main-façade window surrounds and quoining, and brick north façade with wood window brickmolds and stone sills and lintels.

Description

Main Façade: Three bays at second and third floors; cast-iron ground-floor columns; continuous, projecting second-floor sill, wrapping corner of building to north façade; projecting window surrounds at second and third floors, with projecting sills at third floor; continuous vertical second- and third-floor quoining at both ends of façade. Alterations: Storefront replaced with recessed stucco-coated façade behind concrete landing, wrapping around to north façade, containing central door opening, multipane windows, single-pane transoms, and four light fixtures; exposed brick column at southern end of ground floor; storefront cornice removed and replaced with plain stucco finish; second and third floors coated with stucco and/or painted. North Façade: Four bays at second and third floors; running-bond face brick; door opening containing molded frame at eastern end of façade; stone lintels over two former door openings west of existing door; projecting stone sills, flush stone lintels, and wood window brickmolds at second and third floors. Alterations: Ground-floor portion of façade, and sills and lintels painted; likely non-historic wood door and transom within door opening; door hood shaved; round metal grille, siamese connection, metal louver, alarm bell, and intercom box adjacent to door opening; former door opening west of existing door filled with brick, small window opening with header-brick sill, covered with metal grille and containing replacement one-over-one, double-hung sashes; molded hood removed from former door opening two bays west of existing door, and opening filled with brick and small window opening with header-brick sill, covered with metal grille and containing replacement sliding sashes; two vents at second floor; replacement one-over-one, double-hung sashes at second and third floors; metal air-conditioning trays at easternmost second- and third-floor windows; light fixture and replacement downspout at eastern end of façade. Rear Extension (North Façade): Former single-story building raised, at its western end, to three stories

and coated with stucco; two large ground-floor openings covered by roll-down metal gates with gate boxes; square-headed windows at second and third floors; roof terrace with metal railing on single-story portion of extension. Rear Extension (East Façade): Running-bond face brick; air-conditioning equipment on roof terrace; setback stucco-coated three-story portion with square-headed openings and second-floor light fixture. Roof: Bracketed and paneled cornice with foliate modillions extending across main façade and historic brick portion of north façade; brick chimney on north facade. Alterations: Top of cornice covered with metal flashing; mansard roof with artificial shingles, rectangular dormers, high metal rooftop railing, high metal flue projecting from stucco-coated chimney base on north façade, and large bulkhead extending across main and north facades. Site Features: Concrete main and north areaways; two bluestone flags at southern end of main areaway; gooseneck pipe and metal hatches in north areaway; non-historic high metal fence and gates extending in front of historic portions of main and north facades.

Significant References

Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations files; New York City Department of Taxes, photographic record c. 1939; New York City Department of Taxes, photographic record c. 1988.

605, 607, 607A, 609 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lots: 1145/12, 11, 10, 9

Date: c.1882

Original Owner, Architect, and Builder: John V. Porter

Type: Flats

Style/Ornament: Neo-Grec

Materials: Brownstone facades; wood cornices

Stories: Three

History

Designed and constructed by John V. Porter, these four flats buildings were completed at a time when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Largely intact, the four retain nearly all of their signature neo-Grec-style features, including original pedimented main-entrance door hoods, bracketed sills and molded lintel hoods, and denticulated and bracketed cornices. Their original two-over-two, double-hung windows have been replaced with one-over-one sashes. Although all of these buildings appear to have been constructed as multiple dwellings without ground-floor stores, storefronts had been installed at Nos. 607, 607A, and 609 by 1939; No. 607 retains its intricately detailed, historic ground-floor storefront with paneled wood door, projecting display window, carved mullions, and bracketed metal cornice decorated with an egg-and-dart molding. No. 607A appears to retain a similar metal storefront cornice with foliate brackets, but it is largely obscured by the building's modern waterfall awning. No. 605, which has its historic full-height wood main-entrance doors, is largely unchanged since its completion, and retains its original ground-floor window openings with pedimented lintel hoods.

Description

605 Vanderbilt Avenue Three bays; low stoop; segmental-arch-headed main-entrance opening containing pair of full-height, paneled wood doors with transom panes and paneled wood reveal with carved, round moldings; main-entrance surround composed of plain pilasters supporting fluted brackets with guttae and angular pediment with molded cornices; incised foliate ornament between head of main-entrance opening and pediment; continuous, projecting basement sill and lintelcourse; two rectangular basement openings; molded, angular pediments crowning first-floor

lintels; second- and third-floor bracketed sills and molded lintel hoods; bracketed and denticulated cornice with paneled fascia. Alterations: Façade resurfaced and/or painted; stoop resurfaced, with brick apparently applied to risers; stoop newel posts removed; replacement metal stoop railings; metal stoop gate; light fixture at main-entrance soffit; doorbells on main-entrance reveal; basement and first-floor window grilles; first-floor windowsill brackets removed; replacement sliding sashes in south basement opening; wood panel with metal louver in north basement opening; replacement one-over-one, double-hung sashes at first through third floors; bird spikes on third-floor lintel hoods and lower cornice molding. Rear Façade: Brick; segmental-arch-headed window openings with plain projecting stone sills and double-rowlock arches; dogtoothed brick cornice; chimney. Alterations: Replacement one-over-one, double-hung sashes with panning; replacement metal downspout; chimney coated with stucco and/or painted. Site Features: Concrete areaway; replacement areaway fence and gate on historic bluestone curb; non-historic angled metal basement access hatch.

607 Vanderbilt Avenue Similar to No. 605; brownstone stoop; wood storefront, installed prior to 1939, with paneled wood door below square glass transom, paneled bulkhead, projecting display window supported by scrolled brackets, rope-molded corner columns with Ionic capitals, fluted pilaster-like transom mullions, and cornice with egg-and-dart molding, foliate brackets, plain sign band, and molded crown; cutout for basement access in storefront bulkhead; cast-iron pilaster with foliate ornament at southern end of storefront. Alterations: Façade and stoop resurfaced and/or painted; stoop newel posts removed; replacement metal stoop railings; metal stoop gate; replacement main-entrance door within wide frame, and single-pane wood transom; doorbell buttons, postal release box, and light fixtures on main-entrance reveal and frame; panels removed from main-entrance reveal; guttae missing from south main-entrance pilaster; storefront door pane covered with panel; metal bars at storefront door transom; northernmost and central second-floor sill brackets removed; replacement one-over-one, double-hung sashes with panning at second and third floors. Rear Façade: Similar to No. 605; metal fire escape. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning; replacement metal downspout. Site Features: Painted concrete areaway; metal hatch; non-historic metal areaway fence and gate.

607A Vanderbilt Avenue Similar to No. 605; brownstone stoop; storefront cornice with egg-and-dart molding, foliate brackets, plain sign band, and molded crown; cast-iron pilaster with foliate ornament at northern end of storefront. Alterations: Stoop and façade resurfaced and/or painted; stoop newel posts removed; replacement metal stoop railings; pair of full-height main-entrance doors altered, with lower portions of doors removed, and upper portions, with moldings removed, converted into two-pane transom; replacement main-entrance door within wide wood frame; light fixtures, doorbells, and metal numerals on main-entrance reveal; replacement wood-and-glass storefront with metal-and-glass door, sidelight, and through-wall air-conditioning unit; metal roll-down security gate with gate box; fluorescent light fixture within sign band of ground-floor cornice; waterfall awning largely concealing ground-floor cornice; second-floor sill brackets removed; replacement one-over-one, double-hung sashes with panning; rooftop satellite dish. Rear Façade: Similar to No. 605; metal fire escape. Alterations: Façade painted; replacement one-over-one, double-hung sashes with panning, and with single-pane first-floor transoms; rooftop antenna and satellite dish. Site Features: Metal hatch.

609 Vanderbilt Avenue Similar to No. 605; brownstone main-entrance stoop; stone storefront stoop installed prior to 1939. Alterations: Stoop resurfaced; façade patched; stoop newel posts removed; replacement metal stoop railings; metal stoop gate; intercom panel and postal release box on main-entrance reveal; light fixture at main-entrance soffit; likely replacement wood-and-glass storefront with recessed entrance, paneled bulkhead, and paneled transom with metal louver; gooseneck light fixtures over storefront; replacement one-over-one, double-hung sashes with panning. Rear Façade: Similar to No. 605; metal fire escape. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning; replacement

metal downspout. Site Features: Concrete areaway; angled basement hatch; non-historic metal areaway fence.

Significant References

New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (September 2, 1882), 818.

611 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1145/8

Date: c.1893

Architect: Peter M. Cassidy

Original Owner: Thomas Redmond

Type: Store and flats

Style/Ornament: Renaissance Revival

Materials: Brick façade; stone trim; iron cornice

Stories: Four

History

Designed by Peter M. Cassidy for Thomas Redmond and completed c.1893, this four-story flats building with ground-floor store was constructed during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' major commercial thoroughfares. Largely intact, it was executed in the then-popular Renaissance Revival style, but with many unconventional features, including rough-faced brick upper floors with contrasting smooth-brick window quoins, and window lintels composed of rough-faced stone voussoirs. Characteristic of the style, the cornice of 611 Vanderbilt Avenue is ornamented with festoons, which frequently decorate classically inspired architecture. Although the building's original storefront has been replaced, it retains its historic ground-floor framing elements, including cast-iron pilasters and a metal cornice with bead-and-reel molding. Its main entrance appears to retain its historic wood main-entrance transom and molded transom bar.

Description

Main Façade: Three bays at second through fourth floors; square-headed main-entrance opening containing molded and paneled wood reveal, molded wood transom bar, and single-pane wood transom; ground-floor cast-iron elements, including fluted pilasters with Corinthian capitals at north and south ends of façade, and cornice with bead-and-reel molding and projecting, molded crown; rough-faced tan brick at the second through fourth floors; rough-faced stone windowsills, smooth tan-brick quoins, and lintels composed of rough-faced stone voussoirs, with molded hoods, at second through fourth floors; metal fire escape; denticulated iron cornice with fascia decorated with rosettes and festoons. Alterations: Replacement main-entrance door with wood infill panel; light fixtures and doorbells on main-entrance reveal; reveal panels below transom level removed; replacement storefront with roll-down metal security gate and gate box; fluorescent light fixtures on gate box; waterfall awning partially concealing ground-floor cornice; replacement one-over-one, double-hung window sashes with panning at second through fourth floors. North façade: Brick; chimney. Alterations: Façade and chimney coated with stucco and/or painted; rooftop satellite dish. Rear Façade: Brick; square-headed window openings with projecting stone sills and flush stone lintels. Alterations: Façade coated with stucco and/or painted; replacement one-over-one, double-hung sashes with panning. Site Features: Metal hatch and gooseneck pipe.

Significant References

New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (March 18, 1893), 436.

613 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1145/7

Date: c.1898

Architect: A. Nordberg

Original Owner: Sophia Freberg

Type: Store and flats

Style/Ornament: Renaissance Revival

Materials: Brick

Stories: Four

History

Designed by A. Nordberg for Sophia Freberg and completed c.1898, this four-story store and flats building was constructed during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' major commercial thoroughfares. An unusually ornate example of Renaissance Revival-style commercial architecture in Prospect Heights, the building is richly decorated on its upper floors with festoons, rosettes, lions' heads, pedimented lintels, and a cornice featuring foliate modillions and wreaths. Pilasters springing from carved stone corbels extend from the second floor to the fourth floor, where they are crowned by Ionic capitals. Although its storefront has been replaced, 613 Vanderbilt Avenue remains largely intact, retaining many historic ground-floor elements, including its paneled main-entrance door and leaded-glass transom, which are flanked by ribbed cast-iron pilasters.

Description

Main Façade: Three bays at second through fourth floors; stone main-entrance landing and sill; square-headed main-entrance opening with wood reveal; paneled wood main-entrance door with decorative apron; denticulated wood main-entrance transom bar and leaded-glass transom; ribbed cast-iron pilasters with foliate capitals flanking main entrance and at ground floor's southern end; continuous stone molding with scrolled ends crowning ground floor; four brick pilasters springing from stone foliate corbels at second floor and terminating in Ionic capitals just below cornice; decorative metal wall anchors on outermost two pilasters; decorative spandrel panels containing festoons and rosettes between second- and third-floor windows; decorative spandrel panels containing carved foliate ornament and lions' heads between third- and fourth-floor windows; flush stone lintels at the second and third floors; projecting stone sills with egg-and-dart moldings at third and fourth floors; carved stone lintels and broken pediments crowning fourth-floor windows; iron cornice with festoons, wreaths, denticulation, egg-and-dart molding, and foliate modillions. **Alterations:** Main-entrance balustrades and newel posts replaced with cinderblock, brick, and concrete cheek walls and newels with iron railings; metal stoop gate; glass of main-entrance door replaced with wood panel containing small mirrored pane; intercom and postal release box on main-entrance reveal; light fixture at soffit of main-entrance reveal; ground-floor cornice removed or covered by metal paneling; replacement metal-and-glass storefront, roll-down metal security gate, and awning with covered underside; festoon within southernmost fourth-floor pediment largely missing; replacement one-over-one, double-hung sashes with panning at second through fourth floors. **Rear Façade:** Brick; segmental-arch-headed windows; metal fire escape. **Alterations:** Façade partially coated with stucco and/or painted. **Site Features:** Concrete-and-diamond-plate areaway; basement hatch; wood trash enclosure; non-historic metal areaway fence and gate.

Significant References

New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (December 17, 1898), 945.

615, 617, 617A Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1145/6, 1001-1005, 4

Date: c.1901

Architect: Charles H. Richter, Jr.

Original Owner: F. Berlenbach

Type: Stores and flats

Style/Ornament: Renaissance Revival

Materials: Brick facades; stone trim

Stories: Four

History

Designed by Charles H. Richter, Jr. for F. Berlenbach and completed c.1901, these three, four-story store and flats buildings were constructed during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' major commercial thoroughfares. Largely intact, their iron-spot brick upper floors retain nearly all of their original features, including quoined second-floor window surrounds and fourth-floor lintels with double-ogee moldings, all of which are crowned by finely detailed angular pediments. Their third floors retain their splayed stone lintels with keystones, and all three buildings have original cornices decorated with wreaths, festoons, egg-and-dart moldings, and foliate modillions. Although their original storefronts have been replaced, Nos. 615 and 617A retain their historic ground-floor pilasters decorated with foliate ornament. F. Berlenbach also constructed the adjoining pair of buildings at 619 and 621 Vanderbilt Avenue.

Description

615 Vanderbilt Avenue Three bays at second through fourth floors; iron-spot face brick; square-headed main-entrance opening with paneled wood surround and reveal; ground floor framed by cast-iron pilasters with urns, rosettes, and other foliate ornament; continuous molded sills with scrolled ends at second through floors; quoined second-floor stone window surrounds crowned by broken pediments with denticulated and scrolled moldings and anthemia; splayed third-floor stone lintels with projecting scrolled keystones; stone beltcourses at third- and fourth-floor window heads; three single projecting brick courses, and stone lintels with double-ogee bottom edges, crowned by angular pediments with denticulated moldings and anthemia at fourth floor; denticulated cornice decorated with festoons, wreaths, egg-and-dart molding, and foliate modillions. Alterations: Main-entrance stoop, balustrades, and newel posts removed; replacement main-entrance door and non-historic transom panel; light fixtures on main-entrance reveal; storefront removed; storefront opening filled with brick and single window containing pair of one-over-one, double-hung windows covered by iron grille; ground-floor cornice replaced with metal sign band; replacement one-over-one, double-hung sashes with panning at second through fourth floors. Rear Façade: Brick; segmental-arch-headed window openings; metal fire escape; brick chimney. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; metal hatch; non-historic metal fence.

617 Vanderbilt Avenue Similar to No. 615; wood window brickmolds at second and third floors. Alterations: Main-entrance stoop, railings, and newel posts removed; historic main-entrance reveal removed or covered; replacement main-entrance door, transom bar, and four-pane transom; metal mailbox, light fixtures, doorbells, and address numerals at main entrance; replacement

wood-and-glass storefront with roll-down metal security gate and gate box; ground-floor covered with metal veneer and cornice removed; replacement one-over-one, double-hung sashes at second through fourth floors, with panning at fourth floor. Rear Façade: Similar to No. 615. Alterations: Façade coated with stucco and/or painted. Site Features: Concrete areaway; metal hatch; trash enclosure; non-historic iron areaway fence and gate.

617A Vanderbilt Avenue Similar to No. 615; low brownstone main-entrance stoop; egg-and-dart molding surrounding main-entrance frame; ground-floor metal cornice with rosettes; possibly historic patterned tile at recessed storefront entrance. Alterations: Stoop newel posts removed; replacement metal stoop railings; metal stoop gate; top of main-entrance opening lowered and historic reveal removed; replacement main-entrance door; intercom panel, postal release box, doorbells, and light fixtures on main-entrance reveal and frame; façade between storefront opening and second-floor sill, including cornice, almost completely covered by sign; replacement metal-and-glass storefront with roll-down security gate and gate box; replacement one-over-one, double-hung sashes with panning at second through fourth floors. Site Features: Concrete pavement; metal hatch.

Significant References

New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (April 6, 1901), 634.

619, 621 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lots: 1145/3, 2

Date: c.1898

Architect: Theobald Englehardt

Original Owner and Builder: F. Berlenbach

Type: Flats

Style/Ornament: Renaissance Revival

Materials: Roman brick facades; stone trim

Stories: Four

History

Designed by Theobald Engelhardt for F. Berlenbach and constructed c.1898, these two, four-story flats buildings were completed at a time when multiple dwellings were gaining favor among developers due to increasing population and property values in Greater New York. Largely intact, they retain nearly all of their signature Renaissance Revival-style elements, including iron-spot Roman brick upper stories, eared and splayed second- and third-floor lintels, and classically derived central third-floor window surrounds featuring foliate brackets, pilasters with Ionic capitals, and segmental pediments, each crowned by an antefix. Projecting brick courses at the buildings' fourth floors lend the appearance of rustication. Although they appear to have been constructed as multiple dwellings without ground-floor stores, storefronts had been installed in both buildings by 1939. These historic storefronts have since been removed, but both 619 and 621 Vanderbilt Avenue retain many original ground-floor elements, including unusual stone door hoods ornamented with panels, rosettes, and roundels. F. Berlenbach also constructed the adjoining trio of buildings at 615, 617, and 617A Vanderbilt Avenue.

Description

619 Vanderbilt Avenue Three bays at second through fourth floors; tan iron-spot, running-bond face brick, standard at ground floor, and Roman at second through fourth floors; low brownstone main-entrance stoop, shared with No. 621; brownstone door sill; square-headed main-entrance opening; main-entrance hood composed of paneled brackets, paneled entablature with central

rosette, molded cornice, and crowning panel containing carved leaves partially surrounding a roundel, flanked by antefixes; three stone bands at ground floor; continuous molded stone sill at second floor; eared stone lintels crowned by scrolls and anthemias at second floor; molded sills and splayed lintels at outer third-floor window openings; stone surround supported by foliate brackets, with Ionic capitals and cornice crowned by segmental pediment with antefix, at central third-floor window opening; continuous molded stone sill, four projecting brick courses, and flush stone lintelcourse at the fourth floor; bracketed cornice with denticulated band and foliate modillions. Alterations: Stoop painted; metal stoop railing and gate; wood mailbox structure on stoop; metal main-entrance door gate; metal numerals and doorbells adjacent to main entrance; light fixture at soffit of main-entrance door hood; replacement metal-and-glass storefront with roll-down security gate and gate box; conduit on underside of gate box and at first floor; storefront cornice removed or concealed behind signage; metal signage mounts between north and central second-floor windows; replacement one-over-one, double-hung sashes with panning at second through fourth floors. Site Features: Concrete pavement; metal hatch; non-historic wood trash enclosure and metal areaway fence; cast-iron newel post at northern end of areaway not original to building.

621 Vanderbilt Avenue Similar to No. 619; orange iron-spot, running-bond face brick, standard at ground floor, and Roman at second through fourth floors; low stone main-entrance stoop shared with No. 619. Alterations: Stoop resurfaced and/or painted; metal stoop railings; metal main-entrance door gate; main-entrance transom panel; light fixture at soffit of main-entrance recess; intercom panel and metal numerals adjacent to main entrance; metal main-entrance awning; former storefront converted to ground-floor apartment, with installation of a stucco-covered façade with a door and two windows; large metal awning over ground-floor apartment; storefront cornice removed; ground-floor above former storefront covered with metal veneer and stucco; replacement one-over-one, double-hung sashes with panning at second through fourth floors. South Façade: Brick, laid in common bond; chimney. Site Features: Non-historic, high metal fence wrapping areaway in front of ground-floor apartment; areaway in covered with AstroTurf; mailbox structure in areaway adjacent to stoop.

Significant References

New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (August 6, 1898), 217.

623 Vanderbilt Avenue (aka 219-225 St. Mark's Avenue)

Borough of Brooklyn Tax Map Block/Lot: 1145/1

Date: c.1896

Architect: H. Henneman

Original Owner: W.A. Brown

Type: Store and flats

Style/Ornament: Renaissance Revival/Romanesque Revival

Materials: Brick with bluestone trim

Stories: Three

History

Designed by H. Henneman and constructed c. 1896, this three-story, store-and-flats building was completed during the period in which Vanderbilt Avenue was developing into one of Prospect Heights' major commercial thoroughfares, and when multiple dwellings were gaining favor among developers due to increases in population and property values in Greater New York. Largely intact, the building combines elements of the Renaissance and Romanesque revival styles: while its orderly fenestration, largely symmetrical south façade, and denticulated cornices

are characteristic of the former, its rough-faced stone trim is more typical of the Romanesque. In 1939, its ground floor housed a business entrance with paneled double doors; the large ground-floor openings near the building's corner contained projecting display windows. A rare building of its time to have bluestone, rather than brownstone trim, the building also retains its historic transom bars decorated with carved rosettes and ivy on its south façade, and a finely detailed rear-façade extension featuring segmental-arch-headed window openings with gauged-brick arches and dogtoothed brick bands. The single-story rear extension appears to be an original feature, or constructed within two years of the building's completion.

Description

Main Façade: Two asymmetrical bays; running-bond face brick; continuous ground-floor stone sill; chamfered main entrance with possibly historic single-pane wood transom with paneled surround; paneled wood soffit of main-entrance recess; two ground-floor stone bands; large ground-floor window opening; simple, denticulated ground-floor cornice, projecting over window and main-entrance openings; projecting brick sillcourses and window-head courses at second and third floors; recessed central portion of northern bay with corbelled brick head, containing paired window openings at second and third floors; projecting southern bay containing single window openings at second and third floors; rough-faced stone sills at second and third floors; rough-faced stone lintels, paired within northern bay, at second and third floors; denticulated cornice with buttons over northern bay and foliate modillions over southern bay. **Alterations:** Ground-floor stone bands painted; replacement main-entrance door within large wood surround with fluted pilasters and brackets supporting projecting denticulated transom bar; replacement red and gray brick on corner column in front of main entrance; projecting ground-floor display window replaced with wood paneling, large wood window box, and projecting five-pane wood transom; replacement one-over-one, double-hung sashes with panning at second and third floors. **South Façade:** Seven bays, including main-entrance opening, at ground floor; five bays, including two-window-wide central bay, at second and third floors; projecting westernmost, central, and easternmost bays at second and third floors; running-bond brick façade; large window opening in second-westernmost bay; two ground-floor stone bands between westernmost window opening and main-entrance opening; one wide projecting brick band extending across façade east of second-westernmost bay; door opening containing wood reveal, wood transom bar with carved rosette and ivy, and single-pane wood transom, in third-westernmost bay; window openings with rough-faced stone sills and iron grilles containing one-over-one, double-hung wood windows, molded wood transom bars, and single-pane wood transoms in central and third-easternmost bays; recessed panels below window openings in central and third-easternmost bays; small segmental-arch-headed opening with rough-faced stone sill, gauged-brick arch, and metal window grille in second-easternmost bay; door opening containing wood reveal, wood transom bar with incised ivy ornament, and single-pane wood transom within easternmost bay; denticulated ground-floor cornice, continued from main façade, with double brackets framing third-westernmost and central openings, extending across length of façade; projecting brick sillcourses and window-head courses at second and third floors; recessed central portion of central bay with corbelled brick head, containing paired windows at second and third floors, including west second-floor window with rough-faced stone sill and lintel, east second-floor window with no sill and rough-faced stone lintel, and west third-floor and smaller east third-floor windows, both with rough-faced stone sills and shared rough-faced stone lintel; two-over-two, double-hung wood sashes within east third-floor window of central bay; rough-faced stone sills and lintels at second and third floors within westernmost, second-westernmost, second-easternmost, and easternmost bays; denticulated cornice with foliate modillions over westernmost, central, and easternmost bays and buttons over second-westernmost and second-easternmost bays; metal fire escape; brick chimneys. **Alterations:** Projecting display window in second-westernmost ground-floor bay replaced with wood paneling, large wood window box, and

projecting five-pane wood transom; replacement door within third-westernmost bay; hole cut in transom pane in third-westernmost bay; translucent panel with wood frame within window opening of second-easternmost bay; likely replacement door and sidelights, and non-historic light fixtures, postal release box, and intercom within easternmost opening; replacement one-over-one, double-hung sashes with panning at second and third floors; two chimneys coated with stucco and/or painted. Rear Façade: Running-bond face brick; projecting brick window-head courses at second and third floors, and sillcourse at third floor; rough-faced stone second- and third-floor lintels; rough-faced stone third-floor sill; denticulated cornice with buttons continued from south façade; rear addition with square-headed second-floor windows, segmental-arch-headed third-floor windows with rough-faced stone sills and gauged-brick arches, projecting brick course below third-floor sills, decorative dogtoothed-brick band above third-floor windows, and dogtoothed soldier-brick cornice with corbelled brick and stone cap. Alterations: Replacement metal downspout; replacement one-over-one, double-hung sashes with panning at second and third floors; round metal plate at cornice of east face of extension. Rear Extension: One story; three bays; stone sill; running-bond face brick; projecting brick band at transom level; door opening in westernmost bay containing molded wood transom bar and single-pane wood transom; rough-faced stone windowsills; denticulated cornice continued from south façade; stone coping; metal rooftop railing. Alterations: Replacement door within westernmost opening; windows covered with metal mesh; portions of façade repointed with wide mortar joints. Site Features: Concrete main areaway with planting bed; bluestone and concrete south areaway with planting beds, metal grilles, and metal hatch; non-historic metal areaway fences and gates.

Significant References

New York City Division of Taxation photographs, c.1939; *Real Estate Record & Builders Guide* (November 7, 1896), 700; Hugo Ullitz, *Atlas of the Brooklyn Borough of the City of New York* (New York: Hyde & Company, 1898).

622 TO 630 VANDERBILT AVENUE (WEST SIDE)

Between Prospect Place and Park Place

622 Vanderbilt Avenue (aka 224-230 Prospect Place)

Borough of Brooklyn Tax Map Block/Lot: 1158/43

Date: c. 1902

Architect: Henry Pohlman

Original Owner/Developer: Jeremiah Gilligan

Type: Flats with commercial ground floor

Style/Ornament: Renaissance Revival

Material: Iron-spot brick

Stories: Three

History

This Renaissance Revival corner building with flats above a commercial ground floor was designed by architect Henry Pohlman and constructed c. 1902 for owner Jeremiah Gilligan at a time when Vanderbilt Avenue was developing into one of the area's most important commercial thoroughfares. The building (and the four adjoining buildings at 624 to 630 Vanderbilt Avenue (q.v.)) has a buff-colored, iron-spot brick façade with stone banding and bracketed iron cornice. Although the storefront has been altered, the building retains most of its early twentieth century appearance.

Description

Vanderbilt Avenue Façade: Three bays; buff-colored, iron-spot brick, laid in stretcher bond; storefront extends one bay on Prospect Place; single cast-iron pilaster with foliate panel to left of storefront; windows at second and third stories with stone lintels and projecting sills incorporated into continuous stone bands; galvanized-iron cornice with scrolled and fluted modillions and brackets, foliate frieze and egg-and-dart molding. Alterations: modern storefront infill with fixed fabric awning, air-conditioner in transom and roll-down metal security gates; spotlights; multiple layers of signage at first-story cornice; metal replacement sash and panning. Prospect Place Façade: similar to Vanderbilt Avenue; five bays; iron-spot brick, laid in common bond; possibly historic low stoop with sidewalls; main entrance with single-light transom; stone door lintel with chamfered frieze and foliate brackets; secondary entrance with step; three segmental-arched openings above basement delineated by three courses of header bricks; slightly asymmetrical fenestration. Alterations: mural with religious theme painted on wall of first story; signage and advertising billboard attached to wall at first story; window by main entrance removed and replaced with concrete blocks; stoop painted and metal fence incorporated into sidewalls; metal fence and gate around stoop; original entrance door removed and opening altered to accommodate single-leaf door; doorbells, mail slot, fixed fabric awning and light fixture at main entrance; secondary door removed prior to the late 1930s and replaced with wood panel; metal replacement sash and panning. West Façade: two bays; segmental-arched doorway with stone door sill; segmental-arched windows with projecting stone sills; small window at first story with possibly historic wrought-iron window grille; possibly historic window openings of unequal size at second story; molded cornice above dogtooth course; chimney. Alterations: facade pared; door removed and replaced with metal panel; metal replacement sash and panning; metal conduit carrying cables to building and others on block; new clay pot on chimney. Site Features: non-historic fence and gates on Prospect Place; diamond plate hatch; concrete-paved, two-car parking area at rear with non-historic metal fence with double gate.

Significant References

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) file; New York City Department of Taxes, photographic record c.1939.

624, 626, 628, 630 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1158/44, 45, 46, 146

Date: c. 1902

Architect: Henry Pohlman

Original Owner/Developer: Jeremiah J. Gilligan

Type: Flats with commercial ground floors

Style/Ornament: Renaissance Revival

Material: Iron-spot brick

Stories: Three

History

This row of four Renaissance Revival buildings with flats above commercial ground floors was designed by architect Henry Pohlman for owner Jeremiah Gilligan and constructed c. 1902 at a time when Vanderbilt Avenue was developing into one of the area's most important commercial thoroughfares. The buildings, like No. 622 Vanderbilt (q.v.), have buff-colored, iron-spot brick façades with stone banding and bracketed iron cornice. Although the storefronts have been altered, the buildings upper stories remain remarkably intact.

Description

624 Vanderbilt Avenue Three bays; buff-colored, iron-spot brick, laid in stretcher bond; possibly historic low stone stoop with sidewalls; main entrance with cast-iron pilaster with foliate design (left) and paneled wood pilaster (right), wood-and-glass paneled door with single-light transom and paneled wood reveal; windows at second and third stories with stone lintels and projecting sills incorporated into continuous stone bands; galvanized-iron cornice with foliate frieze, egg-and-dart molding, and scrolled and fluted modillions and brackets. Alterations: storefront altered prior to the late 1930s with paneled bulkhead and reveal, recessed wood-and-glass windows and door with concrete sill; sheet metal frieze above first story; signage, roll-down security gate, retractable awning, lights, electrical conduit and air-conditioner at storefront; remote utility meter attached to bulkhead; stoop painted; wrought-iron railings added; intercom in reveal; metal replacement sash and panning; pigeon wire on cornice. West Façade (partially visible): three bays; brick façade; segmental-arched windows with projecting stone sills and double brick header course lintels. Alterations: through-wall vents at first story; windows with kitchen ventilator and metal grilles at first story; metal gate with metal mesh at entrance; cables attached to wall at first story; chain-link fence. Site Features: diamond plate hatch, metal pipe and fuel pipe.

626 Vanderbilt Avenue Similar to No. 624. Alterations: modern storefront infill with roll-down security gate, signage and fixed awning; metal replacement sash and panning; stoop painted; wrought-iron fencing incorporated into sidewalls of stoop; metal security gate at entrance; light fixture in soffit; intercom, remote utility meter and postal release box attached to pilaster; sheet metal fascia over door; dish antenna on roof. West Façade (partially visible): Similar to No. 624. Alterations: full-height brick chimney; facade parged; light fixture; metal replacement sash and panning; cables and conduits across first story; wood trellis fence. Site Features: diamond plate hatch.

628 Vanderbilt Avenue Similar to No. 624. Alterations: modern storefront infill with roll-down security gate, signage, advertisements in reveal and air conditioner in transom; electric hanging sign with chain supports at second story; metal replacement sash and panning; stoop walls removed (prior to the late 1930s); pilaster to right of main entrance replaced with sheet metal; metal and mesh security gate and replacement door at main entrance; intercom in reveal; postal release box and remote utility meter with wire attached to surround. West Façade (partially visible): Similar to No. 624; chimney at roof; crown molding above dogtooth course. Alterations: façade painted; fire escape; full-height metal smoke stack; metal replacement sash and panning. Site Features: diamond plate hatch; metal pipe; gooseneck pipe; stone curb.

630 Vanderbilt Avenue Similar to No. 624; possibly historic low stoop without sidewalls. Alterations: modern storefront infill with roll-down gates and fixed awning; decorative metal security gate with transom; door replaced; ribbed metal siding with intercom attached at main entrance; stone courses painted; metal replacement sash and panning. South Façade: brick; clay tile coping. West Façade (partially visible): Similar to No. 624; chimney at roof; crown molding above dogtooth course. Alterations: facade painted; full-height smoke stack; fire escape; two-story extension with cement stucco façade, two windows, through-wall air conditioner and wall light; metal replacement sash and panning; dish antenna attached to chimney. Site Features: diamond-plate hatch; stone curb.

Significant References

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) file; New York City Department of Taxes, photographic records c. 1939.

**625 TO 645 VANDERBILT AVENUE (EAST SIDE)
Between St. Mark's Avenue and Prospect Place**

625 (aka 625A-625B Vanderbilt Avenue and 230-236 St. Mark's Avenue), 627 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1152/12, 11

Date: c.1871; garage c. 1917

Architect: Not determined

Original Owner/Developer: Not determined

Type: Flats with commercial ground floors

Style/Ornament: Italianate

Material: Brick and brownstone

Stories: Three

History

These two Italianate-style structures with bracketed wood cornices, projecting brownstone window sills and molded lintels were constructed c. 1871 at a time when Vanderbilt Avenue was developing into one of the area's most important commercial thoroughfares. In 1917, Bly & Hamann designed a two-car garage for the John Mierhoff owner of No. 625. Brotherhood Baptist Church, founded in 1975, purchased No. 625 in 1979 and reconfigured the first story for use as a church.

Description

625 Vanderbilt Avenue Vanderbilt Avenue Façade: Three bays; brick laid in stretcher bond; molded brownstone lintels and projecting brownstone sills at the second and third stories; wood cornice with foliate brackets, scrolled modillions and paneled frieze. Alterations: first story reconfigured: façade painted, arched entrance with double-leaf door and air conditioner in the transom, two small windows with metal grilles and electric sign with conduit; metal replacement sash and panning at second and third stories; brownstone painted. St. Mark's Avenue Façade: similar to Vanderbilt Avenue façade; four bays; entrance with molded brownstone lintel and wood-and-glass transom; two windows on first story; slightly asymmetrical fenestration at second and third stories; brick chimney. Alterations: shallow step at entrance ramped and painted; door replaced; light fixture in soffit; intercom in reveal; water table, door lintel, window lintel and sill at first story painted; center window lintels at third floor repaired; metal replacement sash and panning; window opening on first story reconfigured and partially replaced with brick; metal window grilles at first story; fire escape; dish antenna and vent on roof. East Elevation (partially visible): three bays; brick laid in common bond; flat brownstone lintels and projecting brownstone sills at second and third stories. Alterations: aluminum leader and gutter; window opening at second story reconfigured as entrance with wood door and frame and large glass transom; metal replacement sash and panning; wires attached to wall above second story. Garage: two bays; brick. Alterations: painted; overhead doors; signage; electrical conduits on east wall. Site Features: three diamond plate hatches; metal and gooseneck pipes on St. Mark's Avenue; stone and concrete curbs.

627 Vanderbilt Avenue Vanderbilt Avenue Façade: Similar to No. 625; recessed residential entrance with paneled wood reveal, clay tile floor, double-leaf, wood-and-glass door, single-light glass transom and marble threshold. Alterations: metal siding at first story (altered prior to the late 1930s); modern storefront infill with glass block bulkhead; display windows and door reverse painted; roll-down security gate; electrical conduit with light sockets; wrought-iron gate with transom panel at entrance; intercom in frame and postal release box attached to gate; sills painted and lintels repaired; large light above entrance; metal replacement sash and panning. East Elevation (partially visible): Similar to No. 625; brick chimney; molded cornice. Alterations:

façade painted; metal replacement sash and panning; fire escape; metal gates on openings to the fire escape landings. Site Features: diamond plate and glass block hatches; stone curb.

Significant References

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c. 1939; Hugo Ullitz, *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903), v. 1, pl. 16.

629 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1152/10

Date: c.1907

Architect: Lewis Berger & Co.

Original Owner/Developer: Annie E. Sullivan

Type: Flats with commercial ground floor

Style/Ornament: Renaissance Revival

Material: Brick and stone

Stories: Three

History

This three story Renaissance Revival-style mixed-use building was designed by Lewis Berger & Co. for owner Annie E. Sullivan and constructed c. 1907 at a time when Vanderbilt Avenue was developing as one of the area's most important commercial thoroughfares. In the mid-twentieth century the storefront was occupied by Boese's a luncheonette and candy store. That company's sign is still in place, blacked out all but for the word "Soda" the name of the bar currently occupying the site.

Description

Four bays; gray brick laid in stretcher bond; recessed residential entrance with wood-and-glass paneled door; storefront with curved display windows and recessed, double-leaf wood-and-glass door; square-headed windows with projecting stone sills incorporated into a continuous band and stone lintel course at second story; round-arched windows with stone sills incorporated into a continuous band supported on a denticulated brick course and stone lintel course with keystones at third story; galvanized-iron cornice with foliate brackets and modillions, dentil course and foliate frieze. Alterations: metal siding at first story (installed prior to the late 1930s); embossed signage above storefront painted over; metal conduit and spotlights above storefront; metal security gate and transom, ramped concrete slab and intercom at main entrance; door painted; roll-down security gates at storefront; metal replacement sash and panning at second and third stories; vertical neon sign at second story (added prior to the late 1930s); cables attached to façade at second and third stories. East Façade (partially visible): segmental-arched windows; brick chimney. Alterations: façade parged; metal replacement sash and panning; full-height metal smoke stack; leader and gutter. South Façade (partially visible): brick; clay tile coping. Alterations: façade painted. Site Features: diamond plate and grilled hatches.

Significant References:

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c.1939.

631 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1152/9

Date: c. 1870; altered c. 1963
Architect: Not determined
Original Owner/Developer: Not determined
Type: Commercial building
Style/Ornament: None
Material: Brick face
Stories: One

History

This roughly three-bay-wide commercial building may be all that is left of a frame building built c. 1870 at a time when Vanderbilt Avenue was developing as an important commercial thoroughfare. By the beginning of the twentieth century, the building was four stories tall with a brick façade and a retail store on its first story. Based on a certificate of occupancy issued on December 27, 1963 it appears that the upper stories were demolished in the early 1960s.

Description

Three bays. Alterations: brick face in stretcher stack bond; narrow fenestration with wood frames and brick sills; brick door sill; roll-down security gates; concrete coping; alarm.

Significant References:

Brooklyn, Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; New York City Department of Buildings, Borough of Brooklyn, Certificate of Occupancy 186308 (December 27, 1963); New York City Department of Finance, photographic record c. 1985; New York City Department of Taxes, photographic record c. 1939; Elisha Robinson, *Robinson's Atlas of the City of Brooklyn, New York* (NY: E. Robinson, 1886), pl. 6; Hugo Ullitz, *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903), v. 1, pl. 16.

633, 635, 637, 637A, 639 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1152/8, 7, 6, 5, 4

Date: c. 1872
Architect: Not determined
Original Owner/Developer: Not determined
Type: Flats with commercial ground floors
Style/Ornament: Italianate with alterations
Material: Brownstone
Stories: Three

History

This group of five mixed-use buildings was constructed c. 1872 at a time when Vanderbilt Avenue was developing as one of the area's most important commercial thoroughfares. Although they have all been resurfaced and stripped of their lintels, the buildings still retain their historic segmental-arched fenestration and wood cornices with large foliate brackets.

Description

633 Vanderbilt Avenue Vanderbilt Avenue Façade: Three bays; recessed residential entrance; cast-iron paneled pilasters at first story stamped "Healy Iron Works"; segmental-arched windows at second and third stories; wood cornice with foliate brackets, curved modillions, dentil course and frieze with molded panels. Alterations: façade resurfaced; cornice above storefront removed; modern storefront infill with roll-down security gate; door and transom replaced at main entrance;

metal replacement sash; sills shaved at second story; projecting stone sills at third story; lintels removed at second and third stories; intercom by entrance; postal release box in reveal; wall lamp above entrance; dish antenna; vent and remote utility meter in bulkhead. North Façade: clay tile coping. Alterations: façade resurfaced. East façade (partially visible): Three bays; stone sills; denticulated cornice. Alterations: façade resurfaced; metal replacement sash and panning; leader and gutter. Site features: diamond plate hatch; stone curb.

635 Vanderbilt Avenue Similar to No. 633 including stamped cast-iron pilaster. Alterations: façade resurfaced and scored; cornice above storefront removed; modern storefront infill; second residential entrance created; metal-and-glass replacement doors and transoms at entrances; piers, water table and entrance reveal tiled; metal replacement sash and panning; lintels removed at second and third stories; projecting sills at second and third stories. Site Features: diamond plate hatch; stone curb.

637 Vanderbilt Avenue Similar to No. 633 including stamped cast-iron pilaster; recessed entrance with single-leaf, wood-and-glass door with sidelights and transom; galvanized-iron cornice above first story; cast-iron column between entrance and storefront. Alterations: façade resurfaced; storefront with recessed wood-and-glass door and glazed white brick bulkhead (altered prior to the late 1930s); roll-down security gates at storefront; steps at entrance and storefront tiled; fixed fabric awnings at entrance and storefront; air-conditioner in storefront transom; metal replacement sash and panning; sills shaved at second story; projecting sills at third story; lintels removed at second and third stories; intercom in entrance reveal; remote utility meter attached to storefront bulkhead. Site Features: diamond plate hatch; stone curb.

637A Vanderbilt Avenue Similar to No. 633. Alterations: façade resurfaced; metal door, transom with metal mesh and concrete step at entrance; modern storefront infill; fixed fabric awning and electrical conduit with four spotlights across first story; diamond plate ramped step; roll-down security gates and metal mesh window gate at storefront; metal replacement sash and panning; sills shaved at second story; projecting sills at third story; lintels removed at second and third stories; doorbell attached to door jamb; intercom in reveal of entrance. Site Features: diamond plate hatch; one bluestone paver in front of main entrance; stone curb.

639 Vanderbilt Avenue Similar to No. 633; galvanized-iron cornice above first story. Alterations: façade resurfaced; metal door with small glass panel and wood-and-glass transom at entrance; entrance vestibule with black tile wall and black and white tile floor (altered prior to the late 1930s); concrete step at entrance; double-leaf decorative metal gate; modern storefront infill; roll-down security gate; fixed fabric awning across first story; metal replacement sash and panning; projecting sills at second and third stories; lintels removed at second and third stories; intercom, mailboxes and ceiling light in entrance vestibule; electrical conduit with spotlights above first story. Site Features: diamond plate hatch; concrete and stone curb.

Significant References

Brooklyn Annual Record of Assessed Valuation of Real Estate, 9th Ward, 1869 to 1873; Elisha Robinson, *Robinson's Atlas of the City of Brooklyn, New York* (NY: E. Robinson, 1886), pl. 6; New York City Department of Taxes, photographic record c. 1939; Hugo Ullitz, *Atlas of the Borough of Brooklyn, City of New York* (Brooklyn: E. Belcher Hyde, 1903), v. 1, pl. 16.

641, 643 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lot: 1152/3, 2

Date: c.1916

Architect: William H. Ludwig

Original Owner and Builder: Minnie L. von Lehn

Type: Flats with commercial ground floors

Style/Ornament: Arts and Crafts with alterations

Material: Wire-cut brick; stone trim
Stories: Three

History

These two small Arts and Crafts-style mixed-use buildings were designed by architect William H. Ludwig for property owner Minnie L. von Lehn and constructed c. 1916 as Vanderbilt Avenue continued its development as one of the area's most important commercial thoroughfares. The wire-cut brick facades with pedimented parapets are linked by a common spandrel panel at the second story with diamond-shaped medallions and a continuous stone sill course. A decorative brick enframing with molded keystone surrounds the grouped windows at the second and third stories of each building. While their storefronts have been altered and the bracketed cornices surmounted by tiled roofs have been removed, the buildings remain remarkably intact.

Description

641 Vanderbilt Avenue Three bays; wire-cut brick laid in Flemish bond; cast-iron pilaster to left of entrance; brick spandrel with diamond-shaped medallions across first story; stone sill course at second story; grouped fenestration at second and third stories with two-story brick surround with stuccoed frieze and molded keystone, brick spandrel panels with diamond shaped medallions between floors and projecting stone sills at third story; pedimented parapet with diamond-shaped medallion and stone coping. Alterations: modern storefront infill with fixed fabric awning and roll-down security gate; metal-and-glass entrance with intercom in sidelight; postal release box by entrance; hanging sign above entrance; metal replacement sash and panning; bracketed cornice surmounted by hipped roof removed and replaced by a cement stucco band; remote utility meter attached to storefront bulkhead. East Façade (partially visible): brick; segmental-arched windows with brick lintels; clay tile coping; brick chimney with clay cap; leader. Alterations: full-height smokestack or ventilator. Site Features: diamond plate hatch; concrete and stone curb.

643 Vanderbilt Avenue Similar to No. 641; paneled cast-iron pilasters at first story. Alterations: wood-and-glass door with large glass transom at main entrance; storefront with wooden frame and bulkhead, fixed fabric awning and roll-down security gate; metal replacement sash and panning; bracketed cornice surmounted by hipped roof removed and replaced by a cement stucco band; intercom, postal release box and wall lamp by entrance; dish antenna on roof. East Façade (partially visible): Similar to No. 641. Alterations: façade painted; metal replacement sash; wires from roof attached to third story window. Site Features: diamond plate hatch; stone curb.

Significant References

New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Taxes, photographic record c. 1939.

645 Vanderbilt Avenue (aka 229-237 Prospect Place)

Borough of Brooklyn Tax Map Block/Lot: 1152/1031, 1032
See: 233 Prospect Place

647 TO 671 VANDERBILT AVENUE (EAST SIDE) Between Prospect Place and Park Place

647 (aka 232-242 Prospect Place), 649 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lots: 1159/1001-1002, 10

Building Names: The Prospect (No. 647); The Vanderbilt (No. 649)
Date: c. 1898

Architect: Angell & Higginson
Original Owner/Developer: Charles Hagedorn
Type: Flats with commercial ground stories
Style/Ornament: Renaissance Revival
Material: Iron spot brick, brownstone, cast stone
Stories: Four and basement

History

These two Renaissance Revival style flats buildings, designed by Angell & Higginson and built c. 1898 by Charles Hagedorn, were constructed with ground floor storefronts and residential space above at a time when Vanderbilt Avenue was developing into one of the area's most important commercial thoroughfares. Characteristic of the Renaissance Revival style are the cast stone quoins, window lintels with semi-circular cartouche and scroll designs and cornices with modillions, dentils and circular designs. Both entrances to the residential apartments have elaborate stone surrounds with semi-circular lintels. The buildings are mostly intact, alterations include the replacement of storefront infill and windows. It also appears that the installation of the fire escape at No. 649 prior to 1939 caused the removal of the balconet at the third story.

Description

647 Vanderbilt Avenue (aka 232-240 Prospect Place) Vanderbilt Avenue Façade: corner storefront at first story; three bays at upper stories; cast-iron pier (partially covered with metal) at southern-most pier of the first story; cast stone quoins; stone sills at second through fourth stories; stone band at second story sills; second story lintels at outer windows with molded cornice and cartouche and scroll design above; stone balconet with metal grille supported by scroll brackets between second and third stories center window; third story splayed brick lintels at outer windows with stone keystone; third story bracketed lintel at center window with arch-headed molded pediment; stone lintels at fourth story; cornice with modillions, dentils and circular designs; brick chimney. Alterations: aluminum sash and panning; modern storefront infill, exterior roll-down security gates and awning; cement in sign band. Prospect Place Façade: Similar to Vanderbilt Avenue façade at upper stories; two bays at basement; eight bays at first, second and fourth stories; ten bays at third story; rusticated brick base with brownstone water table and band above first story window; two outer bays at second through fourth stories slightly projecting with quoins flanking four center bays; brownstone stoop with stone walls; wood-and-glass double doors at main entrance with elaborate surround having granite columns and pilasters with carved cast stone capitals, arch-headed cast stone hood with inscription (“The Prospect”), molded denticulated cornice incorporated into a continuous molded band, and fleur-de-lis and scroll design above; door surround extends to one window on either side with stone window surrounds having molded sills supported by scroll brackets, channeled pilasters and arch-headed lintel with scroll design; secondary entrance door at western end of the façade with wood door, one-over-one wood double-hung window in transom, quoined surround with denticulated cornice; basement windows with metal grilles; corner storefront at western-most first story bay; three eastern-most first story windows with lintels and sills incorporated into continuous bands and quoined surrounds; second story sills incorporated into continuous molded band; two oval windows at third story with articulated molded stone surround and keystones; two center windows at third story with balconets and arch-headed lintels; two fire escapes. Alterations: aluminum sash and panning; light fixture above main entrance door; exposed conduit and lights at first story; metal window grilles at first story; metal grille at first story secondary door transom; intercom and postal release box by main entrance; oval windows at third story sealed by cement infill. East (rear) Façade: brick façade; two bays; fire escape; metal window grilles at basement and first story; windows with stone lintels and sills. Alterations: parging; aluminum sash and panning; exposed conduit. Site Features: bluestone sidewalk curb except at corner; areaway with

concrete walkway and planting area at Prospect Place façade with historic metal fence and gate (except western gate has been replaced), metal hatch and non-historic lamppost; metal hatch in sidewalk at western end of the Prospect Place façade; historic wrought-iron gate at areaway near rear façade, non-historic metal gate near rear street wall and another non-historic metal gate rear southern lot line.

649 Vanderbilt Avenue Similar to No. 647; entrance to upper stories in southern-most bay with brownstone stoop and elaborate brownstone surround with channeled pilasters, molded arch-headed lintel with denticulated cornice supported by scroll brackets and fleur-de-lis scroll finial; wood-and-glass double doors; fire escape; brick chimney. Alterations: appears that the balconet at the third story was removed when the fire escape was installed prior to 1939; entrance door surround painted; metal railings and gate at stoop; modern storefront infill, exterior roll-down security gate, awnings and signage; no cast-iron pier visible at the first story; aluminum sash and panning; two light fixtures with exposed conduit above entrance door; intercom and postal release box by entrance doors; stair bulkhead at roof. South Façade: fourth story partially visible over neighboring building; parged brick. Site Features: bluestone sidewalk curb; metal hatch.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; *Real Estate Record and Builders Guide* (July 2, 1898), 46.

651, 653, 655, 657, 659, 661, 663 Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lots: 1159/9, 8, 107, 7, 106, 6, 5

Date: c. 1909

Architect: A. J. & J. T. McManus

Original Owner/Developer: Levy Bros. Realty

Type: Attached two-family residences with commercial ground stories

Style/Ornament: Renaissance Revival

Material: Iron spot brick, stone, cast iron

Stories: Three

History

These seven identical Renaissance Revival style buildings, designed by architects A. J. & J. T. McManus and built c. 1909 by Levy Bros. Realty, were constructed with ground-floor storefronts and residential space above, at a time when Vanderbilt Avenue was developing into one of the area's most important commercial thoroughfares. The buildings feature recessed panels with brick basket weave patterns between the second and third story windows and the cornice brackets. The elaborate cornices have dentils, modillions and large brackets with leaf designs. The original windows had multi-pane upper sashes with pointed arch panes. These buildings are substantially intact, alterations include the replacement of storefront infill, windows and residential entrance doors. It is possible that the modern storefronts and entrance surrounds to the upper stories may not have replaced the historic fabric but may be concealing it.

Description

651 Vanderbilt Avenue Commercial ground floor storefront; entrance to upper stories in northern-most bay; Two bays with paired fenestration at second and third story; cast-iron pier at northern end of first story; paired molded lintels and sills and stone band at same level as sills at second story; slightly recessed brick panels with basket weave pattern between second and third stories; lintels with keystone incorporated into a continuous band and paired sills at third story arch-headed window openings; brick corbelling above third story window; cornice with brackets,

dentils and modillions; slightly recessed brick panels with basket weave pattern between cornice brackets. Alterations: façade re-pointed; modern storefront infill with exterior roll-down security gates and awning; cement at sign band above storefront; entrance door, transom and surround to upper stories replaced; aluminum sash and panning; intercom by entrance door; satellite dish on roof. Site Features: bluestone sidewalk curb; metal hatch.

653 Vanderbilt Avenue Similar to No. 651; entrance to upper stories in southern-most bay. Alterations: modern storefront infill with exterior roll-down security gate and signage; no cast-iron pier visible at the first story; entrance door and surround to upper stories replaced; aluminum sash and panning; intercom by entrance to upper stories. Site Features: bluestone sidewalk curb; metal hatch.

655 Vanderbilt Avenue Similar to No. 651. Alterations: façade re-pointed; modern storefront infill with exterior roll-down security gate and awning; no cast-iron pier visible at the first story; cement at sign band above storefront; entrance door and surround to upper stories replaced; aluminum sash and panning; intercom and postal release box by entrance to upper stories; mailbox on southern-most pier; metal ties or brackets and metal conduit at sign band; satellite dish at second story. Site Features: bluestone sidewalk curb; metal hatch.

657 Vanderbilt Avenue Similar to No. 651; entrance to upper stories in southern-most bay. Alterations: façade re-pointed; modern storefront infill with exterior roll-down security gate and vinyl awning; no cast-iron pier visible at the first story; cement at sign band above storefront with vinyl sign; entrance door and surround to upper stories replaced; aluminum sash and panning; intercom and postal release box by entrance to upper stories; metal ties or brackets at sign band. Site Features: bluestone sidewalk curb; metal hatch.

659 Vanderbilt Avenue Similar to No. 651; surround with egg-and-dart molding and paneled wood reveal at entrance door to upper stories. Alterations: façade re-pointed; modern storefront infill with exterior roll-down security gates; no cast-iron pier visible at the first story; cement at sign band above storefront; entrance door and possibly transom to upper stories replaced; aluminum sash and panning; alarm box and round metal plate above entrance; light fixture, doorbells and postal release box by entrance to upper stories; metal brackets at sign band; metal brackets at sign band; hole at second story banding; satellite dish and antennae at roof. Site Features: bluestone sidewalk curb; metal hatch.

661 Vanderbilt Avenue Similar to No. 651; entrance to upper stories in southern-most bay with transom and wood paneled reveal. Alterations: façade re-pointed; modern storefront infill with exterior roll-down security gate and awning; no cast-iron pier visible at the first story; cement at sign band above storefront; entrance door to upper stories replaced; aluminum sash and panning; exposed metal conduit at first and second stories; intercom by entrance to upper stories; satellite dish on roof. Site Features: bluestone sidewalk curb; metal hatch.

663 Vanderbilt Avenue Similar to No. 651; one bay at second and third stories; two cast-iron piers at first story. Alterations: modern storefront infill with exterior roll-down security gates and awning; metal sign at sign band above storefront with two gooseneck light fixtures; entrance door and transom to upper stories replaced; metal gate in front of recessed entrance door; intercom and postal release box by entrance to upper stories; light fixture above entrance to upper stories; metal ties or brackets between second and third stories; aluminum sash and panning; satellite dish on roof. Site Features: bluestone sidewalk curb; metal hatch.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files.

665, 667, 669-671 (aka 261-271 Park Place) Vanderbilt Avenue

Borough of Brooklyn Tax Map Block/Lots: 1159/4, 3, 1

Date: c.1904
Architect: S. H. Schmidt
Original Owner/Developer: Stephan Burkard
Type: Flats with commercial ground stories
Style/Ornament: Renaissance Revival
Material: Iron spot brick, cast stone
Stories: Four

History

These three Renaissance Revival style buildings, designed by S. H. Schmidt and built c. 1904 by Stephan Burkard, were constructed with ground-floor storefronts and residential space above at a time when Vanderbilt Avenue was developing into one of the area's most important commercial thoroughfares. The facades feature Renaissance-inspired ornament, such as residential door surrounds with pilasters, lintel with floral design and cornice supported by scroll brackets, molded window lintels with carved keystones, and cornices with modillions, dentils, swags, and scroll brackets. The buildings are mostly intact, alterations include the replacement of storefront infill, residential entrance doors and windows, removal of the stoop at No. 667, and sealing some windows with cement infill at the Park Place and rear façades of No. 669-671.

Description

665 Vanderbilt Avenue Commercial ground floor storefront; entrance to upper stories in northern-most bay; three bays at second, third and fourth stories; stone stoop with stone walls; door transom with dentils and paneled door reveal appear to be historic; cast stone door surround with pilasters and lintel with floral design and molded cornice supported by scroll brackets; door surround cornice incorporated into a continuous molded band; rusticated stone base; smooth band with rough-faced stones between the continuous molded band above the first story and the continuous molded band at the second story lintels; window sills incorporated into continuous bands at the second (molded), third (smooth) and fourth (rough-faced) stories; molded lintels with smooth and rough-faced stone and carved keystone with continuous rough-faced band below at second (segmental-arched), third (square-headed) and fourth (arch-headed) stories; brick piers at either end of the façade with stone bases and molded cornice at fourth story lintels; brick corbelling above fourth story windows; cornice with modillions, dentils and swags, and scroll bracket at either end. Alterations: modern storefront infill, exterior roll-down security gate and gooseneck lights attached to wood sign board; molded band above storefront damaged; stoop covered with cement, remains of iron railing present; metal door at north stoop wall; metal-and-glass double doors at entrance to upper stories; intercom, postal box and two light fixtures by entrance; aluminum sash and panning; fire escape; one-story rooftop addition with skylight. North Façade: fourth story partially visible over neighboring building; parged brick. East (rear) Façade: two bays; arch-headed window openings; cornice with dentils; fire escape. Alterations: parged brick; aluminum sash and panning; northern part of cornice missing decorative details. Site Features: bluestone sidewalk curb; metal hatch.

667 Vanderbilt Avenue Similar to No. 665. Alterations: modern storefront infill, exterior roll-down security gate and awning; entrance door with sidelights and solid transom; awning and two light fixtures above entrance door; intercom by entrance door; pilasters at door surround painted; stoop removed prior to 1939; fire escape installed prior to 1939; aluminum sash and panning. East (rear) Façade: partially visible; fire escape. Site Features: bluestone sidewalk curb; metal hatch.

669-671 Vanderbilt Avenue (aka 261-271 Park Place) Vanderbilt Avenue Façade: Similar to No. 665; two storefronts including a corner storefront at the first story; four bays at second, third and fourth stories; no entrance to upper stories; additional brick pier between center bays. Alterations: modern storefront infill, exterior roll-down security gates at Vanderbilt Avenue

storefront and at door of corner storefront and awnings at both storefronts; aluminum sash and panning. Park Place Façade: Similar to Vanderbilt Avenue façade at upper stories; probably nine bays at basement (obscured by shrubbery); eleven bays at first story; ten bays at second through fourth stories; cast stone stoop with cast stone walls and wrought-iron railings; wrought-iron gate under the stoop; entrance door surround similar to No. 665 with wood frame and paneled wood reveal; corner storefront in western-most bay; first story extension at eastern end; first story windows with sills incorporated into a continuous band, splayed lintels with carved keystones, rusticated brick panels between the lintels, and incised panels with banding below; brick between the continuous molded band above the first story and the continuous molded band at the second story lintels; cast stone squares with floral design at second story above the entrance door; two additional brick piers flanking the center two bays at the upper stories; fire escape at center bays. Alterations: metal-and-glass entrance door and transom; light fixture above door; intercom and postal release box by door; aluminum sash and panning; remote utility meter with exposed conduit attached to basement façade; metal grilles at first story windows, possibly historic with the exception of the window to the west of the entrance door; basement windows and two western-most first story windows sealed by cement infill; metal grilles at windows with fire escape. East (rear) Façade: four bays; arch-headed window openings with brick header lintels and stone sills; first story rear yard extension with denticulated cornice and gutter with leader. Alterations: parging; aluminum sash and panning; basement windows sealed with cement infill; light fixture at first story; metal window grilles at first and second stories. Site Features: bluestone sidewalk curb except at corner; two metal hatches, one at Vanderbilt and one at Prospect; areaways with planting area on either side of entrance at the Prospect Place façade, concrete at western end with plastic garbage can enclosures; historic areaway fence and gate except newel posts and return walls on either side of stoop replaced; gooseneck pipe east of the stoop; chain link fence at rear façade.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files and alterations (ALT) files; *Real Estate Record and Builders Guide* (April 2, 1904), 780; *Real Estate Record and Builders Guide* (October 15, 1904), 830.

673 TO 697 VANDERBILT AVENUE (EAST SIDE)

Between Park Place and Sterling Place

673 (aka 262-278 Park Place), 675, 677, 679, 681 Vanderbilt Avenue

Brooklyn Tax Map Block/Lots: 1165/12, 11, 9, 8, 6

Date: c.1895

Architect: Dahlander & Hedman

Original Owner/Developer: William Reynolds

Type: Flats

Style/Ornament: Romanesque/Renaissance Revival

Material: Iron spot brick, stone, metal cornice

Stories: Four and basement

History

This row of Romanesque/Renaissance Revival style flats buildings was designed by architects Dahlander & Hedman and built c. 1895 by builder William Reynolds at a time when multiple dwellings were gaining favor among developers due to increases in population and property

values in greater New York. Unlike other buildings on Vanderbilt Avenue in the historic district, these flats buildings were not built with commercial ground stories. The buildings are arranged in an A-B-C-C-B pattern with a prominent round tower at the corner of No. 673 and prominent rectangular towers at Nos. 677 and 679. The row features Romanesque- and Renaissance-inspired ornament, such as foliated panels, round-arch fenestration, rusticated brick, entrance porticos supported by columns and cornices with dentils, scroll designs and scroll brackets. The buildings are substantially intact, alterations include the replacement of windows and doors, installation of fire escapes, alteration of window openings at the fourth story of No. 675, and removal of the tower's pyramidal roof at No. 677.

Description

673 Vanderbilt Avenue (aka 262-278 Park Place) Vanderbilt Avenue Façade: two bays at basement; three bays at first story and four bays at second through fourth stories including a projecting bay at the first story in the northern-most bays supporting a full-height round corner tower that has two bays at the second through fourth stories; entrance portico at projecting bay with L-shaped stone stoop with stone walls and round columns with carved capitals at the southern elevation; rusticated stone base; wrought-iron window grilles at basement; first story window sills incorporated into a continuous molded band; molded stone band between stone base and brick upper stories between first and second stories; paired windows at second through fourth stories in southern bays with molded surrounds and continuous molded sills and carved lintels with continuous molded cornice at the second story, molded surrounds and continuous sills at the third story, and arch-headed window openings with continuous stone lintels and continuous sills at the fourth story; two windows in round corner tower at the second through fourth stories with pilasters with carved capitals, lintels with carved panels and molded cornice and continuous molded sill at second story, molded surrounds, cornice supported by carved brackets and molded sill at third story, and molded surrounds and sills at the fourth story; cornice with dentils, scroll design and two scroll brackets at southern end. Alterations: painted stoop and base; pipe projecting from southern basement window; aluminum sash and panning; metal railings at stoop; entrance door replaced; remote utility meter with exposed conduit attached to basement façade; intercom, postal release box and house number by entrance door; light fixture with conduit installed in entrance portico ceiling; metal window grille at northern-most first story window; fire escape; second and third story shared sills damaged by installation of the fire escape. Park Place Façade: Similar to Vanderbilt Avenue façade; five bays at basement; six bays at first story; eight bays at second through fourth stories with paired fenestration except eastern two bays; angled corner with bay of windows at second eastern-most bay; eastern two windows with stone lintels and sills, and first story sills incorporated into a continuous band; rusticated brick base; wrought-iron window grilles at basement; brick piers with stone banding at second through fourth stories between two eastern-most bays and between western-most windows and round corner tower; brick chimney at rear. Alterations: base painted; aluminum sash and panning; windows grilles at first story. East (rear) Façade: two bays; arch-headed window openings with brick header lintels and stone sills; saw-tooth brick cornice; fire escape. Alterations: parging; aluminum sash and panning; leader; exposed conduit; light fixture and metal box with conduit at first story; grille at first story northern window. Site Features: bluestone sidewalk curb except at corner; shared areaway with No. 675 with planting area and non-historic fence and gate; side yard with historic wrought-iron fence and gate on concrete curb; gooseneck pipe and non-historic light fixtures in side yard; concrete alleyway at rear façade with metal hatch to basement and concrete curb cut; non-historic metal gate at eastern lot line of rear yard.

675 Vanderbilt Avenue Four bays at basement; three bays at first story; four bays at second through fourth stories with paired fenestration; stone stoop with stone walls; molded stone door surround with molded cornice supported by carved square panels surmounted by arch-headed lintel with carved relief panel; door surround cornice incorporated into a continuous molded

band; rusticated stone base; wrought-iron window grilles at basement; two northern-most windows in curved bay at second and third stories with molded band at top with carved panels below in center and curved base below the continuous molded band; molded surrounds and continuous molded sills and carved lintels with continuous molded cornice at the second story; molded surround and continuous molded sills at third story; two southern arch-headed window openings at fourth story with stone lintels and continuous sills; cornice with dentils, scroll design and scroll bracket at northern end. Alterations: stoop and base painted; metal railings at stoop; intercom and house number by entrance door; light above entrance door; wood-and-glass entrance door replaced; metal windows grille at northern-most first story window; aluminum sash and panning; window openings at northern bays of the fourth story altered from triple arch-headed window openings to two square-headed window openings; part of decorative scroll design missing from cornice. East (rear) Façade: two bays; arch-headed window openings with brick header lintels and stone sills; metal hatch at basement; saw-tooth brick cornice; fire escape. Alterations: parging; aluminum sash and panning; leader; exposed conduit; light fixture and conduit; grille at first story southern window. Site Features: bluestone sidewalk curb; areaways with planting areas and non-historic metal fence and gate (northern areaway shared with No. 673); fountain in northern areaway.

677 Vanderbilt Avenue Three bays with paired fenestration at southern bays at second through fourth stories including a full-height rectangular tower at the northern-most bay; entrance portico at projecting bay with L-shaped stone stoop with stone walls and round columns with carved capitals at the southern elevation; rusticated stone base; wrought-iron window grilles at basement; metal doors or shutters with molded cornice in southern-most bay of basement; first story window sills incorporated into a continuous molded band; molded stone band between stone base and brick upper stories between first and second stories; paired windows at second through fourth stories in southern bays with molded surrounds and continuous molded sills and carved lintels with sills incorporated into a continuous molded band and continuous molded cornice at the second story, molded surrounds and continuous sills at the third story, and stone lintels and continuous sills at the fourth story and carved relief panel in between the windows below; arch-headed window openings at fourth story; tower with chamfered corners from the second through fourth stories; one bay of windows at the return walls of the tower at the first through fourth stories on the north elevation and at the second through fourth stories at the south elevation, with stone sills and lintels at the second through fourth story; one bay of windows at western elevation of tower, continuous stone window surrounds at second through fourth stories with pilasters and lintel with carved relief and molded cornice at second story, molded surround and sill and rectangular lintel with molded cornice supported by carved brackets at third story and molded surround and sill at fourth story; cornice with dentils, scroll design and scroll bracket at southern end. Alterations: stoop and base painted; two basement windows with plywood infill; fuel oil tank pipe cap, pipe and conduit projecting from basement facade; entrance door replaced; aluminum sash and panning; wire mesh at first story windows; cornice and pyramidal roof removed from tower prior to 1939; mailbox and two light fixtures with exposed conduit by entrance door; fire escape; part of decorative scroll design missing from cornice. East (rear) Façade: two bays; arch-headed window openings with brick header lintels and stone sills; metal hatch at basement; saw-tooth brick cornice; fire escape. Alterations: parging; aluminum sash and panning; leader; exposed conduit; satellite dish at roof. Site Features: bluestone sidewalk curb; metal hatch; chain link at rear yard.

679 Vanderbilt Avenue Similar to No. 677; mirror image; cornice and pyramidal roof with slate shingles at tower extant; brick chimney. Alterations: stoop and base painted; basement windows sealed by cement infill; utility meter attached to basement façade; entrance doors replaced; light fixture above door; pipe and fuel oil tank pipe cap at basement façade; postal release box by entrance door; aluminum sash and panning; metal window grilles at first story, two northern-most windows at second story, second story window on north return wall of the tower and all four

windows on south return wall of the tower; spalling at lintel of southern paired window at second story; part of decorative scroll design missing from cornice at tower; satellite dish and stair bulkhead on roof. East (rear) Façade: two bays; arch-headed window openings with brick header lintels and stone sills; saw-tooth brick cornice; fire escape. Alterations: parging; aluminum sash and panning; leader; exposed conduit. Site Features: bluestone sidewalk curb; concrete areaway; wood garbage can enclosure at northern-most bay; wood fence at rear yard.

681 Vanderbilt Avenue Similar to No. 675; mirror image; triple arch-headed window openings with stone lintels, pilaster mullions and continuous molded sills at fourth story extant; scroll at southern end of cornice. Alterations: stoop and base painted; basement windows sealed by cement infill; remote utility meter with exposed conduit, fuel oil tank pipe cap and two gas pipes attached to basement façade; hole at basement façade; entrance door replaced; intercom and postal release box by entrance door; aluminum sash and panning; metal window grille at southern first story window; fire escape. South Façade: parged brick. East (rear) Façade: two bays; arch-headed window openings with brick header lintels and stone sills; saw-tooth brick cornice; fire escape. Alterations: parging; aluminum sash and panning; leader; exposed conduit. Site Features: bluestone sidewalk curb; concrete areaway; metal hatch; wood garbage can enclosure in areaway; metal pipe to south of the stoop.

Significant References

New York City Department of Taxes, photographic record c. 1939; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) files; *Real Estate Record and Builders Guide* (February 16, 1895), 279.

689-697 Vanderbilt Avenue (aka 251 Sterling Place, 251-279 Sterling Place)

Brooklyn Tax Map Block/Lots: 1165/1

See: 251 Sterling Place

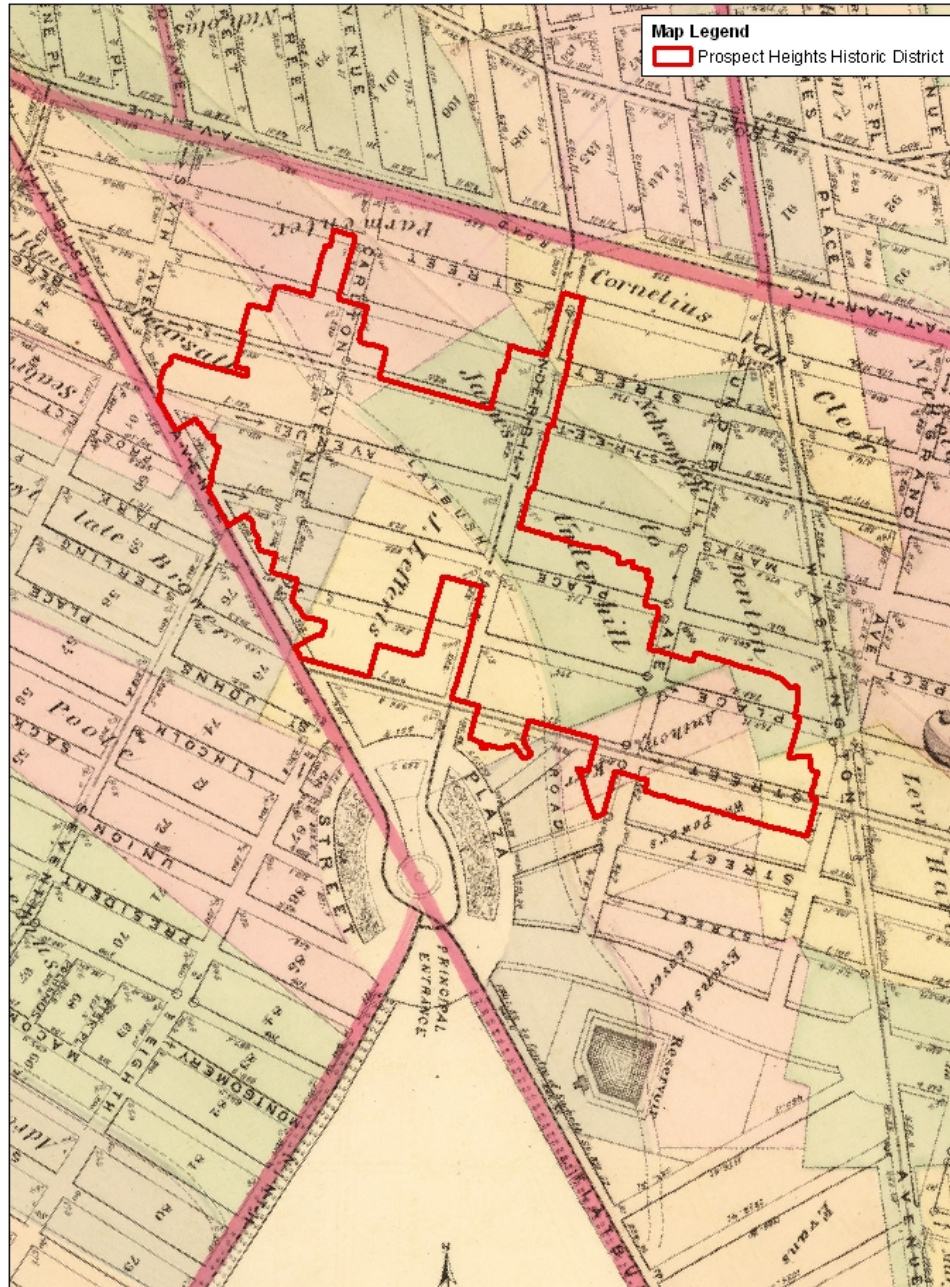


Figure 1
J.B. Beers & Co., Farm Line Map of the City of Brooklyn, 1874
Courtesy of the David Rumsey Map Collection (www.davidrumsey.com)

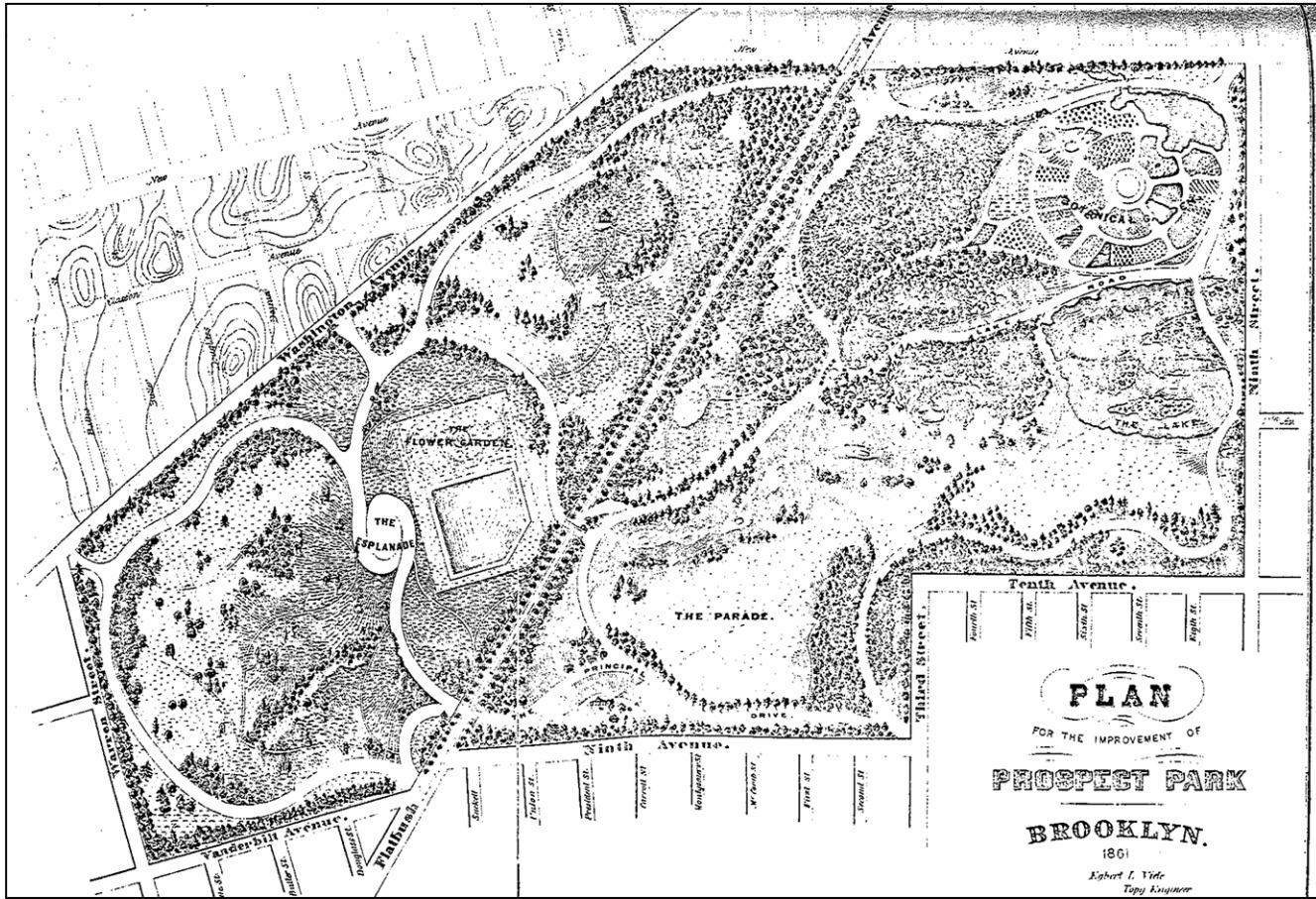


Figure 2
Egbert L. Viele's 1861 Plan for Prospect Park
First Annual Report of the Commissioners of Prospect Park, January 28, 1861

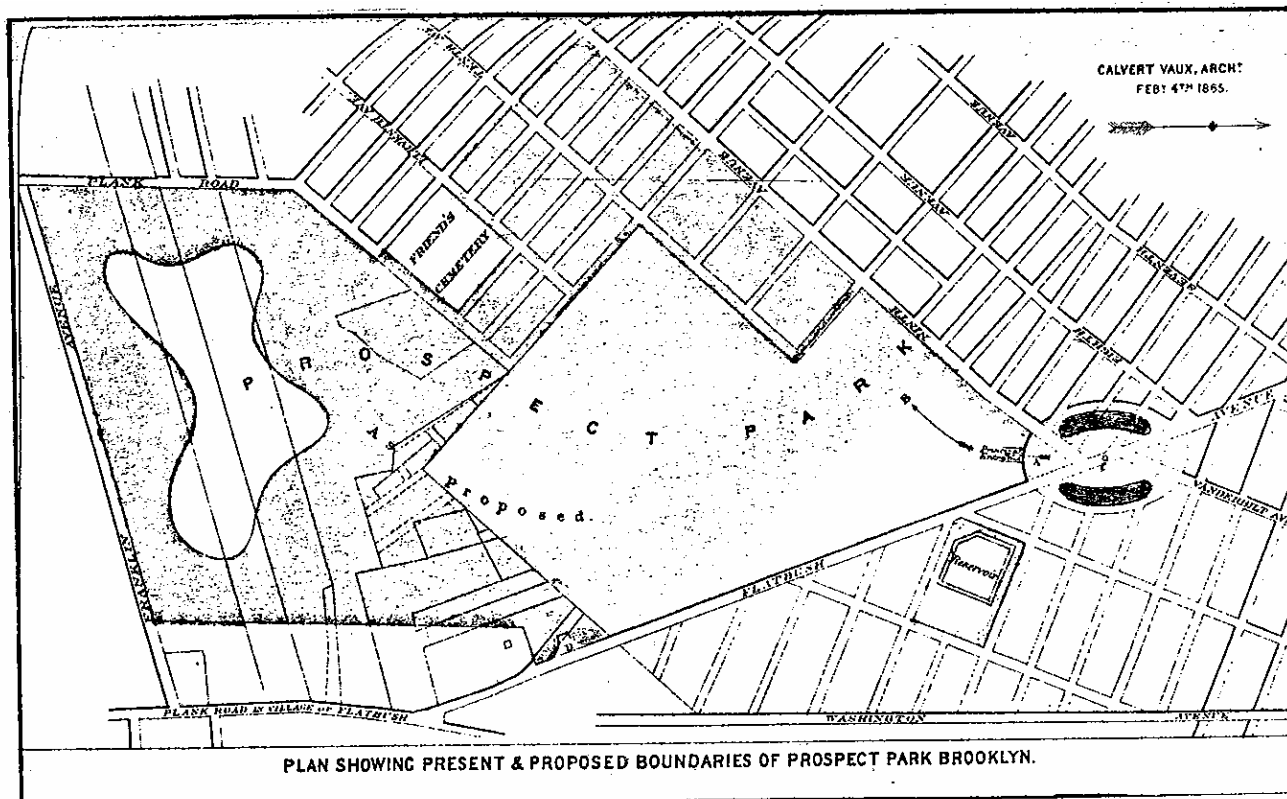


Figure 3
Calvert Vaux's 1865 Plan for Prospect Park
Sixth Annual Report of the Board of Commissioners of Prospect Park, January 1866

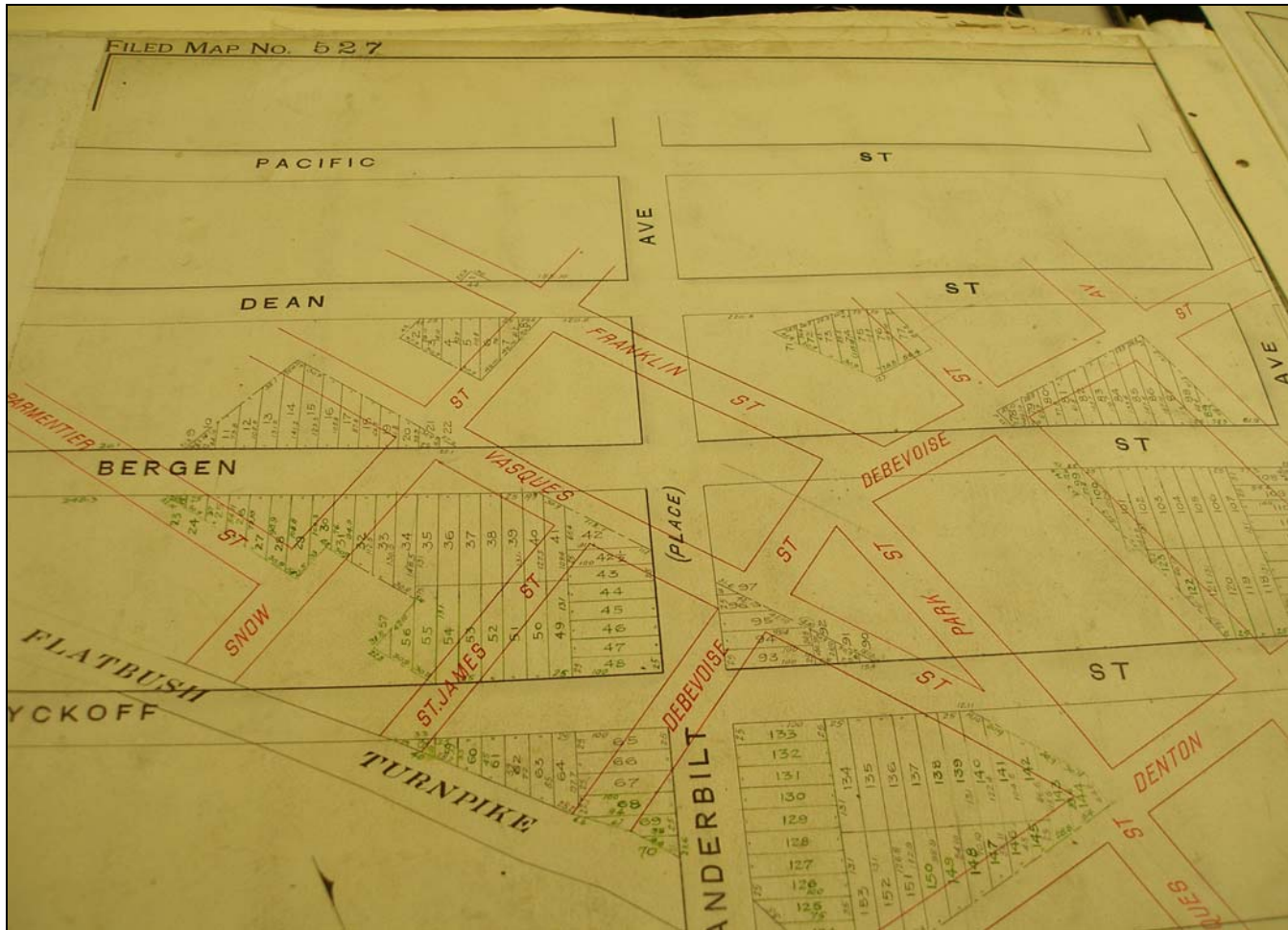


Figure 4
Property of Nehemiah Denton, File Map No. 527, April 28, 1853
Courtesy of the Kings County Clerk's Office

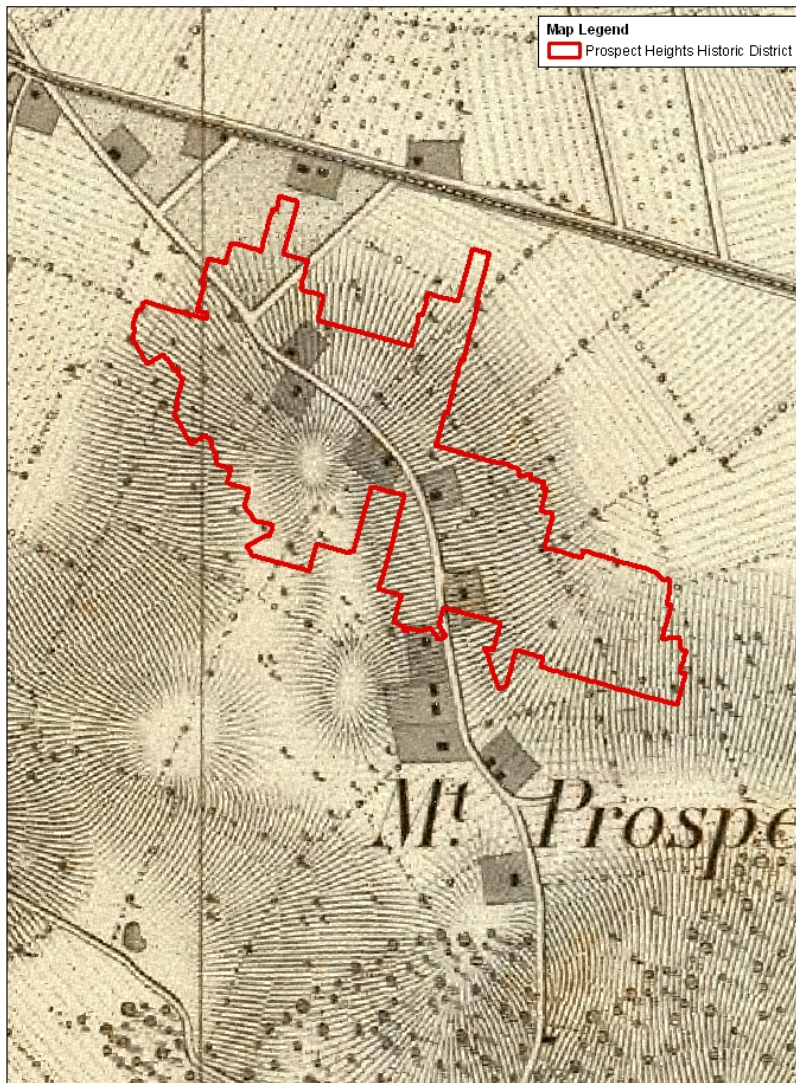


Figure 5
U.S. Coast Survey, Map of New-York Bay and the Environs, 1844
Courtesy of the David Rumsey Map Collection (www.davidrumsey.com)



Figure 6
580 and 578 Carlton Avenue
Architects not determined, c. 1850s
Photo: Christopher D. Brazee



Figure 7
Former Public School 9 Annex
251 Sterling Place aka 251-279 Sterling Place, 689-697 Vanderbilt Avenue
James W. Naughton, 1895
Photo: Christopher D. Brazee



Figure 8
117-127 St. Mark's Avenue
John V. Porter, c. 1870-72
Photo: Christopher D. Brazee



Figure 9
616-628 Carlton Avenue
William Flanagan, c. 1871
Photo: Christopher D. Brazee



Figure 10
123-133 Prospect Place
John V. Porter, c. 1873
Photo: Theresa C. Noonan



Figure 11
580-574 Bergen Street
Benjamin Estes (attrib.), c. 1884
Photo: Christopher D. Brazee



Figure 12
582-604 Bergen Street
William H. Wirth, c. 1886
Photo: Christopher D. Brazee



Figure 13
577-579 Carlton Avenue aka 562 Bergen Street
Magnus Dahlander, c. 1893
Photo: Christopher D. Brazee



Figure 14
287-289 Prospect Place
William H. Wirth, c. 1892
Photo: Christopher D. Brazee



Figure 15
280-322 Park Place
William H. Reynolds, c. 1897
Photo: Christopher D. Brazee



Figure 16
281-323 Sterling Place
William H. Reynolds, c. 1897
Photo: Christopher D. Brazee



Figure 17
610 Vanderbilt Avenue
Architect not determined, c. 1871
Photo: Christopher D. Brazee



Figure 18
577 Vanderbilt Avenue
Thomas F. Houghton, c. 1877
Photo: Christopher D. Brazee



Figure 19
375-379 Flatbush Avenue aka 185-187 Sterling Place
William M. Cook, c. 1885
Photo: Christopher D. Brazee



Figure 20
573-583 Bergen Street
Walter M. Coots, c. 1889
Photo: Christopher D. Brazee



Figure 21
638 Bergen Street aka 574-576 Vanderbilt Avenue
Timothy Remsen, c. 1891
Photo: Christopher D. Brazee



Figure 22
592-586 Vanderbilt Avenue
Timothy Remsen, No. 578-588, c. 1891; No. 590-592, c. 1894
Photo: Christopher D. Brazee



Figure 23
122-126 Prospect Place aka 307-309 Flatbush Avenue
John J. Kierst, c. 1889
Photo: Christopher D. Brazee



Figure 24
273-275 Flatbush Avenue aka 84-90 St. Mark's Avenue
Charles Werner, c. 1888
Photo: Christopher D. Brazee



Figure 25
531-539 Bergen Street
Isaac D. Reynolds & Son, c. 1894
Photo: Christopher D. Brazee



Figure 26
541-549 Bergen Street
Henry Pohlman, c. 1904
Photo: Christopher D. Brazee



Figure 27
Duryea Presbyterian Church
185 Underhill Avenue aka 346 Sterling Place
W. O. Weaver & Son, c. 1905
Photo: Christopher D. Brazee



Figure 28
186 Prospect Place
Slee & Bryson, c. 1910
Photo: Christopher D. Brazee



Figure 29
285 Prospect Place
Springsteen & Goldhammer, c. 1925
Photo: Christopher D. Brazee



Figure 30
641 and 643 Vanderbilt Avenue
William H. Ludwig, c. 1916
Photos: NYC Department of Finance, c. 1939; Christopher D. Brazee

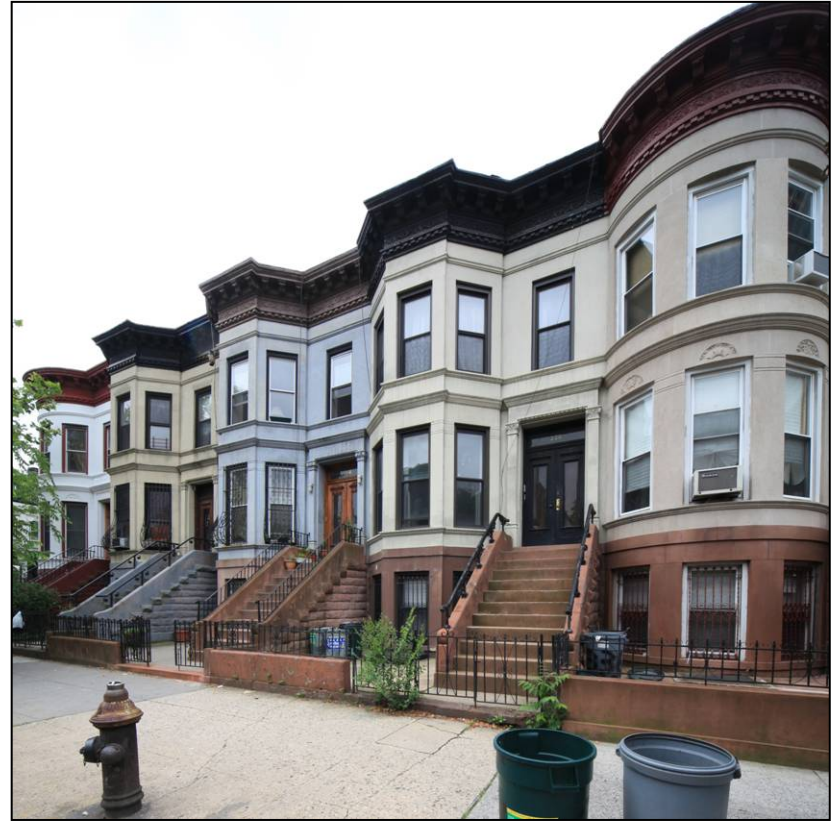


Figure 31
152-164 Underhill Avenue and 336-344 Park Place
Benjamin Driesler, c. 1906
Photos: Christopher D. Brazee



Figure 32
324 and 326 Park Place
Benjamin Driesler, c. 1906
Photo: Christopher D. Brazee



Figure 33
Former Mount Prospect Laboratory Building
349-355 Park Place aka 147-151 Underhill Avenue
Aymar Embury II, c. 1938
Photo: Donald G. Presa